

Annual Report  
**2023-24**



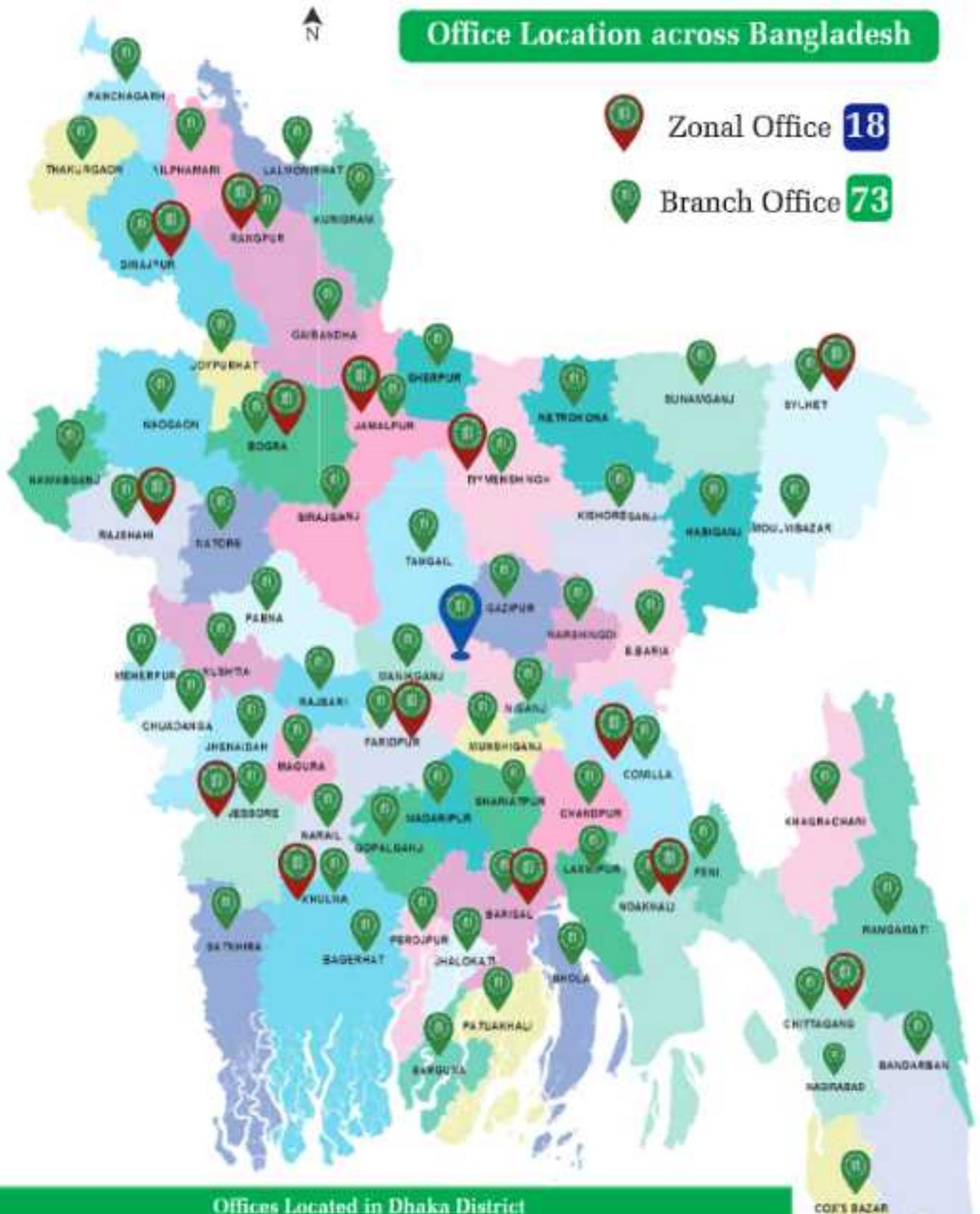
বাংলাদেশ হাউজ বিল্ডিং ফাইন্যান্স কর্পোরেশন  
Bangladesh House Building Finance Corporation  
গৃহস্বপ্নের সখিদ্রা

ANNUAL REPORT  
2023-2024



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**Bangladesh House Building Finance Corporation**  
স্বপ্নের পথিকৃত

## Office Location across Bangladesh



### Offices Located in Dhaka District

<p>Head Office 22, Purnea Palan, Dhaka</p>	<p>Dhaka North Zonal Office  <ul style="list-style-type: none"> <li>Uttesa</li> </ul> </p>	<p>Dhaka East Zonal Office  <ul style="list-style-type: none"> <li>Guishan</li> <li>Pallabi</li> </ul> </p>
<p>Dhaka West Zonal Office  <ul style="list-style-type: none"> <li>Mohammadpur</li> <li>Mirpur</li> <li>Sevar</li> </ul> </p>	<p>Dhaka South Zonal Office  <ul style="list-style-type: none"> <li>Paltan</li> <li>Khilgaon</li> <li>Keoniganj</li> </ul> </p>	



## About us

### Bangladesh House Building Finance Corporation (BHBFC)

House Building Finance Corporation (HBFC) was established in 1952 to provide loan assistance in housing sector. After independence, the HBFC was reconstituted as Bangladesh House Building Finance Corporation (BHBFC) by "The Bangladesh House Building Finance Corporation Order 1973", President's Order no 7 of 1973.

BHBFC is the only state-owned specialized financial institution of its kind. The total paid-up capital of the corporation is paid by the Government of Bangladesh.

The primary source of the BHBFC'S fund is the paid-up capital subscribed by the Government. Other than this, BHBFC has raised its fund by selling Govt. guaranteed debentures with the assistance of the Ministry of Finance to Bangladesh Bank and to other Commercial Banks.

The primary objective of BHBFC is to alleviate the acute housing problem in the country. It is the only financial institution in housing sector that has been financing for the last 8 decades. Although commercial banks and few private sector housing institutions are providing loan assistance in this sector But, BHBFC continues to be the major source of housing credit for the middle and lower-middle income group of people till today.

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# PREFACE

We are pleased to present the Annual Report 2023-2024 of the Bangladesh House Building Finance Corporation (BHBFC), which provides a comprehensive overview of our performance, strategic initiatives, and financial results for the fiscal year 2023-24. This report reflects BHBFC's continued commitment to facilitating housing finance, supporting sustainable urban development, and contributing to the socio-economic progress of Bangladesh. During the year under review, BHBFC made significant strides in expanding access to housing finance across diverse socio-economic segments, with a special emphasis on middle and lower income groups. By aligning our services with the national housing policy and the government's vision for inclusive growth, we have reinforced our role as a key player in the housing finance sector. The fiscal year 2023-24 posed numerous challenges, including global economic volatility and domestic inflationary pressures. Despite these headwinds, BHBFC has demonstrated resilience and adaptability by implementing prudent financial management, enhancing operational efficiency, and embracing digital transformation to improve customer service. This report highlights our key achievements, including improved loan disbursement, strengthened risk management practices, upgraded technological infrastructure, and enhanced outreach in both urban and semi-urban areas. It also reflects our unwavering dedication to our mandate—supporting citizens in building and owning homes, thereby ensuring a better quality of life and stronger communities. We extend our sincere gratitude to our stakeholders, including the Government of Bangladesh, the Ministry of Finance, Financial Institutions Division, our valued customers, and our dedicated employees. Their trust and cooperation have been vital to our progress. As we look ahead, BHBFC remains steadfast in its mission to be a sustainable and inclusive housing finance institution, contributing to the realization of the government's vision of "Housing for All". We hope this report provides valuable insight of our operations and achievements over the past year and reinforces our commitment to transparency, accountability, and continuous improvement.





## Financial Highlights for FY 2023-24

### Loan & Investment Sanction

BDT <b>1289.41</b> Crore	Comparison	
	2022-23	845.97 Crore
	2021-22	714.84 Crore

### Loan & Investment Disbursement

BDT <b>912.29</b> Crore	Comparison	
	2022-23	695.88 Crore
	2021-22	588.95 Crore

### Loan & Investment Recovery

BDT <b>685.36</b> Crore	Comparison	
	2022-23	716.31 Crore
	2021-22	652.10 Crore

### Classified Loan Rate

<b>3.96%</b>	Comparison	
	2022-23	3.80%
	2021-22	4.65%

### Loan & Investment Balance

BDT <b>4800.10</b> Crore	Comparison	
	2022-23	4223.18 Crore
	2021-22	3933.26 Crore

### Classified Loan Balance

BDT <b>190.13</b> Crore	Comparison	
	2022-23	160.32 Crore
	2021-22	182.94 Crore

### Gross Profit

BDT <b>232.65</b> Crore	Comparison	
	2022-23	273.89 Crore
	2021-22	248.80 Crore



## Operating Highlights: FY 2023-24

### Number of Field Offices

**73** Branch Offices  
**18** Zonal Offices



### Number of Sanctioned Loan & Investment Cases

**2799**



### Number of Employees (as on 30.06.2024)

**646**



### Number of Trainee

**809**



### Loan & Investment Services

**12** Products  
Upto **BDT 2.00** crore  
**7%** Lowest Interest Rate

### Loan Disbursement Area Ratio

Dhaka and Chattogram  
Metropolitan Areas:

**26%**

Other areas of the Country:  
In districts, sub-districts, and  
growth centers.

**74%**

### APA performance

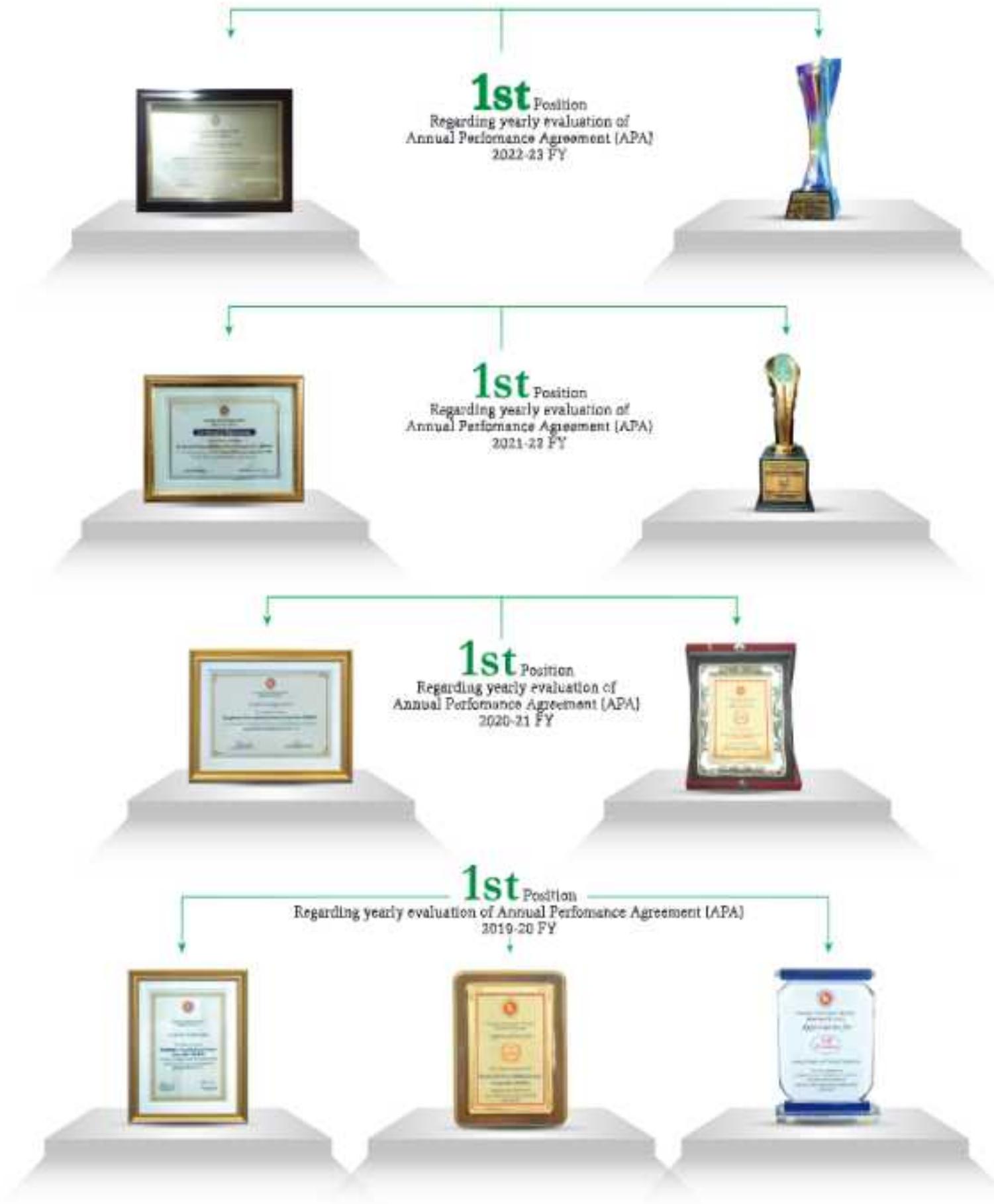
**1<sup>st</sup>**

Position 2022-23  
position 2021-22  
position 2020-21  
position 2019-20





# Awards and Recognitions





## *Letter of Transmittal*

To  
The Secretary  
Financial Institutions Division  
Ministry of Finance  
Bangladesh Secretariat  
Dhaka-1000.

**Subject: Annual Report for the Fiscal Year 2023-2024.**

Dear Sir

We are pleased to enclose herewith a copy of the Annual Report of 2023-24 along with the audited Financial Statements of Bangladesh House Building Finance Corporation (BHBFC) for your kind information and record.

Yours Sincerely

**(Md. Abdul Mannan)**  
Managing Director

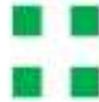


## *Our Vision*



Improving the living standard of  
the lower - middle and middle  
income group of people through  
solving housing problems.

নিম্ন-মধ্যবিত্ত ও মধ্যবিত্ত মানুষের আবাসন  
সমস্যা সমাধানের মাধ্যমে জীবনমান উন্নয়ন





**Mission**



## OUR MISSION

Solving housing problems of the lower-middle and middle income group of people in an environment-friendly way through providing loan assistance.

ঋণ সহায়তা প্রদানের মাধ্যমে নিম্ন-মধ্যবিত্ত  
ও মধ্যবিত্ত মানুষের পরিবেশবান্ধব আবাসন  
সমস্যা সমাধান





# Core Values

## **CUSTOMER SERVICE**

As a customer service oriented organization BHBFC is always highly concerned regarding the reliable and satisfactory customer service.

## **ACCOUNTABILITY**

As a state owned organization BHBFC is accountable to the state, regulator and all of its stakeholder.

## **PROFESSIONAL ETHICS**

Every employee must ensure standard professional ethics.

## **TEAM WORK**

To achieve targeted goal, employees work as a team.

## **INNOVATION**

Continuous effort for innovating easier system to make Service process simple (SPS) & Customer friendly.

## **TRANSPARENCY**

Easy and accessible information system about the organization and its activities. Transparency is maintained in such a manner that all of the actions of BHBFC can be found under public scrutiny.

## **INTEGRITY**

Integrity works as safeguard and protection of BHBFC's interest as well as client's.

## **COMMITMENT**

Committed to do the best for the clients within law abiding framework.

## **EXCELLENCE**

Skill, Knowledge and Performance are the keys to achieve excellence in professional arena.

# CORE VALUES





# ETHICAL PRINCIPLES

## ENSURING QUALITY SERVICE

Honesty and integrity is the highest priority in all spheres of service delivery.

## CONTINUOUS DEVELOPMENT

Corporate Social Responsibility (CSR) remains as a moral and social obligation.

BHBFC is committed to extend quality service to its clients

## HONESTY AND INTEGRITY

Always look forward to surpassing its current position to achieve betterment.

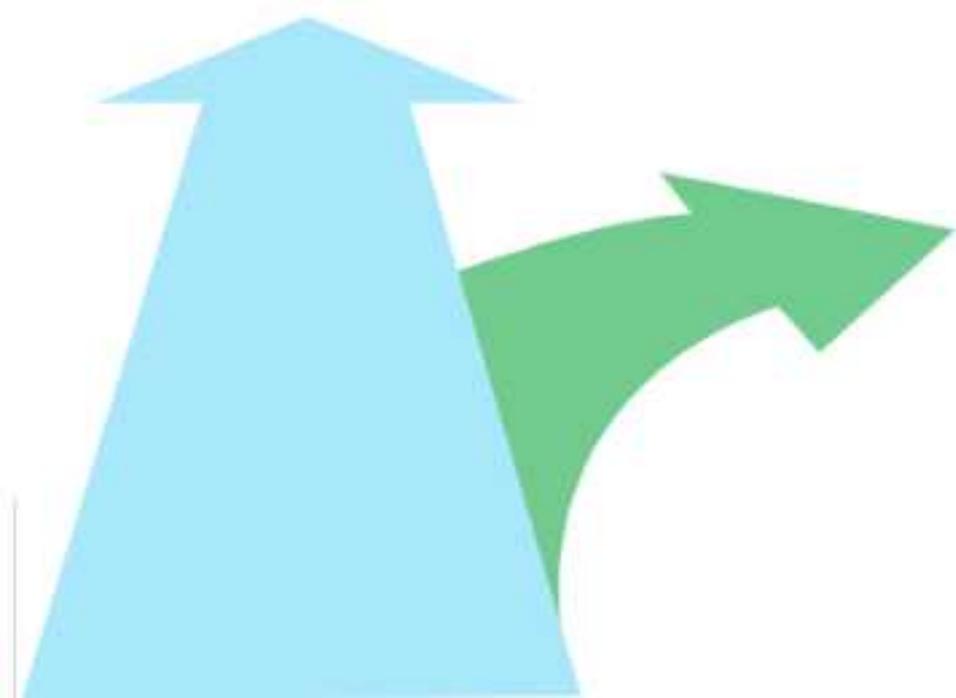
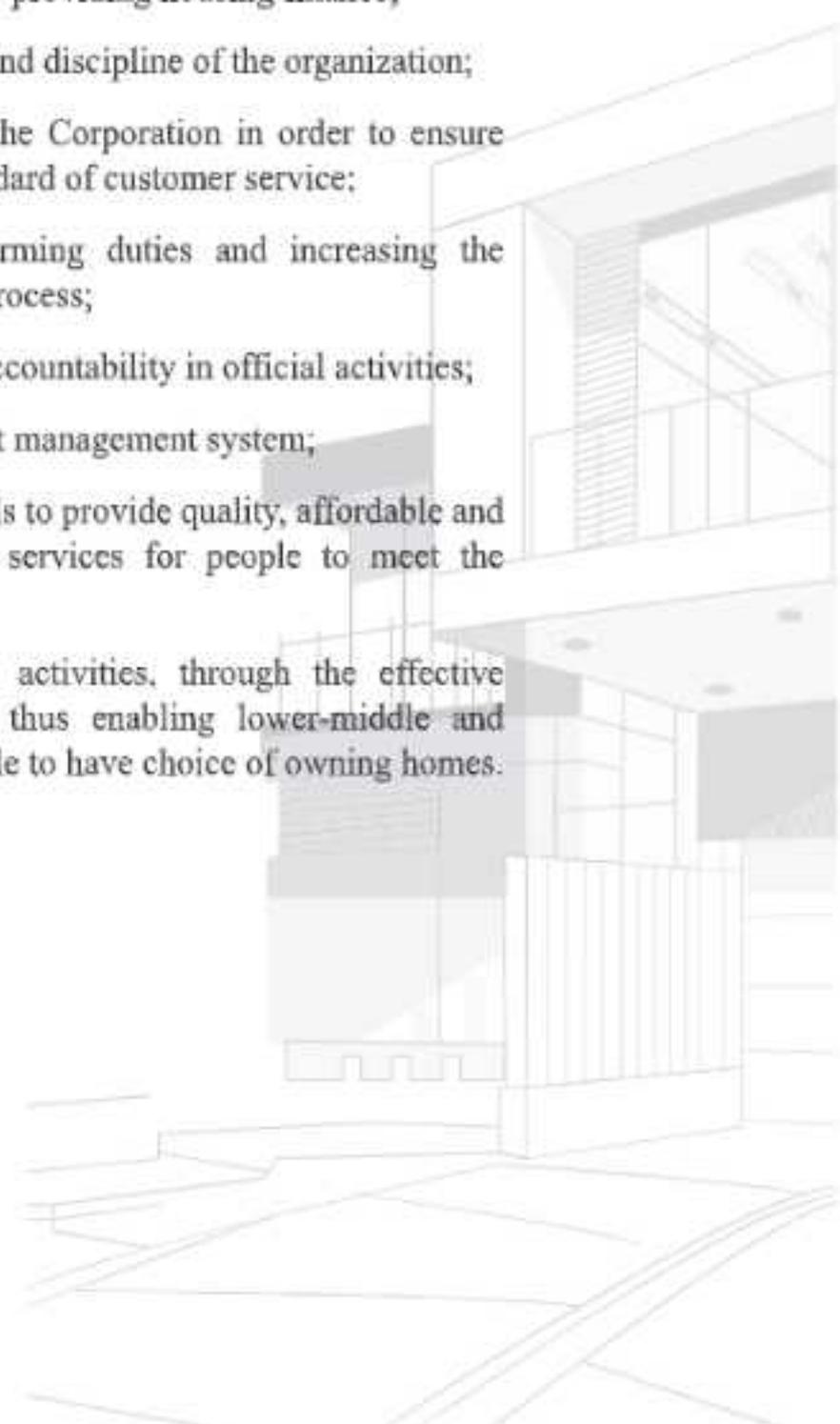
## CORPORATE SOCIAL RESPONSIBILITY (CSR)



## STRATEGIC OBJECTIVES

BHBFC is solely engaged in providing home loans to people, especially lower-middle and middle income segment of the country. In view of following the target to successfully achieve the sustainable Development Goals (SDGs) within 2030, Bangladesh House Building Finance Corporation has been working on some definite goals and strategic objectives. These are as follows:

- ◆ To solve housing problems by providing housing finance;
- ◆ To strengthen financial base and discipline of the organization;
- ◆ To digitize the activities of the Corporation in order to ensure security and improve the standard of customer service;
- ◆ To bring mobility in performing duties and increasing the standard of service delivery process;
- ◆ To ensure transparency and accountability in official activities;
- ◆ To develop financial and asset management system;
- ◆ To adopt newer financing tools to provide quality, affordable and sustainable housing finance services for people to meet the existing demand;
- ◆ To expand housing finance activities, through the effective provision of financing and thus enabling lower-middle and middle income group of people to have choice of owning homes.





## Corporate Social Responsibility (CSR)

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Corporate Social Responsibility (CSR) is a self-regulating business model that helps a corporate body to be socially accountable to itself, its stakeholders, and the public. By practicing corporate social responsibility, also called corporate citizenship, companies can be conscious of the kind of impact they are having on all aspects of society, including economic, social, and environmental.

To engage in CSR means that, in the ordinary course of business, a company is operating in ways that enhance society and the environment instead of contributing negatively to them. It includes philanthropic efforts, employee volunteering and core strategies. CSR helps both society and the brand image of companies.

As a state-owned financial institution BHBFC has been contributing to Corporate Social Responsibility (CSR) as a moral and ethical obligation.

### CSR in FY 2023-24

To maintain Corporate Social Responsibility, BHBFC has allocated BDT 4,97,310 in the FY 2023-24. BHBFC has spent from its allocated amount for Education, Healthcare, Income generation of the low-income people as well as to preserve environment.

# | Top Management of | BHBFC



# Message from the Chairman



**Mr. A. S. M. Abdul Halim**  
Chairman, BHBFC



**In the name of Almighty Allah, the Most merciful.  
Assalamu Alaikum,**

It gives me immense pleasure knowing that BHBFC is going to publish the Annual Report for the Financial Year 2023-24, which will allow me the golden opportunity to share my ideas and thoughts regarding the Corporation. On behalf of the Board of Directors as well as myself, I would like to express my sincere thanks and gratitude to all of you for your dedication to the Corporation on top of continuous support and cooperation.

House Building Finance Corporation (HBFC) was established in 1952 to provide loan assistance in the housing sector. After independence, the Corporation was reconstituted and renamed Bangladesh House Building Finance Corporation (BHBFC) by the President's order no. 7 of 1973.

The vision of BHBFC, the only state-owned specialized Financial Institution (FI) in the country, is to improve the living standard of the lower-middle and middle-income groups of people of our country by extending financial assistance in the housing sector.

BHBFC provides loans and investments against residential buildings and thus contributes to the expansion of planned urbanization. Previously, BHBFC's loan and investment service was concentrated in the major city areas. Even policy has been taken to include the farmers living in the rural areas within loan coverage for expediting the vertical extension of residences to save the cultivable land to resolve the problem of land scarcity in Bangladesh.

The primary source of funds for BHBFC is the paid-up capital given by the Government of Bangladesh (GoB). The Rural and Peri-Urban Housing Finance Project of 94.75 million Euro successfully completed through providing the loan facility to Rural and Peri-Urban communities. The project was financed by the international development partner Islamic Development Bank-IsDB. Following the increasing demand for general citizens, an Islamic shariah-based product named "Manjil" has been introduced. Another loan facilities of 270.57 million Euro is under disbursement stage as part of the second phase of the project titled "Rural and Peri-Urban Housing Finance Project: 2nd Phase" funded by IsDB.

Housing is a constitutional right of the human being. Bangladesh envisions home ownership for all to create an equitable society and a better world. All of us must remain devoted and committed to this vision. BHBFC as a service-oriented financial institution has been playing a significant role in positively impacting the lives of people. Customer service has been given the utmost importance in the corporation. In this regard, the Corporation has taken several initiatives to fully automate and ease its loan and investment services.



At present, BHBFC borrowers can pay their loan installments from home through Sonali e-Sheba Payment Gateway using a Debit/Credit Card, AMEX Card, Nexus Card, MFS such as BKash, Rocket, Cash, Upay, Tap etc. by Real Time Gross Settlement (RTGS) method. There have been some digital tools to ease the operational activities. One of them is General Accounting Software (GAS) presently named as myoffice to finalize the accounting procedure of all field offices and head office. Pension Payment System (PPS) software is to reduce the long process of settlement of pension payments for retired employees and deliver pensions to the pensioners in a short time. Employee Loan Management System (ELMS) software is to disburse provident fund and provident fund advance, house building advance, motor cycle advance and computer advance to the employees. Through the Payroll Management System (PRMS), employees get monthly salaries and the human resources of the institution are managed with the Human Resource Management (HRM) software. Furthermore, the piloting of web-based software, BHBFC esheba software has been carried out to make the loan processing system faster and more transparent. A comprehensive Accounting Manual and an Audit Manual have been published to ease the operational activities related to accounting and audit.

BHBFC had stood first for consecutive four years in the Annual Performance Agreement (APA) evaluation among 19 institutions under Financial Institution Division, Ministry of Finance with an outstanding mark of 90.21, 92.80, 98.37 and 99.59 respectively for FY 2019-20, 2020-21, 2021-22 and 2022-23.

BHBFC earned as profit BDT. 232.65 crore in the financial year 2023-24, whereas the amount of loan- sanctioned and disbursed was Tk. 1289.41 crore and Tk. 912.29 crore respectively. The management has been very efficient and innovative in achieving the target under the dynamic leadership of the Managing Director. The cumulative amount of disbursed loan is 9663.35 crore BDT for constructing 2,52,639 housing units for 10,10,556 beneficiaries up to June 2024.

Finally, I would like to express my profound gratitude to the Government of the People's Republic of Bangladesh for continuous support and guidance. I would also like to express my cordial thanks to my fellow members of the Board of Directors of BHBFC for their generous cooperation and guidance.

Thank you

**A. S. M. Abdul Halim**  
Chairman, Board of Directors

# Message from the Managing Director



Mr. Md. Abdul Mannan  
Managing Director

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*“We are determined  
to establish BHBFC as change  
eminent organization”*



## **Bismillahir Rahmanir Rahim Assalamu Alaikum,**

Bangladesh House Building Finance Corporation, as the only specialized government financial institution in the housing sector, has been operating in every district of the country with great sincerity, efficiency and dedication to providing 'smart services' at the doorsteps of the people. BHBFC has been working for long 8 decades to implement the development plan formulated by the government in the construction of planned housing as a development partnership institution of the People's Republic of Bangladesh Government.

### **Achievements of FY 2023-2024: BHBFC on the cusp of success**

As a state-owned financial institution, BHBFC has exceeded targets in all business indicators for the financial year 2023-2024. In this financial year, BHBFC broke the record of 72 years and sanctioned a total of Tk 1289.41 crore and disbursed Tk 912.29 crore. The growth rate of loan sanctioning is more than 52% and growth rate of disbursement is more than 31% in this financial year. The pre-tax net profit earned in the outgoing 2023-2024 financial year is about Tk 232.65 crore. BHBFC, on the other hand, has achieved tremendous success in reducing classified loans. The rate of classified loans for the financial year 2023-2024 is only 3.96%. To continue this success in the current financial year, everyone should be diligent from the beginning of the financial year and the efforts of improvement should be continued in all the indicators that need further development.

### **Providing Smart customer service is the main goal of BHBFC**

Our main aim is to provide smart services to build a digitalized and smart Bangladesh as well as Smart BHBFC. To achieve that goal, we are constantly striving to provide more modern, technology-based and customer-friendly services by taking the initiatives:

- Through File Tracking System, BHBFC's customers and related officers can identify and monitor the location and movement of files at various stages from loan application to approval stage;
- A 'Chatbot' named 'Swapno' has been added to the BHBFC's website as an Artificial Intelligence (AI) tool, which provides immediate response to any customer enquiry. It provides detailed information of any product and any type of inquiry (FAQ) from customers and borrowers with prompt reply;
- BHBFC's borrowers can easily and instantly deposit installments to BHBFC loan accounts sitting at home using Real Time Gross Settlement (RTGS) through Sonali Bank PLC, Janata Bank PLC and Islami Bank Bangladesh PLC;
- Myoffice-Accounting Software, Pension Payment System (PPS), Employee Loan Management System (ELMS), Payroll Management System (PRMS), Business Intelligence Software (BIS), Management Information Systems (MIS) etc. softwares were developed to increase transparency and accountability while saving time and cost in customer service;
- BHBFC is developing Digital Home Loan software-esheba by own manpower; through which the customers will get complete service online starting from loan application to loan repayment and return of the original document.



### **Customers dream, we finance: Affordable home loans at people's doorsteps.**

To meet the financing for housing needs of the people of the country, BHBFC is now conducting loan disbursement activities through its own branch offices in each district. At the same time, a product named 'Swapnoneer' was launched to help low-income workers in the public and private sectors to build dream homes. With an investment of just 3 lakh BDT, the customer can build his/her dream home. Besides, Shariah-based investment product 'Manjil' has been launched. Besides, loans are being disbursed for new home construction, reconstructions, development and flat purchase under 12 related loan and investment products/schemes.

As a part of increasing the size of loans and investments considering the credit demand at the customer level, the implementation of the 2nd phase of the project titled 'Rural and Peri-Urban Housing Finance' with the financial support of the Islamic Development Bank (IsDB) is under the disbursement stage. About 17,658 housing units with essential facilities in rural and peri-urban areas of Bangladesh will be provided under this project: through which more than 70,000 people of lower-middle and middle income will enjoy the direct benefits of living in these housing units. I would like to express my sincere thanks to the Secretary of FID and the Board of Directors of BHBFC for their sincere cooperation and guidance. Through this project, loans will be provided by BHBFC on easy terms and will play a role in protecting the environment. In this regard, I would like to mention that through the successful implementation of the 1st phase of the project, loans have been provided for the construction of about seventeen thousand housing units.

### **Our commitments**

Currently, many public and private banks and financial institutions are financing the housing sector. As a result, this sector is now in a more competitive position than at any previous time. Given that, for the interest of continuing to provide services in this competitive market, it is only possible to survive in the coming days by providing quality services at affordable cost. Because of that, to realize the vision and mission of BHBFC, every employee must strive to provide smart services by enhancing the capacity and work efficiency while maintaining integrity and ethics in his/her position. Only then will it be possible to achieve the ambitious goals by increasing the institutional capacity.

Thank you.

**Md. Abdul Mannan**  
Managing Director



## Board of Directors



**Chairman**  
**Mr. A. S. M. Abdul Halim**  
Chairman, Board Of Directors  
(Former Cabinet Secretary)



**Mr. Md. Abdul Mannan**  
**Managing Director**  
Bangladesh House Building  
Finance Corporation.  
& Director, Board of Directors



**Mr. Farooq Ahmed**  
**Director, Board of Directors**  
& Additional Secretary  
Ministry of Housing and Public Works



**Mr. Mohd. Rashedul Amin**  
**Director, Board of Directors**  
& Joint Secretary  
Finance Division, Ministry of Finance  
Bangladesh Secretariat, Dhaka



**Mr. Mohammad Saidul Islam**  
**Director, Board Of Directors.**  
& Joint Secretary  
Financial Institutions Division, Ministry of Finance  
Bangladesh Secretariat, Dhaka.



**Mr. Md. Shamsuddoha**  
**Director, Board of Directors**  
& Additional Chief Engineer  
Public Works Department  
Ministry of Housing and Public Works



## CHAIRMAN *Board of Directors*



**Mr. A. S. M. Abdul Halim**

Former Cabinet Secretary Mr. A. S. M. Abdul Halim has been appointed as Chairman of the board of Directors of Bangladesh House Building Finance Corporation (BHBFC) on 09 September 2024. Before joining Bangladesh House Building Finance Corporation as Chairman, he served as Cabinet Secretary of the Government of the People's Republic of Bangladesh from 2005 to 2006.

Before serving as the Cabinet Secretary, he has served as the Secretary of Ministry of Jute, Ministry of Agriculture and Ministry of Establishment (At present Ministry of Public Administration).

The former East Pakistan Civil Service (EPCS) officer served as Sub-Divisional officer, Deputy Commissioner and Divisional Commissioner in the field level administration. During his service life, he gained experience in formulating, implementing and monitoring government administration, laws, policies, strategies and development projects by performing important duties in various ministries in the rank of Deputy Secretary, Joint Secretary and Additional Secretary. Besides, he performed his duties as the Chairman of Jiban Bima Corporation, Director General of Non-Formal Education, Registrar of Cooperative Societies, Director of Anti-Corruption Bureau, Director of Bangladesh House Building Finance Corporation, Director of General Insurance Corporation, Director of Jamuna Bank Limited and Advisor of Dhaka Insurance Limited.

Mr. A. S. M. Abdul Halim was born on 01 January 1948 in Islampur of Jamalpur District in a noble Muslim family. He completed Graduation from Dhaka University, Faculty of Commerce and Post Graduation from the same University and then he achieved higher Degree in Development Studies from Birmingham University, England. He attended many trainings/meetings/seminars in the country as well as he got administrative training in Hyderabad, India and Indonesia. During his distinguished career, A. S. M. Abdul Halim has led various official delegation/visits to Asia, Europe and America including participation in the World Health Organization International Conference in Geneva. Mr. A. S. M. Abdul Halim has visited USA, China, India, Mexico, Brazil, Belgium, Malaysia, Thailand, Mongolia, Pakistan, Iran, Iraq during his career. He devoted himself in various social and literary works during his leisure life. Some of his poetry books have been highly praised.



## MANAGING DIRECTOR



Mr. Md. Abdul Mannan

Mr. Md. Abdul Mannan has joined Bangladesh House Building Finance Corporation (BHBFC) as the Managing Director on 11 September, 2022. Prior to joining BHBFC, he served as the Managing Director in state-owned Karmasangsthan Bank and Rajshahi Krishi Unnayan Bank (RAKUB) respectively.

Mr. Md. Abdul Mannan started his banking career as a Senior Officer at Janata Bank Limited (JBL) in 1993 after completing his Bachelor (Honors) and Masters degree in Finance from University of Dhaka. He held important responsibilities in various branches and international department in Head Office of Janata Bank Ltd. (JBL). Mr. Mannan joined the Karmasangsthan Bank in 1999. In this organization, he served as Branch Manager, Regional Manager, Deputy General Manager, General Manager and Deputy Managing Director respectively. After that on 01 November, 2020, he joined Sonali Bank Limited (SBL) as Deputy Managing Director.

Mr. Md. Abdul Mannan has completed Master of Business Administration (MBA) degree as well as Diploma in Banking (DAIBB) during his professional career. In addition, he has successfully completed a significant number of training courses from various institutions, both domestic and foreign. Mr. Mannan was born on June 30, 1967 in a noble Muslim family in Sarishabari Upazila of Jamalpur District.



## DIRECTOR



**Mr. Farooq Ahmed**

Mr. Farooq Ahmed, a distinguished public servant with a career spanning over three decades, currently serves as Additional Secretary, Ministry of Housing and Public Works. His leadership has been instrumental in spearheading numerous national development projects, particularly in public works and housing sectors.

His professional journey began with the Bangladesh Civil Service (Administration), where he joined as an Assistant Commissioner in 1994. Over the years, he earned multiple promotions, showcasing his exceptional dedication and leadership skills. His career milestones include roles as Deputy Secretary, Joint Secretary, and ultimately, Additional Secretary in 2021. Notable for his management capabilities, Ahmed has excelled in various governmental positions, contributing significantly to the nation's administration.

Educationally, he holds an M.COM degree from the University of Dhaka and has completed extensive local and foreign training in various fields, including Total Quality Management from National Institute of Micro Small & Medium Enter, India; Economic Administration from Kagoshima Seinen Kaikan Foundation, Japan; and Professional Development Program from Duke University, USA. His achievements include several professional development courses from renowned institutions in China, South Korea, and Malaysia. Throughout his career, Farooq Ahmed has contributed extensively to Bangladesh's administrative landscape, bringing about innovations in land management, public administration, and development policy-making. His work continues to influence policies aimed at improving the living standards of the Bangladeshi people.

Farooq Ahmed's distinguished career is a testament to his unwavering commitment to public service and governance. Over the course of his extensive career, he has held key leadership roles in various governmental organizations, driving critical reforms and initiatives that have shaped Bangladesh's administrative landscape, bringing about innovations in land management, public administration, and development policy-making.

Farooq Ahmed is married to Shaheena Akhter from Tangail, and they have two children: Fariha Ahmed and Fahim Ahmed. Despite his demanding career, he values a close-knit family and emphasizes a supportive home environment.



## DIRECTOR



**Mr. Mohd Rashedul Amin**

Mr. Mohd Rashedul Amin is a career civil servant with over two decades of experience in the Bangladesh Civil Service. Currently, he serves as a Joint Secretary in the Finance Division of the Ministry of Finance.

His distinguished career path includes postings as Minister (Economic) at the Bangladesh High Commission in New Delhi and various roles within the Ministry of Finance. He also brings valuable experience from his prior work in the field-administration and the commercial banking sector.

Mr. Amin holds a multifaceted academic background, with Bachelor's and Master's degrees in Management from the University of Dhaka, an MBM from the Bangladesh Institute of Bank Management, and an M.Sc. in Economics from Hiroshima University (achieved through the World Bank's JJWBGSP scholarship program). He further bolstered his expertise with a Post Graduate Diploma in Population Sciences from Dhaka University.

Mr. Amin actively participates in professional training programs, honing his skills in Public Financial Management (PFM) and macroeconomic issues. His areas of particular interest include public debt management, contingent liability management, pension systems, and corporate finance.

Mr. Amin is an adjunct faculty member at the School of Business, Ahsanullah University of Science and Technology. He is also a recognized PFM trainer, having conducted courses at the Institute of Public Finance and other leading institutions.



## DIRECTOR



**Mr. Mohammad Saidul Islam**

Mr. Mohammad Saidul Islam is a career civil servant with a spanning over two decades in the Bangladesh Civil Service, currently serving as Joint Secretary at the Financial Institutions Division, Ministry of Finance.

Throughout his career, Mohammad Saidul Islam has held various positions in the different ministries, including Joint Secretary at the Ministry of Expatriates' Welfare and Overseas Employment, Deputy Secretary, Senior Assistant Secretary and Program Executive and Coordinator of Strengthening Public Financial Management Program to Enable Service Delivery (SPFMS) Program in the Finance Division, Ministry of Finance. He has also played an important role in different positions in the field administration.

Mr. Mohammad Saidul Islam holds a Master of Economics degree from Yamaguchi University, Japan, under the prestigious Japanese Grant Aid for Human Resources Development Scholarship (JDS). He also holds Bachelor's and Master's degrees in Accounting from the University of Dhaka.

Mr. Islam has actively participated in national and international professional training programs in public financial management, Project Negotiation and Contract Management, Financial Reporting: IPSAS, Government Finance and Public Sector Debt Statistics, Budget & Accounting Classification System (BACS), Fiscal Economics & Economic Management (FEEM). He has also represented Bangladesh at various international conferences, training programs, and study visits, gaining valuable insights into global financial reforms.

In addition to his professional work, Mr. Islam is also recognized as a trainer on public financial management, having delivered lectures at the various leading training institutes.



## DIRECTOR



**Mr. Md. Shamsuddoha**

Mr. Md. Shamsuddoha is an Efficient and Professional Engineer. He is currently working as an Additional Chief Engineer (Planning and Special project) at PWD, Dhaka. He started his career as an Assistant Engineer at BCS Cadre (Public Works). Working in PWD he managed his duty successfully division of Gazipur, Lalmonirhat, Bogura, Chattagram, Dhaka as Assistant Engineer, Sub-divisional Engineer and then Executive Engineer. He served as Additional Chief Engineer at Mymensingh PWD Zone and Dhaka PWD Zone consecutively.

Mr. Md. Shamsuddoha holds an accomplished educational background and career growth. After completing his B.Sc. Engineering (Civil) from Bangladesh University of Engineering and Technology (BUET). Then he completed his MBA in Finance from Independent University, Dhaka. He served in Local Government Engineering Department as an Assistant/Thana Engineer. After that, He joined Public Works (15th BCS) as an Assistant Engineer. He also visited UAE, Turkey, Spain, France, Germany, Italy, Switzerland etc. Country as official. He is a life fellow of Institution of Engineers Bangladesh (IEB) and member of Officers Club, Dhaka. Mr. Md. Shamsuddoha has joined as a board director of BHBFC on 04.05-2025 and expected to continue his service at BHBFC as a board member.



## Board of Directors As on 30.06.2024



**Prof. Dr. Md. Salim Uddin, FCA, FCMA**  
**Chairman, Board Of Directors**  
And Professor, Department of Accounting  
University of Chittagong



**Mr. Md. Abdul Mannan**  
**Managing Director**  
Bangladesh House Building  
Finance Corporation.  
And Director, Board of Directors



**Mr. Md. Hafizur Rahman**  
**Director, Board Of Directors.**  
And Additional Secretary  
Ministry of Housing and Public Works  
Bangladesh Secretariat, Dhaka



**Mr. Amal Krishna Mandal**  
**Director, Board Of Directors.**  
And Additional Secretary  
Financial Institutions Division, Ministry of Finance  
Bangladesh Secretariat, Dhaka



**Dr. Nasima Akhter**  
**Director, Board of Directors**  
And Joint Secretary  
Finance Division, Ministry of Finance  
Bangladesh Secretariat, Dhaka



**Mosleh Uddin Ahmed**  
**Director, Board of Directors**  
And Additional Chief Engineer  
National Housing Authority  
Ministry of Housing and Public Works



## Functional Committees of BHBFC

### Board Audit Committee

Sl.	Name	Role with the BHBFC	Role in the Committee
1.	Mr. Farooq Ahmed	Director Board of Directors	Chairman
2.	Mr. Mohd. Rashedul Amin	Director Board of Directors	Member
3.	Mr. Md. Shamsuddoha	Director Board of Directors	Member

The Board Audit Committee of BHBFC is entrusted with several key responsibilities to ensure sound corporate governance and financial accountability. These include reviewing the financial statements prepared by the management before submitting to the Board, examining the internal control system and its effectiveness, assessing the findings and recommendations of both internal and external auditors and following up on their implementation, reviewing the financial and operational performance of the corporation, and evaluating the audit reports of the internal audit unit. The Committee also undertakes any other tasks assigned by the Board of Directors, as necessary.

### Standing Committee

Sl.	Designation	Role in the Committee
1.	Managing Director	Chairman
2.	Deputy Managing Director	Member
3.	General Manager (All)	Member
4.	Deputy General Manager/ Head of Dept. (Administration, Loan & Investment, Recovery, Law Accounts & Finance and ICT System)	Member Secretary

The Standing Committee works to streamline the administrative activities of BHBFC, bring dynamics in the disbursement and recovery of loans & advances and take new steps. This committee provides important advice to the field office for fund management and also makes recommendations to the Board of Directors on important matters. This committee is managed under the leadership of the Managing Director.



### Management Credit Committee (MCC)

Sl.	Designation	Role in the Committee
1	Deputy Managing Director	Chairman
2	General Manager (All)	Member
3	DGM/Head of Department (Loan & Investment Dept. , Audit & Compliance Dept., Law Dept. & Recovery Dept.)	Member
4	AGM/SPO (Loan & Investment Dept.)	Member Secretary

The Committee formulates & recommends for changes, revisions and updates to all types of loan policies, where applicable, to make the corporation's loan operations easier and safer. Provide guidance at the field level to increase credit flow and review its progress from time to time. Analyze detailed information on unsecured flat loan cases, ensure loan recovery and provide reports on action to be taken after inspection where applicable. Conduct on-site inspection of flats/plots proposed for loan, if necessary, in light of the decision taken by the committee. The committee will review loan proposals at least 2 (two) days per week and will cover any loan related matters within the scope of work outline. The may co-opt any staff member if necessary.

### Shariah Supervisory Committee

Sl.	Name	Role in the Committee
1.	Prof. Dr. Mohammad Abdus Samad	Chairman
2.	Dr. Mohammad Monzur-E-Elahi	Member
3.	Dr. Mohammad Morshedul Hoque	Member
4.	Mufti Abu Bakar Siddique Nabil	Member
5.	Mufti Md. Shahidul Islam	Member
6.	Abu Bakr Siddiq Khan	Member Secretary

The Shariah Supervisory Committee of Bangladesh House Building Finance Corporation (BHBFC) shall act as the highest authority in providing opinions, advice, and decisions on Shariah-related matters concerning BHBFC's Islamic Window and Shariah-based projects. The Committee will offer policy guidance to ensure compliance with Islamic Shariah in the operations of the Islamic Window and related projects. In accordance with the guidelines of Bangladesh Bank and practices followed by existing Islamic banking institutions in the country, the Committee will also provide opinions, advice, and instructions for formulating necessary policies, rules, and regulations to operate Islamic activities within BHBFC. Furthermore, it will extend support and advice in conducting Shariah training programs for the officers and the employees of the Islamic Window. All decisions taken by the Shariah Supervisory Committee must be ratified by the Board of Directors in the subsequent meeting.



### Management Investment Committee (MIC)

SL	Designation	Role in the Committee
1	Deputy Managing Director	Chairman
2	General Manager (All)	Member
3	Member-Secretary, BHBFC's Islamic Shariah Supervisory Committee	Member
4	Deputy General Manager/Divisional Head (Loan Division, Audit Division, Law Division, Recovery Division)	Member
5	Unit Head, Foreign Financing & Project Unit	Member
6	AGM / SPO / PO and Foreign Financing & Project Unit (Nominated by Head of FF&PU Unit)	Member-Secretary

The responsibilities of the Committee are to review, amend, refine, and update the Corporation's investment policies to make its investment program more customer-friendly and secure; to provide necessary field-level instructions regarding investment activities and periodically review their progress; to examine investment proposals, projects, and cases received from field offices and submit recommendations; to review proposals for investment in new areas; and to determine suitable strategies for investment in the light of guidance provided by the Shariah Supervisory Committee.

### Asset-Liability Committee (ALCO)

SL.	Designation	Role in the Committee
1	Managing Director	Chairman
2	Deputy Managing Director	Member
3	General Manager (All)	Member
4	Project Director	Member
5	Deputy General Manager (Finance & Accounts)	Member-Secretary

The responsibilities of the Committee are to recommend necessary policies for efficient management of assets and liabilities considering the present and future financial condition of the Corporation; to review the interest rate, liquidity position, government and other institutional borrowing, profitability, and return on investment ratio, and provide recommendations to the top management; to review and analyze the overall financial condition of the Corporation and provide recommendations for long-term stability, including minimizing asset-liability mismatches and formulating strategies to face potential risks; to analyze liquidity management and recommend strategies to ensure sufficient liquidity of funds; and to regularly review the Corporation's financial reports and statements and submit recommendations to the top management for approval.



### **Central Disciplinary Committee (CDC):**

The Central Disciplinary Committee (CDC) exists to provide necessary recommendations/opinions for the disposal of departmental disciplinary action taken in view of complaints brought against officers and employees of BHBFC. Under the chairmanship of the Deputy Managing Director, all General Managers are members and Deputy General Managers (Audit) are included in the committee as member secretaries.

### **Innovation Team:**

In facilitating citizen services & consolidation of good governance, formulation of annual innovation work plan and its implementation, evaluation of innovation team's activities, preparation of reports and sending to relevant departments/ministries are completed by the innovation team. A general manager serves as the innovation officer.

### **Annual Performance Management Team:**

A government performance management system was introduced in the fiscal year 2014-2015 to achieve desired goals and ensure accountability in government activities through proper implementation of policies and programs announced by the government. An annual performance management team has been constituted as per the directives of the circular of the cabinet department and the policy regarding the annual performance agreement (APA) 2016-2017 of the departments/organizations under the jurisdiction of the bank and financial institutions department. This team provides the necessary directions to ensure the achievement of APA's strategic objectives, monitoring and follow-up of the implementation progress and completes related achievement monitoring and

evaluation activities. Team activities are managed under the leadership of the Deputy Managing Director.

### **Ethics Committee:**

As part of the implementation of the action plan of 'Sonar Bangla Garar Pratyaya: National Purification Strategy-2012' prepared by the Cabinet Division, the Financial Institutions Division, as per the instructions of the Ministry of Finance, formulated, implemented, monitored and provided necessary guidelines for the National Purification Strategy Action Plan of BHBFC. Referrals to the Ministry and all related activities are conducted by the

Corporation's Ethics Committee. The managing director presides over this committee.

### **Citizen Charter Monitoring Committee:**

The Committee works to update BHBFC's Service Commitment (Citizen Charter) in an informative manner, improve its quality and ensure that services are delivered in the manner and timeliness promised therein. The committee, chaired by the Information Officer of the BHBFC headquarters, holds at least one meeting every three months and presents its recommendations on the Citizen Charter. Renewal of service commitment as per recommendation after approval of authority is mandatory.

### **Budget Management Committee (BMC):**

To achieve the target of development by budget implementation of BHBFC, a budget management committee was formed in 2021. The main function of BMC is to construct a budget implementation plan and submit quarterly implementation reports to the Finance ministry. This committee





is chaired by the Managing Director of BHBFC and it has been working in aligning with the strategic development plan of the GoB along with the approval of the Annual Procure Plan (APP) of BHBFC.

meeting of the Board of Directors. This committee is chaired by Deputy Managing Director of BHBFC and the Deputy General Manager of Accounts and Finance department is acting as Member Secretary.



**Project Steering Committee (PSC):**

The Project Steering Committee (PSC) of BHBFC is a 7 members committee led by the secretary/Senior secretary of the Financial Institutions Division (FID), Ministry of Finance, will provide policy directives and supervision for project implementation. This committee functions to extend policy support, review and monitor the implementation progress where the Project Director of Rural and Peri Urban Housing Finance Project is the Member Secretary of this committee.

**Project Implementation Committee (PIC):**

The Project Implementation Committee (PIC) is a 5 members committee led by the Managing Director of EA for regular monitoring and evaluation of the project implementation. Project Director of Rural and Peri Urban Housing Finance Project is the Member Secretary of this committee.

**Investment Referral Committee:**

For the purpose of monetization of fixed deposits, renewal and new investment, the "Investment Referral Committee" of Bangladesh House Building Finance Corporation (BHBFC) was formed according to the decision of the 532nd



# MANAGEMENT TEAM



**Md. Abdul Mannan**  
Managing Director



**Md. Nour Alam Sardar**  
Deputy Managing Director



**Md. Tofail Ahmeed**  
General Manager  
Administration  
& Marketing Dept.



**Md. Khairul Islam**  
General Manager  
Accounts & Finance Dept.  
Audit & Compliance  
&  
Training Institute



**Z.M. Hafizur Rahman**  
General Manager  
Loan & Investment,  
Planning, Monitoring & Evaluation  
and  
Asset Management Dept.



**Nipu Rani Mitra**  
General Manager  
Law, Common Service  
and Engineering Dept.



**Md. Zahurul Haque**  
General Manager  
ICT (Operation & System) Dept.  
&  
Recovery



## MANAGEMENT TEAM

### Deputy General Managers



**Mohammad Rokunuzzaman**  
Loan & Investment Department



**Abu Bakr Siddiq Khan**  
Administration Department  
Board Secretariat



**Mohammad Zaved Iqbal**  
Planning, Monitoring & Evaluation Department



**Mohammad Ali Jennah**  
Law Department



**Muhammed Zahirul Islam**  
Audit & Compliance Department



**Md. Khaza Imdadul Bari**  
Accounts and Finance Department



**Md. Abdul Jabbar**  
Recovery Department



## MANAGEMENT TEAM

### Deputy General Managers



**Md. Badiuzzaman**  
Marketing Department  
Public Relation Department



**Tarikur Rahman**  
ICT (Operations) Department  
ICT (System) Department



**Mohammad Nazrul Islam**  
**(Project Director)**  
Rural and Peri-Urban Housing Finance Project



**C.M. Roome**  
Common Service Department



**Md. Golam Mostofa**  
Engineering Department



**Most. Zubaida Khatun**  
Training Institute

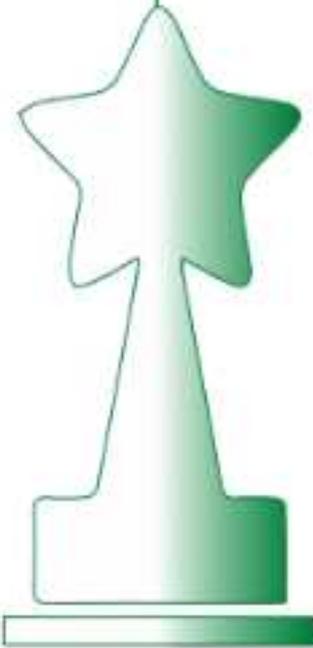


**Md. Moklesur Rahman**  
Asset Management Department



## Reverence to the Former

We offer our humble respect and thanks to the respectable former Chairmen and Managing Directors of Bangladesh House Building Finance Corporation. BHBFC had been managed and expanded under their strong leadership. Due to their proper guidance and sincere efforts, BHBFC has been able to make outstanding contribution to the housing sector.





## Chairmen of the Board of Directors

who led BHBFC after Independence

Serial	Name	Activities	
		From	To
1	Mr. Kamal Uddin Ahmed	27.01.1975	27.01.1976
2	Mr. K. M. A. Sobhan	27.01.1976	22.07.1979
3	Grp. Captain Syed Abul Foyez	23.07.1979	31.03.1981
4	Mr. Abul Hasnat	01.04.1981	08.05.1982
5	Mr. A. K. M. Musa	08.05.1982	22.01.1987
6	Mr. Hashim Uddin Ahmed	22.01.1987	10.05.1989
7	Dr. T. I. M. Fazle Rabbi Chowdhury	10.05.1989	10.12.1990
8	Dr. Md. Haroon-al-Rashid	17.12.1990	28.12.1991
9	Dr. Akbar Ali Khan	28.12.1991	10.12.1992
10	Mr. Syed Amir-Ul-Mulk	10.12.1992	18.07.1996
11	Mr. Aminul Islam	31.08.1996	30.08.1998
12	Mr. S. M. Atiur Rahman	31.08.1998	20.08.2001
13	Mr. Syed Alamgir Faroque Chowdhury	26.08.2001	22.09.2003
14	Mr. A. S. Abdul Quadir Mahmud	23.09.2003	19.04.2007
15	Mr. A.T.M. Fazlul Karim	22.04.2007	02.09.2008
16	Mr. M. Janibul Huq (Add. Secretary)	03.09.2008	03.09.2011
17	Mr. Md. Yeasin Ali	16.11.2011	10.11.2014
18	Mr. Sheakh Amin Uddin Ahamed	11.11.2014	27.02.2018
19	Professor Dr. Md. Salim Uddin	18.03.2018	27.08.2024
20	Mr. A.S.M Abdul Halim	09.09.2024	Present



## Managing Directors

who led BHBFC after establishment (1952)

Serial	Name	Activities	
		From	To
1	Mr. Mia Golam Abbas	15.11.1952	01.04.1954
2	Mr. S. M. Mosihuddin	02.04.1954	30.04.1956
3	Mr. S. Hashim	01.05.1956	27.12.1957
4	Mr. M. Gaus Mohiuddin	30.12.1956	31.10.1958
5	Mr. Hafiz Ahmed	01.11.1958	31.10.1963
6	Mr. M. Reza Ali	01.11.1963	30.06.1967
7	Mr. Sanwar Ali	01.07.1967.	08.12.1969
8	Mr. S. M. Rahman	21.12.1969	24.06.1970
9	Mr. Kazi Anwarul Mamun	24.06.1970	31.05.1974
10	Mr. Kamal Uddin Ahmed	31.05.1974	27.01.1976
11	Mr. K. M. E. Sobhan	27.01.1976	22.07.1979
12	Group Captain (Rtd.) Syed Abul Kashem	23.07.1979	18.04.1982
13	Mr. Kamal Uddin Ahmed	06.05.1982	28.02.1984
14	Mr. Khaza Zahrul Haque (Acting)	29.02.1984	13.04.1986
15	Mr. Khaza Zahrul Haque	14.04.1986	30.11.1987
16	Mr. Mohammad Ismail Hossain	01.12.1987	10.12.1990
17	Mr. Abdul Karim	10.12.1990	06.01.1991
18	Mr. Khaza Zahrul Haque	06.01.1991	28.02.1991
19	Mr. Md. Abdul Hai Sarker (Acting)	28.02.1991	17.07.1991
20	Mr. M. Hayatur Rahman	17.07.1991	09.03.1993
21	Mr. Md. Sohel Ahmed	09.03.1993	08.02.1996
22	Mr. Fayez Uddin Ahmed	08.02.1996	22.01.1997
23	Mr. A. J. Masudul Haque Ahmed	22.01.1997	12.03.1997
24	Mr. Md. Helal Uddin	12.03.1997	04.09.1997
25	Mr. Nazir Uddin Ahmed	04.09.1997	16.07.1998



## Managing Directors

who led BHBFC after establishment (1952)

Serial	Name	Activities	
		From	To
26	Mr. M. Safiul Alam (Current Duty)	16.07.1998	07.09.1998
27	Mr. S. M. Monium Hossen (Current Duty)	07.09.1998	01.05.2000
28	Mr. S. M. Monium Hossen	02.05.2000	17.10.2000
29	Mr. A. A. Fazle Rabbi (Current Duty)	18.10.2000	04.12.2000
30	Dr. Zadob Chandra Saha	05.12.2000	09.11.2005
31	Mrs. Raihana Aneesa Yusuf Ali (Additional Duty)	10.11.2005	22.10.2006
32	Mr. A. K. Sazedur Rahman	22.10.2006	23.07.2008
33	Mr. Manzur Ahmed (Additional Duty)	01.03.2009	13.02.2011
34	Mrs. Raihana Aneesa Yusuf Ali	05.11.2008	14.12.2010
35	Mr. Kazi Fakhrul Islam	15.12.2010	08.06.2011
36	Mrs. Afroza Gul Nahar (Additional Duty)	09.06.2011	13.07.2011
37	Dr. Md. Nurul Alam Talukder	13.07.2011	31.12.2015
38	Dr. Daulatunnaher Khanam (Add. Duty)	01.01.2016	04.02.2016
39	Mr. Omar Farooque	04.02.2016	11.03.2016
40	Dr. Daulatunnaher Khanam (Add. Duty)	12.03.2016	27.08.2016
41	Mr. Md. Abdul Khalek Khan	28.08.2016	30.08.2016
42	Dr. Daulatunnaher Khanam (Add. Duty)	31.08.2016	07.09.2016
43	Mrs. Afroza Gul Nahar	08.09.2016	30.10.2016
44	Dr. Daulatunnaher Khanam (Add. Duty)	31.10.2016	26.11.2016
45	Mr. Dider Md. Abdur Rob	27.11.2016	31.12.2016
46	Mr. Debashish Chakrabarty	01.01.2017	16.11.2020
47	Mr. Md. Shahjahan (Addl. Duty)	22.11.2020	06.01.2021
48	Mr. Arun Kumar Chowdhury (Addl. Duty)	07.01.2021	01.03.2021
49	Mr. Md. Afzal Karim	01.03.2021	25.08.2022
50	Mr. Arun Kumar Chowdhury (Addl. Duty)	26.08.2022	10.09.2022
51	Mr. Md. Abdul Mannan	11.09.2022	Present

# Organizational Overview





## PROFILE OF BHBFC

Name of the Organization	Bangladesh House Building Finance Corporation (BHBFC)
Head Office	22, Purana Paltan, Dhaka-1000
Establishment	1952
Legal Status	State-owned Specialized Financial Institution
Authorized Capital	BDT 1000 Crore
Paid-up Capital	BDT 110 Crore (Approved: 500 crore)
Shareholding Pattern	State-owned Corporation
Tax Identification No.	138431642420
Vat Registration No.	9021060424
Chairman of the Board of Directors	Mr. A.S.M. Abdul Halim
Managing Director	Mr. Md. Abdul Mannan
No. of Branch Office	73
No. of Zonal Office	18
No. of Department	15
No. of General Manager's Office	06
No. of Secretariat	03
No. of Employee	646 (approved 1502)
Accounting Period	July - June
Corporate Tax Rate	40%
Phone	02-223381380, +88 01550-043305-6
Fax	02-9561324
Email	info@bhbfc.gov.bd
Website	www.bhbfc.gov.bd



## Establishment & Reformation

### Establishment:

The House Building Finance Corporation (HBFC) was established in 1952 with the aim of providing loan assistance for the construction of housing, one of the basic needs of people. Since the Establishment in 1952, Bangladesh House Building Finance Corporation (BHBFC) is the only state-owned specialized non-bank financial institution in the country in financing for home construction. HBFC was reformed as per Presidential

Order No. 7 issued in 1973, whose extended amendment was passed as 'The House Building Finance Corporation (HBFC) Amendment Bill-2021' in the National Parliament on November 18, 2021. Since the beginning, the organization has been working

to solve the housing problem—a basic need of the people besides playing a role in the implementation of various development plans of the government such as the 5-year plans, Perspective Plan-2041, SDG-2030 etc. At present the authorized and paid-up capital of BHBFC is Tk 1000 crore and Tk 110 crore BDT respectively.

### Development and Reconstruction:

Housing is one of the 5 basic human needs. The demand for housing in this populous country is continuously

increasing. As a result, housing resources have become difficult. BHBFC's main objective is to provide assistance in solving this acute housing problem. BHBFC has been working as the only institution in the housing sector of this country for several years. Although some NBFIs & commercial banks provide loans in this sector, it can be said without a doubt that BHBFC is one of the main sources of house loans for the middle and lower-middle class in the housing sector. A

comparative picture of various business activities of BHBFC since inception is given below:

**Business activities compared to previous financial year:**



In financial year of 2023-24, The loan sanction amount was 1289.41 crore BDT, loan disbursement was 912.29 crore BDT, which is the highest ever in the Corporation's history while total loan recovery was 685.36 crore BDT, and the classified loan rate is 3.96%. A brief description of BHBFC's achievements in various business indicators and related activities during the financial year of 2022-23 and 2023-24 is given below:



Business index	Achievements in FY 2022-2023	Achievements in FY 2023-2024
Loan sanction amount	845.97 crore BDT	1289.41 crore BDT
Loan disbursement amount	695.88 crore BDT	912.29 crore BDT
Total loan recovery	716.31 crore BDT	685.36 crore BDT
Rate of classified loan	3.80%	3.96%
Total number of audit objections disposal	370	173
Total number of cases settlement	183	138

#### Activities undertaken by BHBFC in providing house building loan services:

##### • Introduction of loan products:

BHBFC currently provides house loan services across Bangladesh through 12 loan/investment products. The products are:

1. "Swapnoneer" in building affordable housing for low-income people;
2. Islamic Shariah-based investment product "Manjil" financed by IsDB in line with Islamic banks;
3. 'Nagarbondhu' loan for citizens of Dhaka and Chittagong metropolitan areas;
4. 'Pallima' loans for rural people;
5. 'Krishok Abason' loans for better housing of farmers and preservation of agricultural land;
6. 'Probasbondhu' loans for expatriate Bangladeshis;
7. 'Abason Unnayan' loan for the completion of unfinished house construction;
8. 'Abason Meramot' Loans for development and renovation of constructed houses/flats;
9. 'Flat loan' for purchase of flats;
10. 'Flat Registration loan' for registration of purchased flats;
11. Government Employee House Loan and
12. Housing Equipment (Lift, Generator and Power Station etc.) purchase loan.

- Bangladesh House Building Finance Corporation is currently disbursing house building loans at 9% in Dhaka and Chittagong Metropolitan areas, 8% in all Divisional, District and Upazila Headquarters except Dhaka and Chittagong Metropolitan areas and 7% to farmers in Peri-Urban and growth center areas.

- In order to ensure affordable housing, BHBFC has introduced a special loan product called 'Swapnoneer' for the low-income/salaried government, private and MPO teachers and employees, marginal-level registered health workers and low-income employees of government, semi-government and autonomous organizations working in various departments; where they can get loan assistance to build their dream home by investing only 3 Lakh BDT.

- By restructuring the organizational structure of BHBFC, a total of 91 field-level offices, including 18 in every district of the country.

#### Extension of loan and augmentation of financial inclusion in rural areas:

In the fiscal year 2023-24, the loan disbursement rate stood at 26% in the Dhaka-Chittagong metropolitan area and 74% in other areas of the country, whereas in the fiscal year 2008-09, the loan disbursement rate in the Dhaka-



Chittagong metropolitan area was 85% and the loan disbursement rate in other areas of the country was only 15%. Credit is expanding from urban areas to other parts of the country. As a result, access to credit facilities for the lower and middle classes has gradually increased as well as financial inclusion is increasing.

### **Contribution to the development of planned housing and protection of arable land**

To build planned housing in compliance with the directives of the Hon'ble Prime Minister and to extend home loan services to the population living in rural and sub-urban areas, mainly lower-middle and middle-class populations with a view to protecting agricultural and arable land of the country, BHBFC has implemented a project named "Rural and Peri-Urban Housing Finance Project" with 94.75 million Euro financing from Islamic Development Bank (IsDB). Another loan facilities of 270.57 million Euro is under disbursement stage as part of the second phase of the project titled "Rural and Peri-Urban Housing Finance Project: 2nd Phase" funded by IsDB.

The project has more emphasis on vertical expansion, thereby saving agricultural land in rural areas. Through the implementation of the "Rural and Peri-Urban Housing Finance Project", it is becoming possible to contribute to the expansion of eco-friendly planned vertical housing in rural areas.

### **Achievement in the implementation of APA:**

BHBFC adapts the Annual Performance Agreement (APA) not just as a formality but as an opportunity to increase transparency and accountability in delivering service and outcomes. As a result, BHBFC has consistently achieved

1st position (in the best category), securing the highest number in the APA results declared among 19 institutions under the Ministry of Finance, Financial Institutions Division in the consecutive financial years of 2019-20, 2020-21, 2021-22 and 2022-23.

### **Progression via Digitization:**

BHBFC has implemented the following initiatives for the implementation of digitization:

- An action plan has been formulated to ensure BHBFC's Smart Home Loan service for service-oriented, inclusive and data-driven innovative ideas to be implemented. BHBFC has undertaken various initiatives besides formulating a cost-effective, sustainable, knowledge-based, intelligent and innovative action plan, where implementation of "Smart Cities and Smart Villages" through smart loan services and e-governance has been prioritized.
- Through File Tracking System, BHBFC's customers and related officers can identify and monitor the location and movement of files at various stages from loan application;
- A 'Chatbot' named 'Swapno' has been added to the BHBFC's website as an Artificial Intelligence (AI) tool, which will provide immediate response to any customer enquiry. It will provide detailed information of any product and any type of inquiry (FAQ) from customers and borrowers with prompt reply;
- BHBFC's borrowers can easily and instantly deposit installments to BHBFC loan accounts sitting at home using Real Time Gross Settlement (RTGS) through Sonali Bank PLC, Janata Bank PLC and Islami Bank



- Bangladesh PLC;
- Web-based General Accounting Software (GAS), Pension Payment System (PPS), Employee Loan Management System (ELMS), Payroll Management System (PRMS), Business Intelligence Software (BIS), Management Information System (MIS) etc. softwares were developed to increase transparency and accountability while saving time and cost in customer service;
  - BHBFC is developing Smart Home Loan System software by own manpower; through which the customers will get complete service online starting from loan application to loan repayment and return of the original document.
  - Respected borrowers can get the annual and half-yearly loan statement online by completing the registration by inputting the required information on the BHBFC's own website (<http://bhbfc.gov.bd>).
  - Loan aspirants can submit initial loan application using BHBFC website <https://bhbfc.gov.bd>.
  - All zonal and branch offices of

BHBFC have already been brought under internet and CCTV. Modern data-center has been launched in 2018 to implement online and web-based activities with the aim of digitizing the operational activities of BHBFC, currently Oracle 12c RAC2 database and IBM (Power) database server and application server, SAN storage, router, as the database software of the data-center. A modern data-center has been set up with firewalls and other necessary equipment. All the offices of BHBFC are connected to the centralized database through data-centers to perform loan accounting.

Digitization of BHBFC's loan services has improved transparency and accountability while saving time and cost in providing service to customers.



# MILESTONES

Description	Year
• Establishment	1952
• Formulation of Office Procedure Manual	1958
• Establishment of Head Office Building on own property	1960
• Reconstruction (as BHBFC) according to P.O - 7	1973
• Formulation of first Service Regulation	1985
• Formulation of Loan Manual	2011
• Launching Website	2003
• Rendering P.O -7 in Bangla	2004
• Receiving Honor of Holding Tax Card As Tenth Highest Income -Tax Paying Institution	2010-2011
• Publication (Housing Finance Bulletin) of 'Griho Rin Barta'	2012
• Inauguration of Regional office, Kishoreganj by The Honorable President	2013
• Inauguration of Regional office, Gopalganj by The Honorable Prime Minister	2013
• Introducing Online Loan Application	2013
• Signing of APA Memorandum Of Understanding (MOU) with Ministry of Finance	2015
• Launching Mobile App	2015
• Establishment of Training Institute	2016
• Installation of Modern Help-Desk at Head Office	2017
• Reformation of Organogram	2017
• Launching new loan Products	2017
• Implementation of Single-digit Interest Rate	2017
• Increasing the Loan - ceiling in one Crore Taka	2017
• Launching BEFTN System	2017
• Creating Opportunity to Get Online Loan Statement	2017
• Expanding Office all Over the Country	2018
• Installation of Data Center	2018
• Achieving 1 <sup>st</sup> Position in Annual Performance Agreement	2019-20
• Achieving 1 <sup>st</sup> Position in Annual Performance Agreement	2020-21
• Introduction of Office Management System (OMS)	2021
• Introducing 62 <sup>nd</sup> and 63 <sup>rd</sup> offices	2022
• Achieving 1 <sup>st</sup> Position in Annual Performance Agreement	2021-22
• Introduction of Islami Shariah-based investment product "Manjil"	2022
• Open Branch Offices in every district of the country	2023
• Introduction of affordable housing product "Swapnoneer"	2023
• Achieving 1 <sup>st</sup> Position in Annual Performance Agreement	2022-23
• Addition of Artificial Intelligence software "Swapno"	2023-24
• Most sanctioned loans and investments in a financial year	2023-24







## Offices as per **Organizational Structure**

Head Office

### **3** Secretariats

- MD's Secretariat
- DMD's Secretariat
- Board Secretariat

### **6** General Manager's Offices

### **15** Departments

- Loan & Investment Department
- Administration Department
- Audit & Compliance Department
- Planning, Monitoring & Evaluation Department
- Accounts and Finance Department
- Recovery Department
- Asset Management Department
- Training Institute
- Common Service Department
- Engineering Department
- Marketing Department
- Public Relation Department
- Law Department
- ICT (Operations) Department
- ICT (System) Department



**Field Offices**

**18 Zonal Offices**

→ Dhaka North	→ Mymensingh	→ Cumilla	→ Barishal
→ Dhaka South	→ Jamalpur	→ Sylhet	→ Rajshahi
→ Dhaka East	→ Faridpur	→ Khulna	→ Bogura
→ Dhaka West	→ Chattogram	→ Jashore	→ Rangpur
	→ Kushtia	→ Dinajpur	

**73 Branch Offices**

→ Chattogram Branch	→ Pabna Branch Office	→ Mirpur Branch Office
→ Cumilla Branch Office	→ Natore Branch Office	→ Pallabi Branch Office
→ Noakhali Branch Office	→ Sirajganj Branch Office	→ Gulshan Branch Office
→ Cox's Bazar Branch	→ Chapainawabganj	→ Savar Branch Office
→ Rangamati Branch	→ Joypurhat Branch	→ Faridpur Branch Office
→ Brahmanbaria Branch	→ Barishal Branch Office	→ Gopalganj Branch
→ Chandpur Branch	→ Jhalokati Branch Office	→ Madaripur Branch
→ Feni Branch Office	→ Potuakhali Branch	→ Rajbari Branch Office
→ Laxmipur Branch Office	→ Bhola Branch Office	→ Shariatpur Branch
→ Khagrachari Branch	→ Pirojpur Branch Office	→ Narayanganj Branch
→ Bandarban Branch	→ Barguna Branch Office	→ Mymensingh Branch
→ Khulna Branch Office	→ Sylhet Branch Office	→ Tangail Branch Office
→ Sathkhira Branch Office	→ Sreemongal Branch	→ Jamalpur Branch Office
→ Bagerhat Branch Office	→ Hobiganj Branch Office	→ Kishoreganj Branch
→ Jashore Branch Office	→ Sunamganj Branch	→ Netrokona Branch
→ Kushtia Branch Office	→ Uttara Branch Office	→ Sherpur Branch Office
→ Magura Branch Office	→ Gazipur Branch Office	→ Rangpur Branch Office
→ Jhainaidah Branch Office	→ Narsindhi Branch Office	→ Dinajpur Branch Office
→ Chuadanga Branch	→ Manikganj Branch	→ Kurigram Branch Office
→ Meherpur Branch Office	→ Mohammadpur Branch	→ Gaibandha Branch
→ Narail Branch Office	→ Paltan Branch Office	→ Lalmonirhat Branch
→ Rajshahi Branch Office	→ Khilgaon Branch Office	→ Thakurgaon Branch
→ Bogura Branch Office	→ Keraniganj Branch	→ Panchagarh Branch
→ Naogaon Branch Office	→ Munshiganj Branch	→ Nilphamari Branch
		→ Nasirabad Branch



# Report on Human Resources

Human resources (HR) is the division of an institution responsible for finding, recruiting, screening, payroll management and administering employee benefit programs. The primary goal of HR is to support employee recruitment, retention, engagement, and overall productivity, which can vary between organizations and positions. Competent and skilled human resources are important components of every organization. The success of the organization largely depends on its efficient human resource management. Attracting employees to the organization, finding and appointing qualified candidates from among those interested, creating skilled manpower through timely and quality training, motivating employees and maintaining good relations with the organization, creating a path for further development in their career. BHBFC always strives to achieve the desired goals by maintaining ideal standards in human resource management.

### Human Resource Structure of the Corporation:

Human resource management is done under the Administration department located at the corporation headquarter.

- It includes day-to-day operations of administrative department; pension and welfare, organizational activities, recruitment, transfer, promotion etc.;
- Recruitment, promotion, transfer of skilled manpower as per approved organizational structure;
- Storage of information related to the employment of officers and other employees.
- Grant of leave to officers and other employees;
- Determination of salary, sanction of annual salary increment etc.;
- Formulation, amendment of administrative rules and regulations, order, notification etc.;
- Sanctioning House Building (HB) advance loan facilities for purchasing land, construction of houses or flat purchase for officers and employees, motor cycles/bicycles i.e. vehicles, payment of computer/laptop advance;
- Execution of pension/welfare fund related activities;
- Taking timely disciplinary action and maintaining The Grievance Redress System (GRS) which is a national platform on which citizens can lodge formal, anonymous complaints about public service providers etc.

### Overall Human Resource Management Principles:





### Analysis of some important elements of existing human resources of BHBFC:

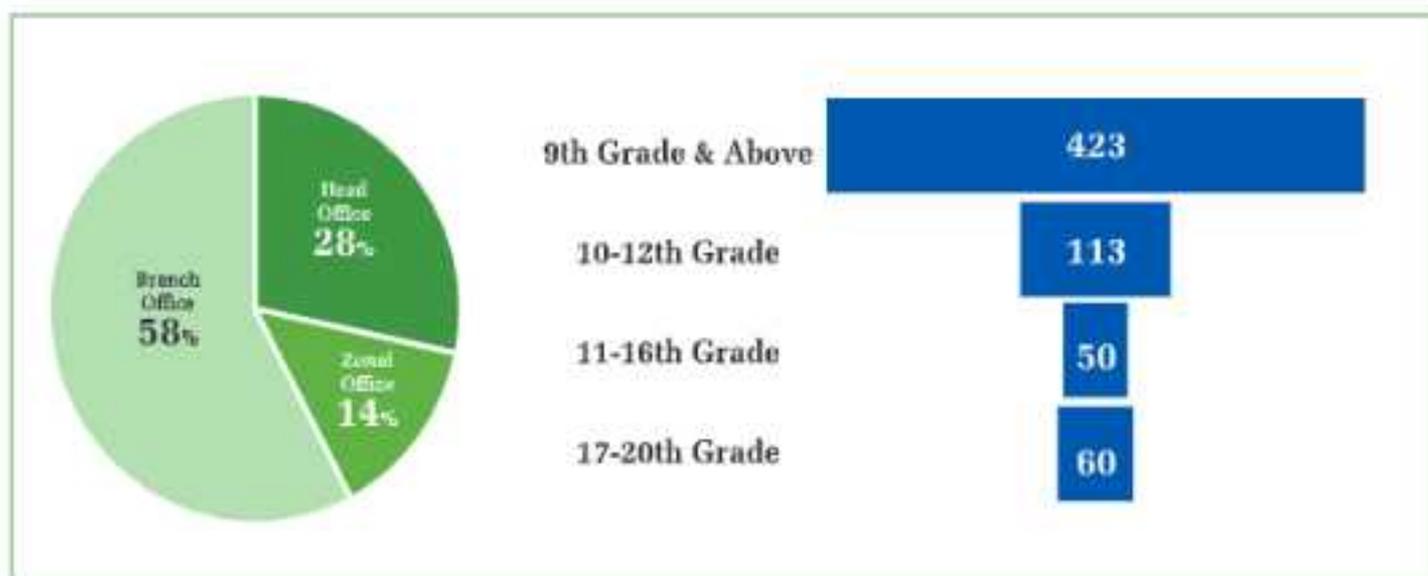
According to the organogram approved by the Financial Institutional Division, Ministry of Finance, the total number of permanent posts in BHBFC is 1502. As on 30th June 2024, the total manpower of the Corporation is 646. A total of 183 people is working in the head office and a total of 463 people are working in the field-level offices. Of the total workforce of 646, the number of officers (10th grade and above) is 536 and the number of other employees (11th grade and below) is 110. The detailed information is presented in the table below:

**Table-1: The working manpower in 30 June 2024**

SL	Designation	No. of employee	SL	Designation	No. of employee
1	Managing Director	1	19	Officer	89
2	Deputy Managing Director	1	20	Sub-assistant Engineer	24
3	General Manager	5	<b>Total Grade 10</b>		<b>113</b>
4	Deputy General Manager	20	21	Data Entry Operator	16
5	Assistant General Manager	43	22	Driver	27
6	Senior System Analyst	0	23	Electrician	7
7	Senior Principal Officer	75	<b>Total Grade 16</b>		<b>50</b>
8	System Analyst	3	24	Photocopy Machine Operator	4
9	Principal Officer	117	25	Office Assistant	41
10	Executive Engineer	5	26	Security Guard	9
11	Programmer	5	27	Lift Operator	1
12	Maintenance Engineer	2	28	Plumber	3
13	Maintenance Engineer (Network)	2	29	Bus Helper	1
14	Hardware Engineer	0	30	Cleaner	1
15	Senior Officer	119	31	Gardener	0
16	Law Officer	6	<b>Total Grade 18-20</b>		<b>60</b>
17	Assistant Engineer	14	<b>Grand Total</b>		<b>646</b>
18	Assistant Programmer	5			
<b>Total Grade 1-9</b>		<b>423</b>			

**Table-2: Office-wise working manpower in 30 June 2024**

Types of Office	Total no. of Manpower
Head Office	183
Zonal Office	90
Branch Office	373
<b>Total</b>	<b>646</b>



### Recruitment:

In Bangladesh House Building Finance Corporation, employees are recruited in a completely transparent process and on the basis of merit. In this case, recruitment is done through Bankers Selection Committee (BSC) Secretariat, Bangladesh Bank for 10<sup>th</sup> and above grade (1<sup>st</sup> and 2<sup>nd</sup> Grade) posts. BSC recommended for appointment of 99 officers in the Corporation in the financial year 2023-2024. The Corporation has provided a recruitment to the 3<sup>rd</sup> and 4<sup>th</sup> Grade (13<sup>th</sup> to 20<sup>th</sup>) in a number of 27

in the financial year 2023-2024.

### Promotion:

Promotion of the officers and employees of the corporation is given as per the Promotion Policy-2011. Merit, skill, seniority, regularity and sincerity are given preference in promotion. In the financial year 2023-2024, 122 officers and employees have been promoted at various levels in the corporation.

# LOAN PRODUCTS & SERVICES

Pallima



Nagarbondhu



Probashbondhu



Flat Loan



Krishok Abason



Abason Meramot



Abason Unnayan



Flat Registration Loan



Govt. Employee House Loan



Housing Equipment Loan



Swapnoneer



Manjil



# LOAN PRODUCTS & SERVICES

## Pallima



- **Type:** Single, Group, Flat
- **Interest Rate :** 8 %
- **Ceiling:** Single 2 crore (Maximum)  
Group 1.20 crore (Maximum)
- **Period:** 5,10,15 & 20 Years
- **Equity:** Single 80:20  
Group 90:10

## Nagarbondhu



- **Type:** Single, Group, Flat
- **Interest Rate :** 9%
- **Ceiling:** Single 2 crore (Maximum)  
Group 1.20 crore (Maximum)
- **Period:** 5,10,15 & 20 Years
- **Equity:** Single 80:20  
Group 90:10

## LOAN PRODUCTS & SERVICES

### Krishok Abason



- **Type: Single, Group**
- **Interest Rate : 7%**
- **Ceiling: Single 0.30 crore  
Group 0.20 crore**
- **Period: 5,10,15, 20 & 25 Years**
- **Equity: 80:20**

### Probashbondhu



- **Type: Single, Group, Flat**
- **Interest Rate : 8%-9%**
- **Ceiling: Single 2 crore (Maximum)  
Group 1.20 crore (Maximum)**
- **Period: 5,10,15, 20 & 25 Years**
- **Equity: Single 70:30  
Group 90:10**

# LOAN PRODUCTS & SERVICES

## Flat Loan



- **Type: Single**
- **Interest Rate : 9%**
- **Ceiling: Dhk, Ctg: 1.5 crore (Maximum)  
Others: 1.20 crore (Maximum)**
- **Period: 5,10,15, 20 &  
25 (for probashbondhu) Years**
- **Equity: 75:25, Probashbondhu 70:30**

## Flat Registration



- **Type: Single**
- **Interest Rate : 9%**
- **Ceiling: 0.15 crore**
- **Period: 5 Years**
- **Equity: 100:0**

## LOAN PRODUCTS & SERVICES

### Abason Unnayan



- **Type: Single, Group**
- **Interest Rate : 8%-9%**
- **Ceiling: Single 2 crore (Maximum)  
Group 1.20 crore (Maximum)**
- **Period: 5,10,15 & 20 Years**
- **Equity: Single 80:20  
Group 90:10**

### Abason Meramot



- **Type: Single, Group**
- **Interest Rate : 8%-9%**
- **Ceiling: Dhk. & Ctg. 0.25 crore  
Others 0.20 crore**
- **Period: 5,10 & 15 Years**
- **Equity: 100:0**

# LOAN PRODUCTS & SERVICES

## Govt. Employee Loan



- **Type:** Single, Group, Flat
- **Interest Rate :** 9%  
(4% Govt. Employee & 5% Govt. subsidy )
- **Ceiling:** General Govt. Employee  
0.75 crore (maximum)  
Chief Justice and justice of supreme court 1.00 crore (maximum)
- **Period:** 5,10,15 & 20 Years
- **Equity:** 90:10

## Manjil



- **Type:** Single, Group
- **Interest Rate :** 7%-9%
- **Ceiling:** Single 2.00 crore (Maximum)  
Group 1.20 crore (Maximum)
- **Period:** 5,10,15, 20 & 25 Years
- **Equity:** 80 : 20 (Single)  
90 : 10 (Group)

## LOAN PRODUCTS & SERVICES

### Swapnoneer



- Type: Single, Group
- Interest Rate : 8%-9%
- Ceiling: Single 0.27 crore  
Group 0.195 crore
- Period: 5,10,15, 20 & 25 Years
- Equity: 90:10

### Housing Equipment Loan



- Type: Single, Group
- Interest Rate : 8%-9%
- Ceiling: 0.35 crore (maximum)
- Period: 5,10,15 & 20 Years



# Loan Process





## Core Business Activities of BHBFC

### Loan & Investment Sanction and Disbursement

BHBFC is the only state-owned loan provider in housing sector of Bangladesh. Its network is spread across the country with 73 branch offices and 18 zonal offices. BHBFC has a vision to solve housing problems of all by providing housing finance loan especially to the lower middle-class people residing in the growth center areas of Bangladesh.

Already, a new loan product namely "Swapnonir" has been launched. Besides that, 11 other products are available for the relevant clients.

BHBFC has achieved the highest success in the fiscal year 2023-24 by the sincere dedicated work of all staff and the appropriate guidelines of the management.

Loan & Investment Sanction	Loan & Investment Disbursement
<b>1289.41</b> Cr. Achievement	<b>912.29</b> Cr. Achievement
<b>1050.00</b> Cr. Target	<b>775</b> Cr. Target
<b>122.80%</b> (Achievement against Target)	<b>117.71%</b> (Achievement against Target)

## Loan & Investment Recovery

In terms of recovery, BHBFC has been making steady progress over the past few years. In the FY 2023-24, BHBFC gave special attention to classified loan cases. Recovery from the unclassified loans has always been steady but the classified loan recovery, which had been steadily declining over the years,

decreased to 3.80% in the FY 2022-23. Considering the importance of the matter, the management took planned action and the field level officials followed accordingly. As a result, the classified rate was 3.96% of the total loan balance.

Unclassified Loan & Investment Balance	Classified Loan & Investment Balance
<b>4609.97</b> Cr. FY 2023-24	<b>190.13</b> Cr. FY 2023-24
<b>4062.86</b> Cr. FY 2022-23	<b>160.32</b> Cr. FY 2022-23



## Loan & Investment sanction and disbursement since inception

Financial Year	Number of Loan Application Accepted		Number of Loan Applications Sanctioned		Loan Amount Sanctioned		Loan Amount Disbursed		Number of Units Sanctioned		Number of Beneficiaries
	Number	Cumulative Number	Number	Cumulative Number	Sanctioned	Cumulative	Disbursement	Cumulative	Number of Units	Cumulative	
1	2	3	4	5	6	7	8	9	10	11	12
1952-1992	74101	74101	47945	47945	1263.56	1263.56	1164.33	1164.33	83131	83131	332524
1992-2014	32982	1070.83	29600	77545	4566.99	5830.65	4038.32	5202.65	110394	193525	774100
2015-2016	992	108075	947	78492	260.91	6091.56	247.98	5450.63	4148	197673	790692
2016-2017	1107	109182	1301	79793	353.42	6444.98	278.51	5729.14	5318	202991	811964
2017-2018	1664	110846	991	80784	401.61	6846.59	366.45	6095.59	4534	207525	830100
2018-2019	1705	112551	1546	82330	553.06	7399.65	434.66	6530.25	6833	214358	857432
2019-2020	1405	113956	1273	83603	455.31	7854.89	421.95	6952.2	5649	220007	880028
2020-2021	1784	115740	1687	85290	619.26	8474.22	514.03	7466.23	6824	226831	907324
2021-2022	1850	117590	1927	87217	714.84	9189.06	588.95	8055.18	8038	234869	939476
2022-2023	1974	119564	1889	89106	845.97	10035.03	695.88	8751.06	7083	241952	967808
2023-2024	3086	122650	2799	91905	1289.41	11324.44	912.29	9663.35	10687	252639	1010556



## Loan & Investment Recovery From Financial Year 2013-2014 to 2023-2024

(Amount in Crore)

Financial Year	Total Recovery					Classified Loan Recovery				Loan Balance			Classified Loan Rate (%)
	Recoverable Loan Amount	Yearly Target	Achievement	Recovery Rate against Recoverable Amount (%)	Recovery Rate against Target (%)	Yearly Target	Achievement	Recovery Rate (%)	Unclassified	Classified	Total Amount		
2014-2015	557.42	557.42	484.81	86.97%	86.97%	134.26	59.70	44.47%	2816.31	205.79	3022.10	6.81%	
2015-2016	569.09	569.09	523.04	91.91%	91.91%	126.25	45.02	35.66%	2794.14	209.26	3003.40	6.97%	
2016-2017	583.42	583.42	542.69	93.02%	93.02%	130.87	46.57	35.58%	2804.04	184.83	2988.87	6.18%	
2017-2018	564.12	564.12	510.84	90.56%	90.56%	121.64	25.83	21.23%	2839.95	234.76	3094.71	7.59%	
2018-2019	571.82	571.82	528.14	92.36%	92.36%	141.06	38.30	27.15%	3038.66	222.28	3260.94	6.82%	
2019-2020	568.81	568.81	484.85	85.24%	85.24%	130.32	24.03	18.44%	3211.19	257.04	3468.23	7.41%	
2020-2021	638.06	638.06	565.08	88.56%	88.56%	143.30	30.86	21.54%	3480.72	219.79	3700.51	5.94%	
2021-2022	674.98	674.98	652.10	96.61%	96.61%	139.60	32.41	23.22%	3748.59	182.94	3931.53	4.65%	
2022-2023	689.87	631.32	716.31	103.83%	113.46%	58.54	27.54	47.04%	4062.85	160.31	4223.17	3.80%	
2023-2024	697.74	646.35	685.36	98.23%	106.04%	51.40	23.01	44.77%	4609.97	190.13	4800.10	3.96%	



# Comparative Analysis of Business Performance (2023-2024)



## Assessment of Achievement in Fiscal Year 2023-24

As a result of proper guidance and reflection of the work plan determined by the management, BHBFC has been able to secure the highest achievement in loan sanction & disbursement, recovery from classified loans, recovery from total loans, settlement of audit objections and settlement of all cases.

In the fiscal year 2023-24, against the target of Tk. BDT. 1050.00 Cr., the sanction was BDT. 1289.41 Cr. which is 443.44 Cr. more than the previous FY. Rate of achievement was 122.80%. In the last five years, the amount of loan sanction has shown an increase of 183.19% or 834.10 Cr. The total number of units sanctioned during the year is 10687, which is 3604 more than last year.

The Zonal Office, Dhaka West has sanctioned a maximum loan of Tk 111.83 Cr. As per percentage of achievement, Zonal Office, Jamalpur has achieved maximum 158.38% against the target. Out of the total loan sanctioned, maximum 8.67% was sanctioned from Zonal Office, Dhaka West branches.

### Sanction

- BDT **1289.41 cr**  
in FY 2023-24
- BDT **845.97 cr**  
in FY 2022-23
- BDT **714.84 cr**  
in FY 2021-22
- BDT **619.26 cr**  
in FY 2020-2021

### Disbursement

- BDT **912.29 cr**  
in FY 2023-24
- BDT **695.88 cr**  
in FY 2022-23
- BDT **588.95 cr**  
in FY 2021-22
- BDT **514.03 cr**  
in FY 2020-2021

Loan disbursement is also the highest in the history of BHBFC in FY 2023-24. A total of Tk. 912.29 Cr. has been disbursed through the field offices against the target of Tk. 775 Cr. The percentage of achievement is 117.71%.

Zonal Office, Khulna disbursed the most amount of loans, 72.97 crore BDT in number. On the other hand, Zonal Office, Sylhet was the most successful to achieve its target, which was 156.23%. Amongst all the zonal offices, khulna disbursed 8.00% of total loan from its branch offices.



## Recovery

In FY 2023-24, 685.36Cr. achieved against the recovery target of Tk. 646.36 Cr. BHBFC's recovery has steadily increased. Against its own target, the zonal office, Dhaka West has recovered a maximum of Tk 85.36 Cr, Which is the highest among all zonal offices.

- BDT **685.36 cr**  
in FY 2023-24
- BDT **716.31 cr**  
in FY 2022-23
- BDT **652.10 cr**  
in FY 2021-22
- BDT **565.31 cr**  
in FY 2020-21

## Classified Loan

BDT **190.13 cr**  
in FY 2023-24

Rate of Classified  
Loan **3.96%**  
in FY 2023-24

Moreover, under the close supervision of Management, the amount of classified loan has come down significantly in the last five years. The classified loan balance in FY 2022-23 was TK 160.32 Cr. or 3.80% which increased to TK 190.13 Cr. or 3.96 % in 2023-24.

## Outstanding Balance

Over the last five years, BHBFC's total outstanding balance has steadily increased. The outstanding balance in FY 2020-21 was Tk. 3702.51 Cr. which increased to Tk. 4800.10 Cr. in FY 2023-24 (total increase of Tk. 1097.59 crore).

- BDT **4800.10 cr**  
in FY 2023-24
- BDT **4223.18 cr**  
in FY 2022-23
- BDT **3933.26 cr**  
in FY 2021-22
- BDT **3702.51 cr**  
in FY 2020-21

## Net Profit (Before Tax)

BDT **232.65 cr**  
in FY 2023-24

The income of the corporation has gradually increased in the last five years. In FY 2023-24 the income has been 423.95 Cr. on accrual basis. The income of the corporation has increased by 5.81 Cr. compared to FY 2022-23. Expenditure of the corporation has also been increased in the last five years due to the expansion of other services of the corporation including loan services. Compared to the financial year 2022-23, the expenditure of the corporation has increased by 8.9 Cr. Tk. and was 158.07 Cr. in FY 2023-24.



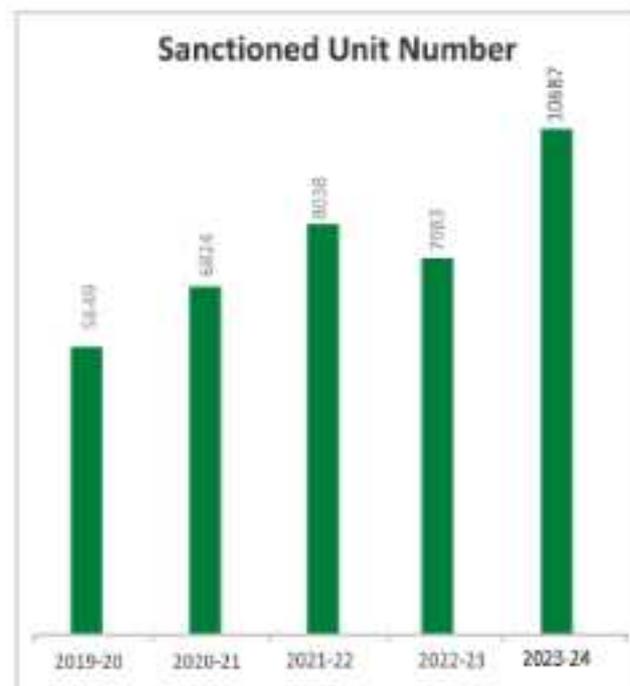
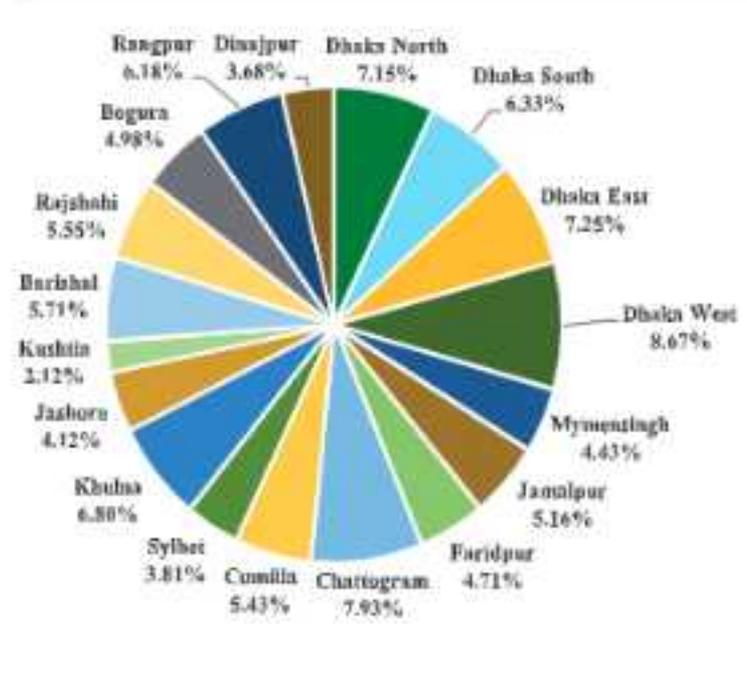
## PROGRESS IN ACHIEVING BUSINESS TARGETS

Particulars	2022-2023		2023-24		Increase/ (Decrease)	Change %
	Target	Achievement	Target	Achievement		
<b>Business Indicators</b>						
Loan Sanctioned	775.00	845.92	1050.00	1289.41	443.49	52.43%
Loan Disbursed	675.00	695.88	775.00	912.29	216.41	31.10%
Recovery from the Classified Loan Cases	58.54	27.54	51.40	23.01	(4.53)	(16.45%)
Total Recovery	631.32	716.31	646.36	685.36	(30.95)	(4.32%)

Particulars	Achievement in 2022-23	Achievement in 2023-24	Increase/ (Decrease)
<b>Business Indicators</b>			
Classified Loan Balance	160.32	190.13	29.81
Unclassified Loan Balance	4062.86	4609.97	547.11
% of Classified Loan	3.80%	3.96%	0.16%
Outstanding Balance	4223.18	4800.10	576.92
<b>Income Statement</b>			
Total Income	418.14	423.95	5.81
Total Expense	149.17	158.07	8.90
Net Profit Before Tax	273.89	232.65	(41.24)
Net Profit After Tax	165.92	132.78	(33.14)
<b>Financial Position</b>			
Properties & Assets	5663.87	5693.71	29.84
Loans and Advances	3927.16	4535.74	608.58
Paid-up Capital	110.00	110.00	-



# GRAPHICAL PRESENTATION



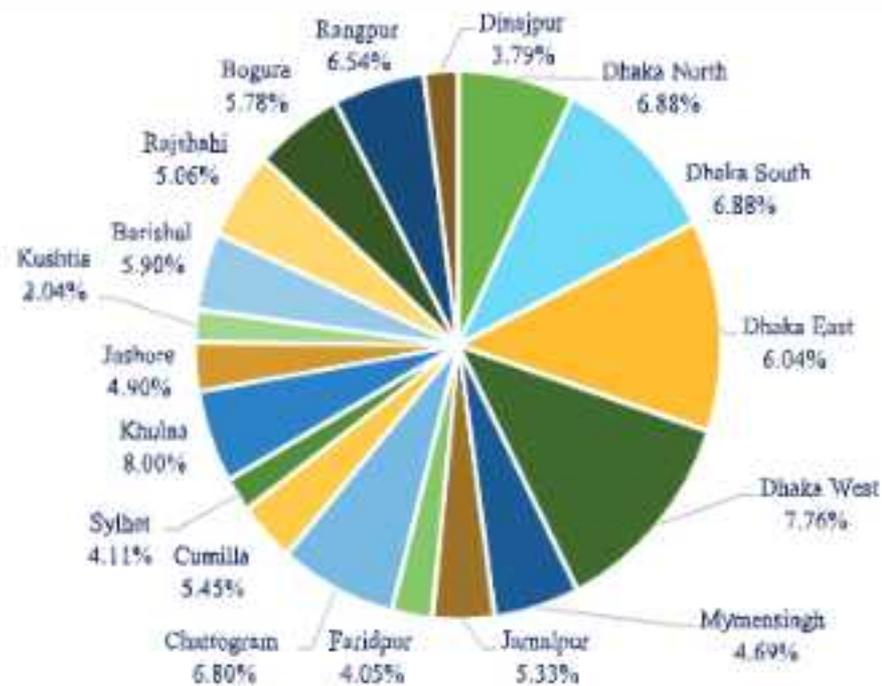
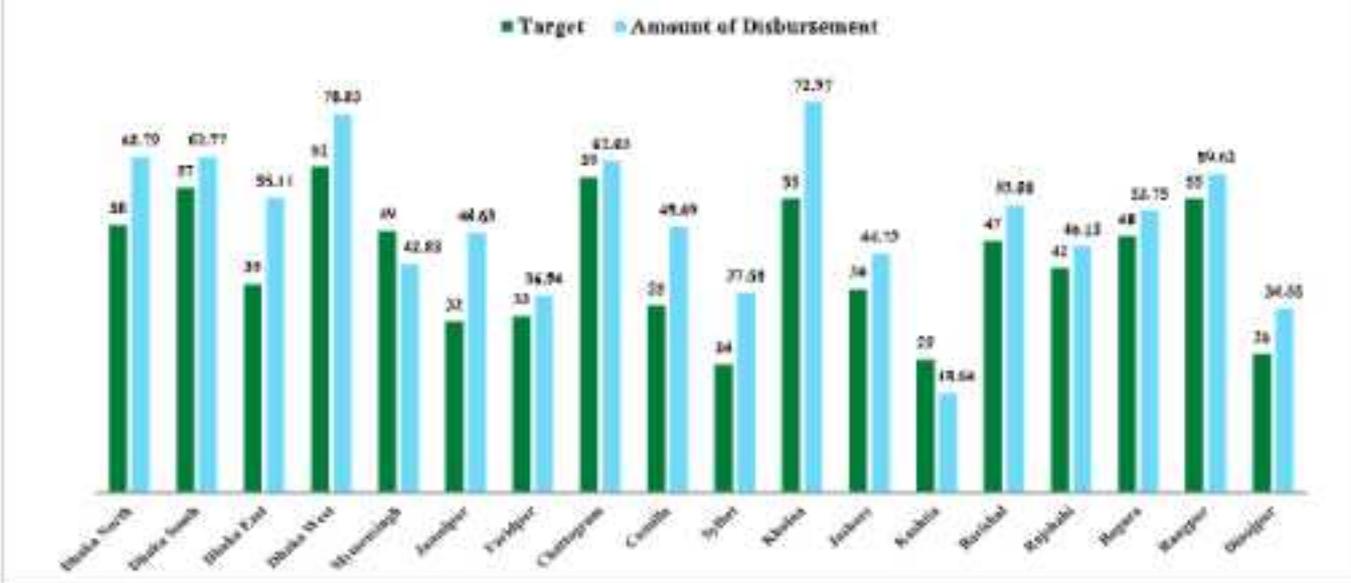


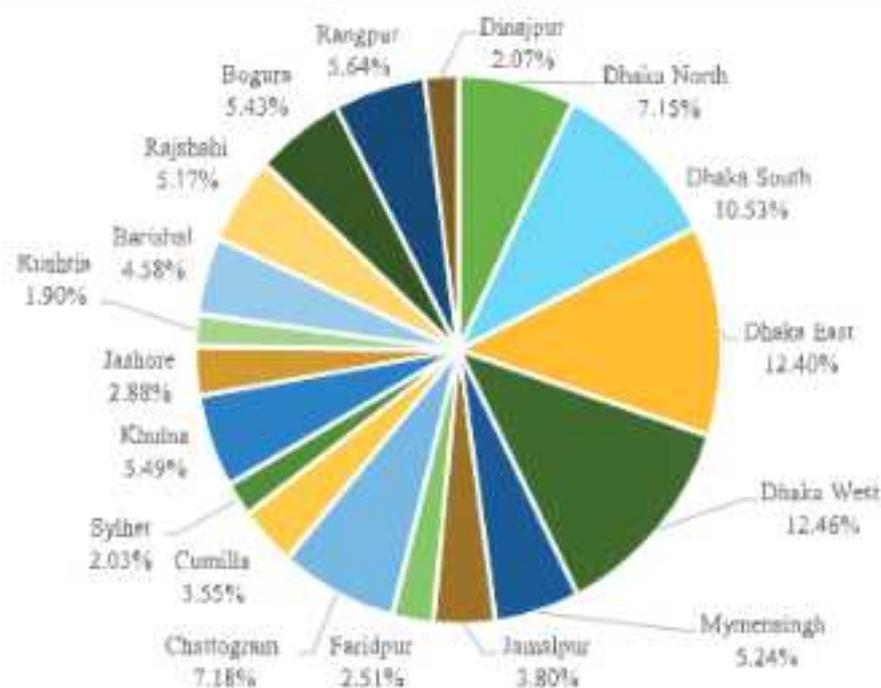
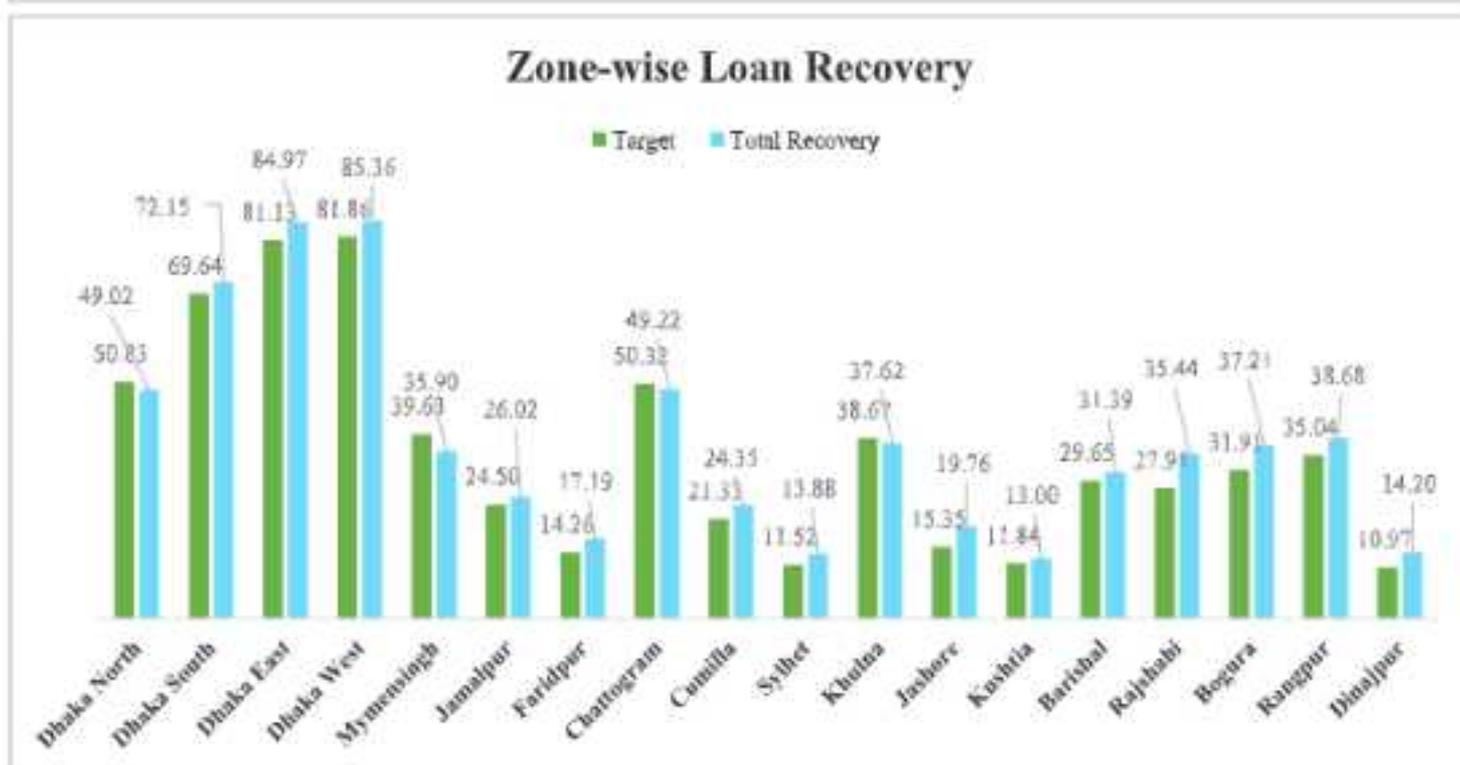
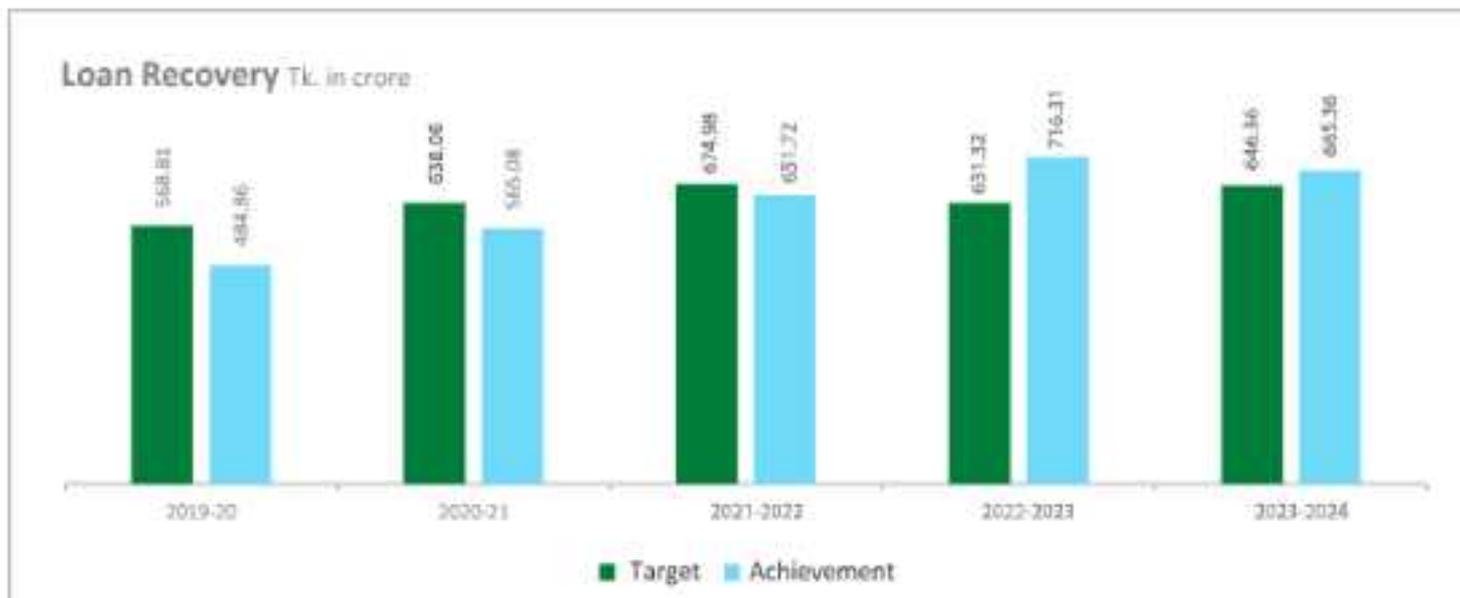
### Disbursement of Loan & Investment

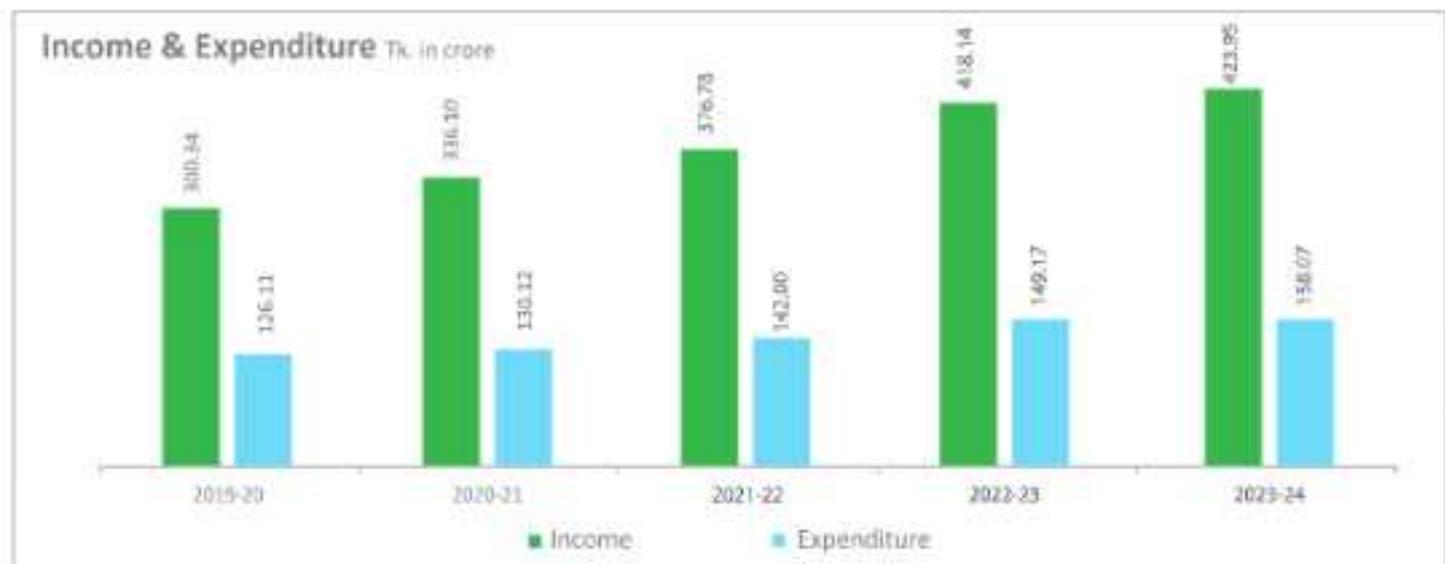
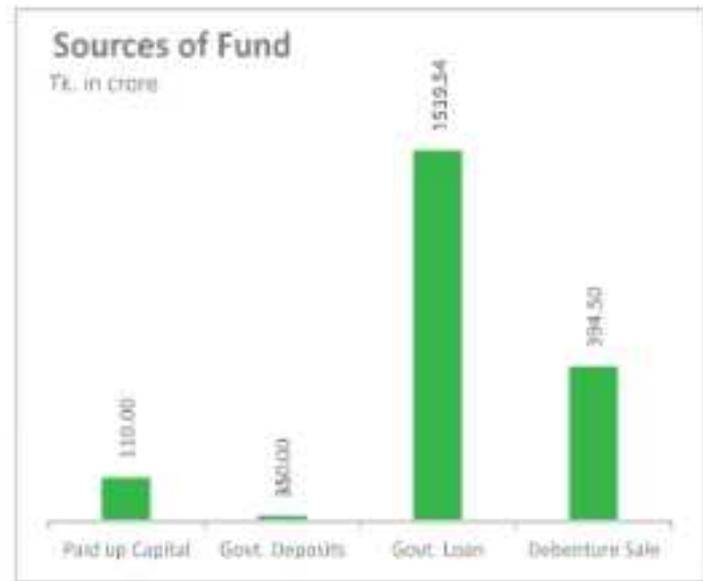
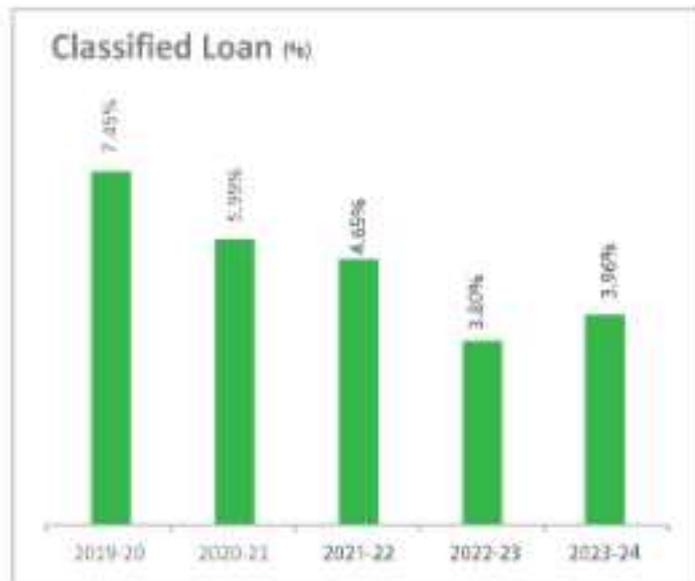


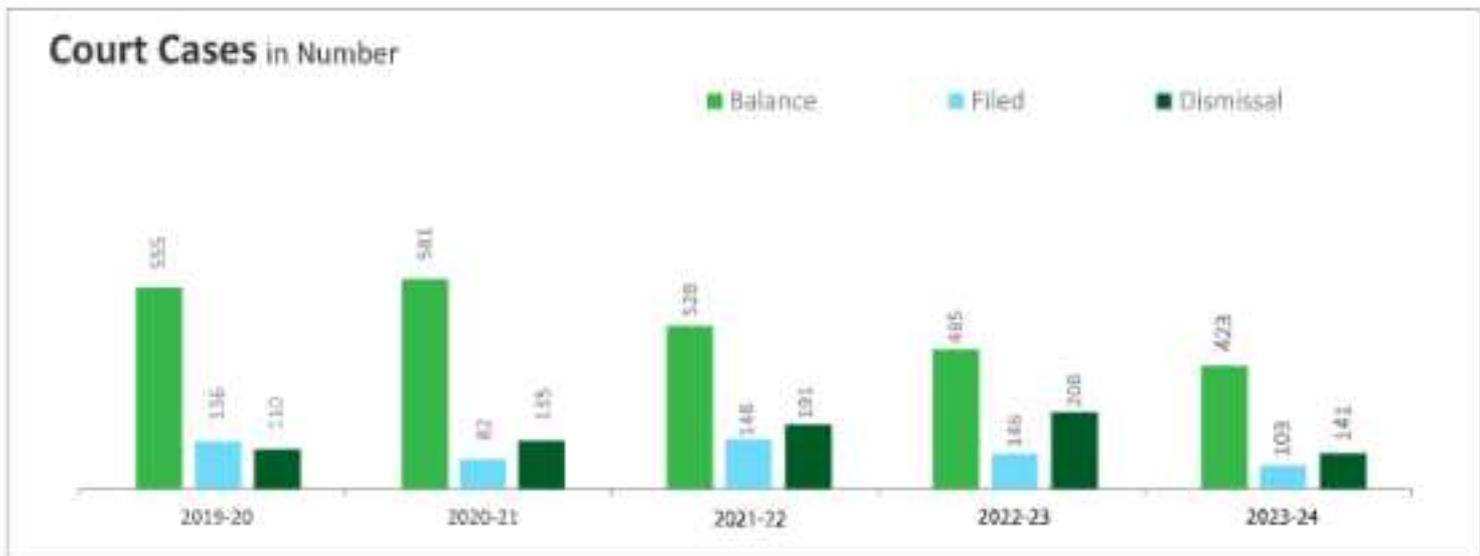
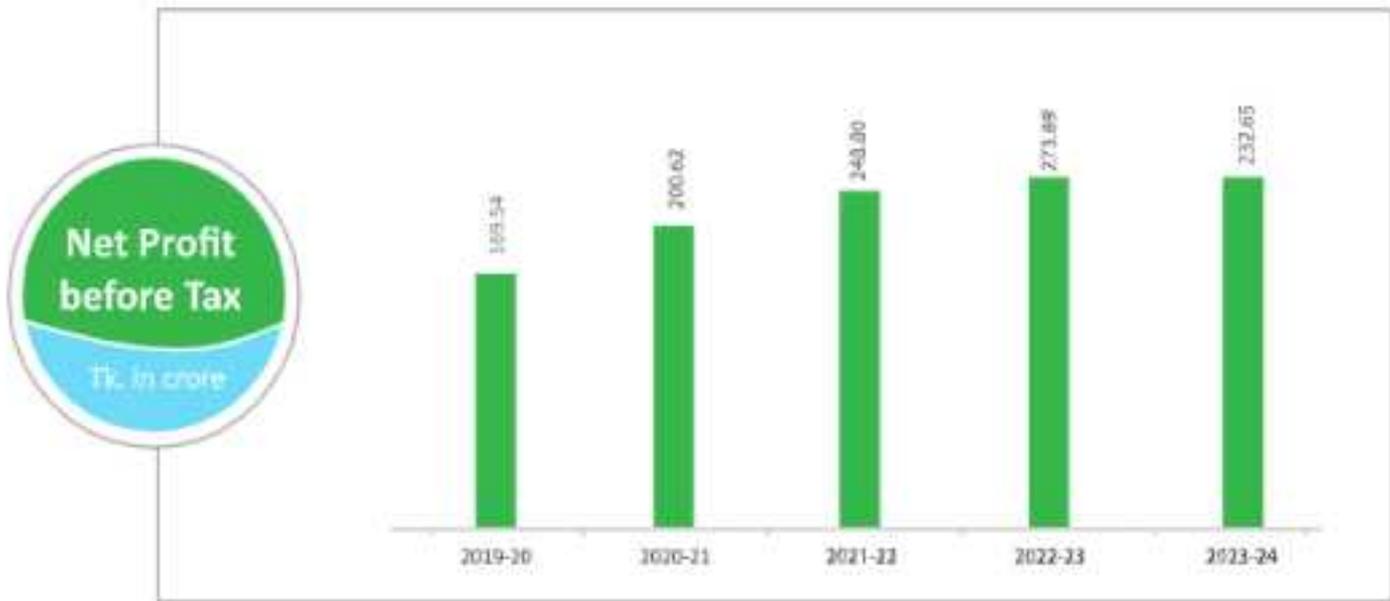
TL in crore

### Zone-wise Disbursement of Loan & Investment











**BHBFC's Business Related Achievement Data of Last 10 Years (in Lac Tk)**

Particulars	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
Authorized Capital	11,000	11,000	11,000	11,000	11,000	11,000	11,000	100,000	100,000	100,000
Paid-up-Capital	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000
Reserve Fund	1,293	1,333	1,373	1,413	1,453	1,493	1,533	1,573	1,613	1,653
Redeemable Debenture	58,350	47,250	39,450	39,450	39,450	39,450	39,450	39,450	39,450	39,450
Govt. Deposits	1,271	1,271	1,271	1,271	1,271	1,271	1,271	350	350	350
Govt. Loan	32,250	51,500	65,462	79,300	92,138	94,920	121,970	163,560	160,293	153,954
Other Liabilities and Equity	257,977	273,508	289,044	261,823	279,790	283,298	303,307	326,334	353,681	362,964
<b>Total Liabilities &amp; Equity</b>	<b>362,141</b>	<b>385,862</b>	<b>407,600</b>	<b>394,257</b>	<b>425,102</b>	<b>431,432</b>	<b>478,531</b>	<b>542,267</b>	<b>566,387</b>	<b>569,371</b>
(a) Loans & Advances (Balance)	273804	269832	266054	274864	290303	311399	335176	360515	392716	453574
(b) Deferred Interest on Unclassified Loan (OBSI)	28406	30730	33060	34808	35788	35895	35074	32811	29602	26437
<b>Total Loan Balance (a+b)</b>	<b>302210</b>	<b>300562</b>	<b>299114</b>	<b>309671</b>	<b>3260901</b>	<b>347293</b>	<b>370250</b>	<b>393326</b>	<b>422318</b>	<b>480011</b>
Fixed Assets	871	827	743	940	1614	1437	1242	1370	1104	1350
Cash at Bank (With FDR and share investment)	13734	35862	51700	61690	62003	53880	67232	96009	76504	17621
Other Assets	73732	79341	89103	56763	71182	64716	74881	84373	96063	96826
<b>Total Assets</b>	<b>362141</b>	<b>385862</b>	<b>407600</b>	<b>394257</b>	<b>425102</b>	<b>431432</b>	<b>478531</b>	<b>542267</b>	<b>566387</b>	<b>569371</b>
Total Income	24289	24258	25670	26578	28943	30034	33600	37679	41814	42395
Total Expenditure	8382	8775	10079	10695	12098	12611	13013	14200	14917	15807
<b>Net Profit (Before Tax)</b>	<b>15769</b>	<b>15569</b>	<b>16128</b>	<b>15629</b>	<b>16930</b>	<b>16954</b>	<b>20062</b>	<b>24880</b>	<b>27389</b>	<b>23265</b>
Loan Balance										
(a)Unclassified	281632	279374	280349	286007	304023	321427	349073	375032	406286	460997
(b) Classified	20579	21188	18765	23664	22068	25866	22178	18294	16032	19013
i.Sub-Standard	6162	7599	5934	9334	7954	9844	5932	4734	3858	5558
ii. Doubtful	3590	3487	3095	4229	4716	5887	5315	3354	2311	1012
iii. Bad	10827	10102	9736	10100	9397	10135	10931	10205	9862	12443
<b>Total Loan Balance (a+b)</b>	<b>302210</b>	<b>300562</b>	<b>299114</b>	<b>309671</b>	<b>326091</b>	<b>347293</b>	<b>370251</b>	<b>393326</b>	<b>422318</b>	<b>480010</b>
Classified Loan %	6.81%	7.05%	6.27%	7.64%	6.77%	7.45%	5.99%	4.65%	3.80%	3.96%



**BHBF's Business Related Achievement Data of Last 10 Years (in Lac Tk)**

Particulars	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
<b>Loan Sanctioned</b>										
Target	45000	45000	35000	40000	60000	45000	55000	70000	77500	105000
(a) Achievement in Amount	31121	26091	35342	40161	55306	45531	61926	71484	84597	128941
(b) Number	1154	947	1301	991	1546	1273	1687	1927	1889	2799
<b>Cumulative Loan Sanctioned</b>										
(a) Number	77545	78492	79793	80784	82330	83603	85290	87217	89106	91905
(b) Amount	583065	609156	644498	684659	739965	785496	847422	918906	1003503	1132444
<b>Sanctioned Housing Units</b>										
(a) Number	4508	4148	5318	4534	6833	5649	6824	8038	7083	10687
(b) Cumulative Number	193525	197673	202991	207525	214358	220007	226831	234869	241952	252639
<b>Loan Disbursed</b>										
Target	40000	40000	30000	35000	50000	45000	50000	60000	67500	77500
(a) Achievement in Amount	27173	24798	27851	36645	43466	42195	51403	58895	69588	91229
(b) Cumulative Amount	520265	545063	572914	609559	653025	695220	746623	805518	875106	966335
<b>Recoverable Loan</b>										
(a) Amount	55742	56904	58342	56412	57182	56881	63806	67498	68986	69775
(b) Cumulative Amount	871458	928362	986704	1043116	1100298	1157179	1220986	1288484	1357470	1427246
<b>Loan Recovery</b>										
(a) Unclassified	42511	47795	49613	48093	48984	46083	53433	61973	68877	66235
(b) Classified	5970	4502	4657	2583	3830	2403	3086	3241	2754	2301
i. Sub-Standard	1493	1126	1164	720	1325	893	1212	1048	680	540
ii. Doubtful	597	450	466	290	535	465	503	711	489	346
iii. Bad	3881	2926	3027	1573	1970	1045	1370	1481	1585	1415
<b>Total Recovery (a+b)</b>	48481	52297	54270	50676	52814	48486	56519	65213	71631	68536
Cumulative Recovery	739909	792206	846476	897151	949965	998451	1054970	1120183	1191814	1260350
<b>Total Manpower</b>	519	519	477	464	702	667	616	608	588	646
<b>Number of Offices</b>										
(a) Number Of Zonal Office	14	14	10	10	10	10	10	10	10	18
(b) Number Of Regional Office	15	15	14	14	14	14	14	14	14	-
(c) Number of Branch Office	-	-	61	61	61	61	61	63	66	73
<b>Total Number of Offices (a+b+c)</b>	29	29	85	85	85	85	85	87	90	91



BHBFC's  
**Priorities & Activities**



# Prioritizing Government's **PLANS & ACTIVITIES**



- ✓ **Ensuring Housing for All**
- ✓ **BHBFC toward Sustainable Financing**
- ✓ **Developmental Projects of BHBFC: *Steps to enhance Housing Finance in the Growth Center for Low and Middle Income Group***
- ✓ **Embedding Automation and Innovation**



# Ensuring Housing for All

## Housing Sector of Bangladesh

Housing is one of the basic human needs, which provides security and sense of belonging. People need a place to protect themselves from the elements, secure their belongings, and create a space to share with family. Those who live in unplanned and sub-standard housing may suffer from overcrowding, poor protection from adverse natural conditions and inadequate access to basic utilities. Such conditions often lead to health problem issues, particularly for children. For these reasons, housing is recognized in the Universal Declaration of Human Rights as a part of the right to an adequate standard of living, along with food, clothing, medical care, and social services.

Bangladesh is one of the most densely populated countries in the world. Bangladesh is struggling to provide affordable housing at a pace fast enough to meet the demand from its growing population, particularly in urban areas. Land prices are high and permanent housing is rare—barely 4% in rural areas and 28% in urban centers. Bangladesh will need to construct approximately 8.5 million houses in the next five years to overcome the existing shortage in urban areas and meet the future demand of housing.

### The Constitution of Bangladesh

#### Article 15 (Part 2)

“The provision of the basic necessities of life, including food, clothing, shelter, education and medical care to all the citizens by the state”.

So, the Government is constitutionally committed to undertake plan and programs for housing development and housing finance throughout the country, without preference to any particular area or segment of the population.

Like any other country in the world, the housing sector plays vital roles both in the context of the economy of Bangladesh and serving the fundamental human right of shelter. Apart from providing physical shelter, housing may have significant impact on the lives of the dwellers in terms of skills enhancement, income generation, increased security, health, self-confidence and human dignity.

The housing sector plays an important role in attaining economic stability. This sector contributes 7.77% in GDP, which is BDT 4,09,947 crore in numeric value. According to Article 15 of the Constitution, the provision of the basic necessities of life, including shelter, is a fundamental responsibility of the state to attain. Projection from last population census says that the total housing demand will be 1.14 million units in 2030.

The number of urban dwelling people is almost 32% of the total population now, which is increasing gradually. But the growth of housing sector in the last three years is only 4.0-5.0%. Almost everyone dreams for his/her own house and puts his/her lifetime endeavor for owning a proper shelter. To meet this basic demand there are



some state-owned and private institutions, which are involved in home construction, home loan and allotment of plots and flats.

In the construction of houses, the real-estate developer companies are directly involved. There were only 10 developer companies in 1980s; their number has now increased to about 2000, and of them 840 companies are registered member of the Real Estate and Housing Association of Bangladesh (REHAB). However, only 10-15 companies hold 90% share of the real-estate market and their operation is confined only in Dhaka and Chattogram city areas.

### Policy-Makers and Authorities of Housing Sector

The regulators and stakeholders corresponded to formal housing are:

Policy and Regulatory Bottlenecks:	Stakeholders:
<p>Important policy compliances are in the housing market:</p> <ul style="list-style-type: none"> <li>✓ Bangladesh National Building Code 2020;</li> <li>✓ Dhaka Structure Plan 2016-2035;</li> <li>✓ National Housing Policy 2016;</li> <li>✓ Dhaka Mahanagar Building (Construction, Development Protection &amp; Removal) Rule 2008;</li> <li>✓ Private House Land Development Rule 2004 ;</li> <li>✓ Real Estate Act 2010;</li> <li>✓ National Housing Authority Act 2000;</li> <li>✓ 8th Five Year Plan (2021-2025)</li> </ul>	<p>Key stakeholders identified so far are:</p> <ul style="list-style-type: none"> <li>• Ministry of Housing;</li> <li>• National Housing Authority;</li> <li>• RAJUK;</li> <li>• Financial Institute: House Building Finance Corporation, Banks, NBFIs;</li> <li>• Real Estate Developers;</li> <li>• Construction Material Suppliers/Producers.</li> </ul>

### Housing Finance of Bangladesh

Outstanding housing loans from banks and finance companies at the end of June 2024 stood at BDT 1283.8 billion, which was 7.8 percent of private sector credit. PCBs with major deposit collections engaged in housing loan business and positioned themselves dominantly with BDT 734.2 billion outstanding housing loans in FY 24. SCBs scored the second highest amount of BDT 320.7 billion, and other banks registered BDT 56.3 billion in FY 24. Besides, specialized housing finance companies with long-term deposits collection also had noticeable credit of BDT 101.1 billion in FY24.

Bangladesh House Building Finance Corporation (BHBFC), the only state-owned housing loans lender, had outstanding amount of BDT 48.0 billion in FY24. The primary source of BHBFC fund is the paid-up capital contributed by the government. Besides, BHBFC raises funds by selling government-guaranteed debentures with assistance of the Ministry of Finance from BB and other commercial banks. In FY24, BHBFC disbursed BDT 9.1 billion against a recovery of BDT 6.9 billion.

To provide housing facilities for marginalized communities, Grihayan Tahobil was formed by the government in 1998 under the management of BB. This fund supplies loan facilities to NGOs at a 1.5 percent simple interest rate for disbursing the credit to the rural poor at a 5.5 percent simple interest rate with a recovery period of maximum 7 years. As of June 2024, the fund released BDT 6.1 billion among enlisted NGOs, with a recovery rate of 94.5 percent. With the fund received 1,01,793 housed had already been built in FY24.



### Outstanding Housing Loans (Billion Tk.)

Lenders	Outstanding as of end June		
	FY 22	FY 23	FY 24 <sup>p</sup>
<b>a. Specialized housing finance providers</b>	94.3	96.8	101.1
<b>I. BHBFC</b>	39.3	42.2	48.0
<b>II. Delta-Brac Housing Finance</b>			
<b>III. National Housing Finance and Investment limited</b>	41.4	41.0	39.7
	13.6	13.6	13.4
<b>b. Banks</b>	894.8	1024.3	1111.2
<b>I. PCBs</b>	590.2	681.5	734.2
<b>II. SCBs</b>	259.3	293.8	320.7
<b>III. Other banks (foreign and specialized)</b>	45.3	49.0	56.3
<b>c. Other Financial Institutions</b>	70.1	70.9	70.0
<b>d. Micro-credit lenders Grameen Bank</b>	1.2	2.1	1.5
<b>Total</b>	1060.4	1194.1	1283.8
<sup>p</sup> Provisional			
Source: Annual Report (July 2023-June 2024), Bangladesh Bank			

Under Grihayan Tahobil, a 12-storied women's hostel for accommodating 388 women workers at Ashulia, Savar was built at a cost of BDT 0.2 billion. Besides, a four-storied dormitory for 1,008 female workers under BEPZA was also constructed in Mongla EPZ at a cost of BDT 0.3 billion. In addition, the fund sanctioned BDT 0.02 billion in favour of the project 'Ghore Fera Karmoshuchi' implemented by Bangladesh Krishi Bank (BKB).



## Participation in Government's Perspective Plans

As a proper housing sector and financing for formal housing ensure shelter, security, social status and privacy of living for the human being in a good livable environment, the Government of Bangladesh (GOB) is committed to ensure quality housing for its citizen. The Government has been putting required policies in place in this regard and as a pioneer and only state-owned financial institution in financing for constructing or purchasing a home for citizen of all areas, we have adopted some of the progressive policies of the Government of Bangladesh (GOB) as follows:

Sustainable Development Goal attempts to achieve global development by setting development goals are a 21<sup>st</sup> Century concept. By declaring the Millennium Development Goals (MDGs), the United Nations was the first in the global arena to set specific goals and strive for the desired progress of the human race.

Reviewing the Millennium Development Goals, it is seen that several least developed countries of the world including Bangladesh have achieved success. But in many cases this development is not balanced and sustainable. Therefore, in a special session of the United Nations held on 25 September 2015, the world leaders, motivated by the achievements of the previous development efforts, gave priority to the newly balanced and sustainable development concepts and announced Transforming Our World: The 2030 Agenda for Sustainable Development.



With 17 Sustainable Development Goals (SDGs), 179 targets and 232 indicators of Agenda 2030, Bangladesh has pledged to implement this Agenda 2030 with 192 countries of the world. These goals contain our collective hope and aspiration. The journey of this new goal begins where the Millennium Development Goals end. It aims at the successful completion of the unfinished part of the predecessor's goals.

The goals of the SDGs come into effect on January 1, 2018, and for the next fifteen years, it will serve as a catalyst for the necessary initiatives in areas that are important to the world and to mankind. Bangladesh will become an upper middle income country through the successful implementation and full utilization of the Sustainable Development Agenda. The main idea of SDG is "Leave no one behind". This vast endeavor will be accomplished with the cooperation of all countries of the world, all peoples and partners. Along with the government, there will be participation of representatives of private sector, non-governmental organizations, grassroots organizations and all communities. In simple words, sustainable development is the development that takes



place not only for the present generation but also for the future generation. The scope, goals and indicators of the Sustainable Development Agenda are very wide and wide. There is no such thing in the world that is not in it. Ensuring balance between economic, social and environmental is a key pillar of sustainable development. Therefore, the SDGs are committed to achieving sustainable development in these three-dimensional economic, social and environmental fields through a balanced and integrated process. Bangladesh House Building Finance Corporation (BHBFC) wants to be a worthy rider in the government's development progress. The areas in which BHBFC is able to contribute to the implementation of the Sustainable Development Agenda:

1. Meet basic needs;
2. Quality of life development;
3. Land use in planned development.

The importance of sustainable urban development and management for a better quality of life is immense. BHBFC has been contributing for almost six decades since its inception to ensure access to affordable housing. BHBFC is implementing the SDG plan as per the mapping prepared by the government.

Out of the 16 Sustainable Development Goals being implemented by the government, the Financial Institutions Division, Ministry of Finance has identified two goals for BHBFC as follows:

<b>Relevant Sustainable Development Goals and Indicators</b>	
<b>Goal 8: Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all</b>	
Target 8.01	Sustain per capita economic growth in accordance with national circumstances and, in particular, at least 7 per cent gross domestic product growth per annum in the least developed countries.
Target 8.10	Strengthen the capacity of domestic financial institutions to encourage and expand access to banking, insurance and financial services for all
<b>Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable</b>	
Target 11.1	Safe and affordable housing UN definition: By 2030, ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums.
Target 11.3	Target 11.3: Inclusive and sustainable urbanization UN definition: By 2030, enhance inclusive and sustainable urbanization and capacity for participatory, integrated and sustainable human settlement planning and management in all countries.



## 8.01 Achieving Economic Growth

The BHBFC has adopted a plan to achieve growth in line with the 8th Five Year Plan announced by the government to achieve the Sustainable Development Goals (Article 7.1 of the Sustainable Development Goals and Objectives mentions a minimum annual GDP growth of 7% in the least developed countries, depending on the national situation. In the 2023-24 financial year, the GDP growth has been 5.82% and the government is continuing its efforts to make a significant contribution to the GDP growth by expanding the scope of BHBFC loan disbursement program as a development partner. Debt disbursement will lead to growth in the multidimensional development of the economy through direct inflow of money to the housing sector. New employment is being created especially in the field of production and sale of construction materials and related fields. As a result, growth in the housing sector will increase from 8.12% (2015) to 9.41% by 2026, in the current competitive market, interest rates on loans are an important factor in the construction of home loans.

## 8.10: Access to Banking, Insurance and Financial Services

This section of the Sustainable Development Goals and Objectives focuses on enhancing the capacity of financial institutions to increase public access to banking, insurance and financial services. BHBFC has already made significant progress in achieving that goal.

Field level offices have been divided into zonal and branch offices through reorganization of organizational structure. As a result, the services of the corporation have been able to reach the doorsteps of the middle class and non-middle class from the suburbs and peri-urban areas. The corporation is setting up offices in almost every district town of the country. By changing the organizational structure, the number of offices has been increased against potential service recipients and population, which will greatly increase the role of corporations in achieving inclusive and sustainable economic growth.

## 11.0 Inclusive, secure, impact-resistant and sustainable cities and settlements

Indicator 11.1 addresses issues such as ensuring adequate safe and affordable housing for all by 2030 and access to basic necessities, as well as the development of textiles.

BHBFC conducts lending activities considering the financial capacity of the middle and lower middle class Population. BHBFC has traditionally contributed since its inception to ensure access to improved housing. In the interest of affordable and up-to-date housing, the idea of creating more people living in the same building is being inculcated among the people.



In this regard, Indicator 11.3 calls for the expansion of inclusive and sustainable urbanization by 2030 and the enhancement of participatory, integrated and sustainable settlement planning and management capacity. Subsection 11.3.1 of the said section mentions taking action on land use with the rate of population growth.

BHBFC emphasizes on the construction of buildings in accordance with the land use policy of the country. We know the 4 tools in production are land, labor, capital and organization. In the meantime, land is an instrument of production that cannot be expanded. Therefore, its conservation is most important for sustainable development. As a result of the need for housing and other physical infrastructure, about 1 percent of agricultural land is being converted to non-agricultural land every year. The reason is that BHBFC is emphasizing the issue of land conservation through upward expansion instead of horizontal expansion. BHBFC provides special loans for the construction of planned high-rise buildings from urban to peripheral and even in rural areas. BHBFC continues to increase investment in rural housing, taking into account the alarming decline in agricultural land in rural areas. At present, the loan ratio of BHBFC in urban and rural areas is 26.74 which is higher than other financial institutions in the sector. BHBFC has introduced rural housing loans to increase credit activities in rural areas. This initiative of BHBFC will play a role in achieving the Sustainable Development Goals in proportion to the land use in line with the population growth rate.

In general, the corporation emphasizes on the availability of basic amenities like electricity, water, gas and communication, etc., to the citizens under construction while providing loans. As a result, the construction of houses on the loan of the corporation created an opportunity for the people to access all these basic facilities. In order to ensure these basic facilities such as renewable solar power, alternative energy sources, biogas, sewerage, sanitation, etc. in the loan houses of the corporation in rural areas.

Various effective steps have already been taken to achieve the SDG targets by increasing lending activities against the demand for home loans and playing a role in national growth. By amending the law, it has taken steps to increase the financial capacity of the corporation by increasing the authorized capital, raising deposits, and raising loans from international companies.

The main idea of SDGs is to make everyone a partner in development. Inspired by this, the corporation has increased the loan ceiling, reduced interest rates and introduced rural housing loans, which has resulted in more people being included in the home loan services sector and at the same time providing loans for construction of more housing units. As a result, with the increase in employment in the housing sector, the demand for construction materials is also increasing. As a result, the government's revenue is also increasing. Thus, the corporation is playing an important role in achieving inclusive sustainable development and economic growth by making the wheel of the country's economy more dynamic.

### **Perspective Plan-2041 & 8th Five-Year Plan for ensuring Affordable Housing**

In the 50 years since independence, Bangladesh has achieved great success regarding the development of the country. There have been significant improvements in access to food, security, healthcare, and education, which have led to an overall increase in the standard of living and a decrease in poverty rates. However, not all sectors have developed in a similar fashion.



There are two main visions of the Perspective Plan 2041

- (a) Bangladesh will be a developed country by 2041, with per capita income of over USD 12,500 in today's prices and fully in tune with the digital world,
- (b) Poverty will become a thing of the past in Sonar Bangla.

The Government has strong policy consideration for village centric development and prosperity. The present Government would undertake a program and implement it to upgrade the structure of villages like a township. Initiatives have been taken to provide every village with facilities of the modern town, including developed roads, communication, safe drinking water, modern healthcare and proper treatment, standard education, developed sewerage and waste management, increasing Electricity and fuel supply, computer and high-speed internet facilities, electric equipment and standard consumer goods

BHBFC always strives to cope up with its vision through activities needed to its targeted beneficiaries. As the unserved low and middle income segments of people live predominantly in rural and peri-urban areas, BHBFC shifts its service from the big cities to rural and peripheral areas of the country, eventually raising of the disbursement ratio from urban to rural areas which is now 26.74. With the intention of bringing to serve at the doorsteps of clients the Corporation has expanded its coverage approving the enhancement of field offices from 29 to 91 offices where as 73 branches, and 18 Zonal offices have already been in operation. BHBFC is suffering fund constraints in face of high and ever increasing demand, BHBFC has taken several effective steps to expand and diversify its fund base. The proposal from BHBFC for raising its authorized capital from 110 to 1000 Crore BOT is in active consideration of government, in addition, BHBFC is approaching towards alternative fund sources other than the government, like IsDB, AFD, ADB, JICA etc. A financing agreement is already signed between the government and IsDB, including BHBFC as executing agency for financing of EUR 94.75 million under the project titled "Rural & Peri-urban Housing Finance Project of Bangladesh.

BHBFC provides credit facilities for construction of dwelling houses and apartments in cities, towns and rural areas. The corporation offers 5-25 year loans at simple rate of interest. BHBFC operates its loan program to all over Bangladesh (City Corporation, District town, Upazilla head quarter and Growth centers). But, due to fund crisis, it has become difficult for BHBFC to operate its loan program to fulfill the existing need. As the financial capacity of the people is improving which leads to an increasing demand in housing sector, BHBFC aims to provide Housing Loan for the mid-income level people living in urban, sub-urban and rural areas of Bangladesh. The Corporation has taken various steps to increase its financial capability so that it can meet the demand of rural areas as well as urban areas.

National development plans such as the Government's 8th Five-Year Plan (FY 2022-2025) emphasize affordable housing where the strategies about housing focus on:



- i. Creating efficient housing market through continuous assessment of housing demand and supply as well as collection, analysis and dissemination of information about housing markets on a regular basis.
- ii. Improving the mechanism for Financing housing by stimulating the efficiency and the dynamism of mortgage market by ensuring a level playing field, carrying out, reforms in land administration and regulatory environment, and restructuring BHBFC.
- iii. Extending housing loans through Financial Institutions to vulnerable and disadvantaged groups, mid-income people, and people living in poverty. The range of financial institutions will be broadened particularly to cater for the provision of small loans.
- iv. A sustainable development pathway that is resilient to disaster and climate change and entails sustainable use of natural resources, and successfully manages the inevitable urbanization transition

Affordable housing refers to housing units that are affordable by that section of society whose income below the median household income. It enables house finance companies/banks/ financial institutions to provide long term loans to the people belonging to the economically weaker section middle income groups in peripherals of urban and semi-urban areas. Affordable housing has become a key issue especially in deloping nations where a "majority of the population isn't able to our houses at high market price or vividly they are termed as "the missing market".



## Challenges in Housing Sector:

The bigger challenge is to provide housing or housing opportunities for the vast multitude of people living in vulnerable conditions. Creative economic partnerships and incentives may go towards creating housing of diversity. Government land may be given to developers for dense development with the purpose of creating a community where a certain percentage in the area/volume in the development should be built for low-income/middle-income habitation. Needed are enlightened developers and engaged state to create both new models and opportunities.

### ✓ Rise in land price

A piece of land is now-a-days being treated as the prime asset to an individual or an institution all over the world. Government regulations on land use and land development affect land and housing market in three broad ways: (i) land supply constraints, (ii) excessive plot-size standards and subdivision design, and (iii) procedural delays and red-tape. In most of the cases, land buyer has been experiencing procedural delays and bureaucratic red-tapism in land registration, plan approval for land development, handing over of plots. Besides, urban and rural management authorities in the capital and divisional sadars are encouraging high rise apartment development in the inner city against housing plot development in urban peripheral lands.

### ✓ High apartment price

Most of the apartment buildings in Dhaka and Chattogram City areas are built by the developer companies. Most of the apartments built by developer companies are expensive and not affordable to middle income people. The prices of apartments have started to rise in Dhaka and Chattogram city area after a three-year stagnation as demand for new homes increased and construction costs surged. Apartments in Dhaka and Chattogram city are more expensive now, depending on their location and amenities. The developers claim that prices are going up further every year mainly due to the higher cost of construction materials.

### ✓ High home loan interest rate

As Bangladesh House Building Finance Corporation is offering loan facilities at lowest rate of interest 7%, other home loan provider financial institutions have a comparatively high interest rate. Though most of them have reduced their interest rate under 10% now, home loan borrowers have a common obligation that the interest rate is still not affordable. Addition to this, interest amount of lending institutions is being charged in compound rate of interest, whereas, BHBFC calculated the interest amount in simple rate of interest.

### ✓ High property transfer and registration fee

Apart from the amount paid as the price of a flat or plot, a customer needs to spend at least an additional amount equivalent to 15% of the property value as registration cost. A buyer of land or flat worth Tk1 crore will now pay Tk10 lakh as registration cost, which includes stamp duty, registration fee, VAT and local government tax, from Tk14 lakh the previous year. But in perspective of the buyer, the property registration cost should be brought down to single-digit to increase the flow of property transfer. High property transfer and registration cost coupled with freeze on gas connection and high bank interest rates are also leaving an adverse effect on the overall housing sector.



## Green Residential Building Model by BHBFC: Steering Financing Towards Climate Sustainability

### Background:

Global warming and climate change is a harsh reality and widely discussed topic in today's world. Climate change has become a major crisis for the world. Unbridled global warming is responsible for climate change. The main reason behind the increase in global warming is the massive release of greenhouse gases into the atmosphere. Bangladesh is one of the countries facing natural disasters caused by climate change. Due to geographical reasons, Bangladesh is always a disaster-prone country. In addition, global warming has increased the severity of disasters. Climate change has become a powerful regulator in the overall socio-economic scope of the people of this country, including food, fresh water, livelihood, health, infrastructure and energy security. Natural disasters such as severe wildfires, cyclones, floods, droughts and salinity in coastal areas, river bursts or lightning have increased alarmingly. The government has adopted various plans and policies for sustainable development by reducing carbon emissions and addressing climate risks. In this regard, specific action plans have been formulated to deal with the effects of climate change through adaptation and mitigation and priority has been given to environment and climate change in all development activities.

Housing is one of the major sectors of greenhouse gas emissions. About 28% of greenhouse gases are emitted into the atmosphere through the construction and use of houses. If this housing sector can be made sustainable and eco-friendly and create healthy and suitable housing by reducing energy and resource consumption, it increases the positive impact on the environment. Developed countries of the world have taken green building or net zero building very seriously. Now is the right time to start the journey towards green and eco-friendly housing for the global context and reduction of carbon emissions.

### BHBFC's approach to Eco-Friendly Housing:

BHBFC also wants to play an effective role by participating in the development efforts of the government. To that end, BHBFC included eco-friendly housing in its action plan for the first time in housing finance in the financial year 2017-2018. In continuation of this, the Awareness Development Program was adopted in 2020 to increase awareness on sustainable, affordable environment-friendly housing development. BHBFC as a part of its far reaching plan to ensure Environmental and Social Responsibility, Environment and Social Policy 2022 (E&S Policy-2022) has been adopted. The policy broadens the scope of BHBFC's specific role in financing sustainable and green housing. As a part of the implementation of E&S Policy-2022, guidelines have been issued on 26.09.2022 for providing loans for construction of eco-friendly sustainable houses.



BHBFC is working with various development partners to obtain foreign financing assistance. Islamic Development Bank (IsDB) funded 'Rural and Peri-Urban Housing Finance Project' has been successfully completed and second phase of the project has been approved. The second phase of the project includes financing of eco-friendly and climate resilient housing. In addition, the French agency The Agence Française de Développement (AFD) has expressed interest in financing only environmentally friendly affordable housing. A feasibility study has been being conducted by AFD in this regard to determine the real situation of financing possibilities for construction of eco-friendly houses in Bangladeshi housing reality. The report received from AFD has assessed BHBFC as a suitable institution for such financing.

Reducing carbon emissions and limiting energy and resource use to desirable levels by building affordable and environmentally friendly homes is a key strategy for addressing the impact of climate change and sustainable development. At the headquarters of BHBFC A Round Table Discussion and Workshop on Environment Friendly Affordable Housing Financing Model was held on 02.09.2023. At the event LEED Accredited Expert Professional, Principal Research Officer, from HBRI Competent representatives from SREDA, ex-directors of Bangladesh Bank's SFD department and a gender expert representative participated as external resource persons. Various levels of engineers and officers of the corporation participated in the event. Later on A committee consisting of 07 members was formed for making 'Green Residential Building Model' . The committee reviewed the advice/knowledge received in the workshop, various domestic and international rating systems and related data to consider the socio-economic status of Bangladesh, capacity and capability of the housing sector, characteristics of housing and the financial capacity of the lower middle class and middle class to create an adaptable and implementable eco-friendly housing the model.



*A round table discussion and afterward a workshop titled 'Green Affordable Housing Finance Model' was held on 2nd September 2023, where the participants are from Bangladesh Bank (Sustainable finance expert), HBRI, SREDA, ICCCAD, BHBFC and a LEED expert.*



*Construction of GB Model by the Team of BHBFC led by Mr. Abu Bakr Siddiq Khan (DGM: Admin)*



**The Model Summary is given below:**  
33 Features & There are 100 Marks in the Model, where

- 18 Mandatory Features
- 70 Mandatory Marks
- 15 Optional Features
- 30 Optional Marks

Section	Headline	Total		Mandatory		Optional	
		Number of inclusions/features	Marks	Number of inclusions/features	Marks	Number of inclusions/features	Marks
1	Sustainable Site & Location Management	10	30	6	25	4	5
2	Building/Construction Materials	4	10	2	6	2	4
3	Energy Conservation	6	24	4	21	2	3
4	Water Conservation	6	21	3	11	3	10
5	Indoor environmental quality	5	11	3	7	2	4
6	Awareness	2	4	0	0	2	4
<b>Total</b>		<b>33</b>	<b>100</b>	<b>18</b>	<b>70</b>	<b>15</b>	<b>30</b>



*A house made from Concrete block in Pallabi, Dhaka*



## Challenges in the implementation of this model:

### 1. Awareness and Education:

Despite the growing interest, there's a need for widespread awareness about the benefits and methodologies of green building practices among stakeholders, including constructor/developers, designer/architects and consumers.

### 2. Cost Implications:

Initial costs of implementing green technologies often deter constructors/developers, as they might perceive higher costs compared to traditional construction methods. However, long-term operational savings and reduced environmental impact often offset these costs.

### 3. Regulatory Framework and Compliance:

While there's progress in creating regulatory frameworks that incentivize green building construction, ensuring compliance across all regions and implementing consistent standards remains a challenge.

### 4. Availability of Skilled Workforce:

The lack of trained professional's, adept in green construction practices poses a significant obstacle. Skilled labor is crucial for the successful implementation of green building initiatives.

### 5. Readiness of Market:

The market for green building materials is not ready in Bangladesh. Some companies are importing machines for preparing concrete/hollow blocks, branding their electronic appliances with energy performance/saving ratings. But the housing market and sub-sector are not ready for adopting green building measures.

### 6. Non-performance of maintenance:

Even green buildings that pass the initial performance tests and are successfully commissioned can present problems later on if the owner and occupants fail to perform proper maintenance.



## Housing Finance Projects of BHBFC

Bangladesh with more than 167.9 million (2022) inhabitants on a landmass of 147,570 square kilometers, is one of the most densely populated countries in the world. The country, which emerged as an independent country through a heroic and bloodshed war, celebrated its golden jubilee of independence as a development outlier though it was once derided as a bottomless basket for its multiple dire challenges. By bringing socio-economic transformation with the joint efforts of various state and non-state sectors and people's inclusive innovation, the country has become successful in managing the challenges and recorded an indigenous development path.

The noteworthy economic growth along with the ever-increasing population followed by boom in the household formation rate increases the challenges in housing sectors. Majority of the people are living in rural and peri-urban areas, with low quality of housing and inadequate basic facilities. The rise of nuclear family structure and the growing eagerness of young people to own a separate home are intensifying the housing requirements. The large population and low land to person ratio exacerbate the housing shortage problem in both urban and rural areas in Bangladesh eventually increasing the slum dwellers and squatters in those areas.

As a state owned body in the housing finance sector, Bangladesh House Building Finance Corporation (BHBFC) also has responsibilities and obligations to comply the government policies and contributes to overcome the problem of housing through financing this sector. This body holds a mission to serve the Lower and Middle income Household (LMIH) sector to resolve the housing problem. Hence, government policy and plan can be efficiently executed and implemented through BHBFC. BHBFC has established Foreign Financing and Project Unit (FFPU) which works with different development partners in both on going and forthcoming projects. The name of some esteemed partners is Islamic Development Bank (IsDB), Agence Française de Développement (AFD), Asian Development Bank (ADB). Institutional capacity of the Executing Agency (BHBFC) has been improved by working with DP and other stakeholders. With this upgraded institutional capacity, BHBFC is undertaking policy efforts to penetrate its financial services to include more lower socio economic section of population and contribute in improving their living standard as its vision and mission. Therefore, it is an outmost and a perpetuating endeavour to take integral initiative for the lower and lower-middle-income group of people with a view to availing adequate housing finance opportunities in rural and peri-urban areas as well as addressing the climatic vulnerability.



## Projects with Islamic Development Bank (IsDB)

### Rural and Peri-Urban Housing Finance Project (1st Phase):

BHBFC has successfully implemented Rural and Peri Urban Housing Finance Project in the period of 2018-2022. The Project's aim was to contribute to the country's efforts towards improving the living standard of low and middle income segment in the rural and peri-urban areas through housing finance and saving the cultivable agricultural land. Along with the main objectives of this project, one of the associative objectives was to raise awareness among the residents of the rural and peri-urban areas about low cost and eco-friendly housing technology, utilization of renewable energy, rain water harvesting, waste management etc. The project has contributed to the national economy through the development of rural socio-economic conditions and the protection of agricultural land, as well as the development of housing businesses in the country and the creation of employment. The total estimated cost of the project was 140.35 million Euro. BHBFC received 94.13 million euro equivalent to 928.32 crore BDT which have been spent under different components of the project. The remaining amount is borne by BHBFC and the beneficiaries. The total number of beneficiaries under the project are 64290, the number of multi-storied buildings are 1161 and the number of housing units are 10715. IsDB has rated this project as a highly satisfactory one in their PIASR report.

### Rural and Peri-Urban Housing Finance Project-Second Phase:

#### Project Summary:

1	<b>Project Name</b>	Rural and Peri-Urban Housing Finance Project-Second Phase		
2	<b>Project Location</b>	Country	Bangladesh	
		City/Area	The project sites will predominantly be the Rural and Peri-Urban regions of Bangladesh except for eco-friendly houses which will also be considered in metropolitan areas due to the high carbon footprint in metropolitan areas (excluding core-urban areas).	
3	<b>Sponsoring Ministry</b>	Financial Institutions Division, Ministry of Finance, GoB.		
4	<b>Executing Agency</b>	Bangladesh House Building Finance Corporation (BHBFC)		
5	<b>Total Project Cost</b>	<b>In Euro 336.06 million</b>		<b>In BDT 3938.62 Crore</b>
6	<b>Financing Arrangement</b>	Project Aid :	Euro 270.57 million	In BDT 3171.08 Crore
		BHBFC :	Euro 5.68 million	In BDT 66.57 Crore
		Beneficiaries :	Euro 59.81 million	In BDT 700.97 Crore
7	<b>Proposed Financing from IsDB</b>	Mode (s)	ISF	EURO 231.66 million
			OCR	EURO 38.91 million
8	<b>Project Implementation Period</b>	5 Years (01.07.2024-30.06.2029)		
9	<b>Exchange Rate</b>	1Euro = 117.20 BDT		



Inauguration Ceremony & Start-up Workshop held on 18 November, 2024

**Objectives of the Project:**

- i) To expand access to affordable finance for constructing sustainable multi-storied Housings with improved quality and necessary basic facilities for lower and middle-income people dwelling in rural and peri-urban areas;
- ii) To ensure the optimum use of land and save cultivable land; and,
- iii) To address the climate change issue by introducing climate resilient housing for climatically vulnerable segments and eco-friendly housing for reducing Green House Gases (GHG) emissions.

**Expected Result:**

Key Outcomes	Unit	Estimated Target
Total Number of Multi-storied Buildings	Nos.	1,989
Total Number of Units	Nos.	17,658
Total Number of Beneficiaries	Nos.	70,632
Total Cultivable land Saved	Hectare	225
Total emission reduction	Ton	15038



In view of the growing demand for planned housing in the context of ongoing development progress in the country, BHBFC's 'Rural and Peri-Urban Housing Finance Project – Second Phase' has been undertaken. The estimated cost of this project for a period of 5 (five) years is 336.06 million euro. Out of the estimated total expenditure, IsDB will provide a Project Aid of 270.57 million Euro. Besides, BHBFC's contribution will be 5.68 million Euro and the remaining 59.81 million Euro will be contributed by the end beneficiaries of the project. The project will be implemented in all divisions, districts, upazilas and growth centers of Bangladesh. According to the project estimation, 1989 multi-storey buildings will be constructed with a total number of units of 17,658. Among them, 55 will be constructed in the climate-resilient housing and 39 will be eco-friendly housing. As a result, 70,632 people will be provided with housing and 225 hectares of arable land will be saved. Also, it will be possible to reduce carbon dioxide emissions by about 15,000 tons during the project implementation period.

### **Projects with Agence Française de Développement (AFD):**

Bangladesh is one of the developing countries of Asia which has been facing serious environmental deterioration and vulnerable to both disasters and climate change and ranked the seventh extreme disaster risk-prone country in the world as per the report from the Global Climate Risk Index 2021. The Government of Bangladesh initiated various plans and policies aiming for a viable path to climate-resilient development and reduced climate risks and vulnerabilities. Emission of Green House Gases (GHGs) plays a major impact in global climate change. The necessity of addressing the environment becomes key issue in housing sector for reducing the GHG emission. With the government's increasing concern, BHBFC also started to work in adaptation and mitigation efforts about climate change issues. BHBFC adopted Environment and Social Policy 2022 (E&S policy-2022) and circulated a guideline to facilitate the financing in construction of eco-friendly sustainable house.

**On that note, renowned development partner The Agence Française de Développement (AFD)** showed its interest to work with BHBFC in 2021 on green affordable housing finance. They requested BHBFC for an initial concept paper. AFD completed several mission in Bangladesh such as identification and origination mission in 2022 and Appraisal and monitoring mission in 2023. AFD decided to carry out a feasibility study for probable funding in green affordable housing finance project as a green credit line. The consultant team came to Bangladesh for on-site consultation mission and they consulted several ministries including FID, Bangladesh Bank, IAB, IEB, BIP, HBRI, REHAB, DoA, RAJUK, SREDA, NHA and BHBFC. The feasibility study has been completed and report also been submitted to AFD. Market Sounding Report clearly noted that BHBFC seems to be the right player for this AFD credit line program. BHBFC formally sent a project concept note to AFD through proper channel for around 50 million euro financing to BHBFC. The project namely 'Green Affordable Housing Finance Project of Bangladesh' is now under AFD's consideration.



# Embedding Automation and Innovation

With the economic growth of Bangladesh and the increase in average per capita income, the demand for banking and non-banking financial services is increasing. There is no other solution except automation and innovation to provide quality services to more people with less resources. Moreover, innovation and automation can offer new and compelling ways to capture new business and grow loyalty from borrowers. It is the assurance of the Bangladesh House Building Finance Corporation to reach at the threshold of the borrowers. Many important steps towards automation and innovation are taken recently as:

1. **Centralized Salary and Pension Software** has been installed and activated in order to maintain financial clarity and reduce hassle. Software has been developed by in-house programmers of BHBFC which saved BHBFC from spending extra money.
2. **Management Information System (MIS)** software has been developed and implemented for the management level. It will collect data from multiple online system, analyze the information and report data to aid in management decision making.
3. **General Accounting Software (GAS)** has been developed and implemented by in-house programmers of BHBFC to ensure timely and accurate central closing.
4. **An updated website and mobile app** have been developed. Loan related information along with other information of BHBFC is being provided to the borrower and the public.
5. File Tracking system of the corporation has been started to accelerate file processing system.
6. BHBFC has been procuring through an online platform introduced by Government that is e-GP System.
7. BHBFC is developing its own Smart- Home Loan System containing automated procedures of loan management.





8. BHBFC is fully aware of the need for logistic support for its employees. To fulfill the need, BHBFC is continuously providing computers and other devices to accelerate the capacity. All the zonal and branch offices of the corporation have been provided with modern quality brand computer and other technical components under "Rural and Peri Urban Housing Finance Project"



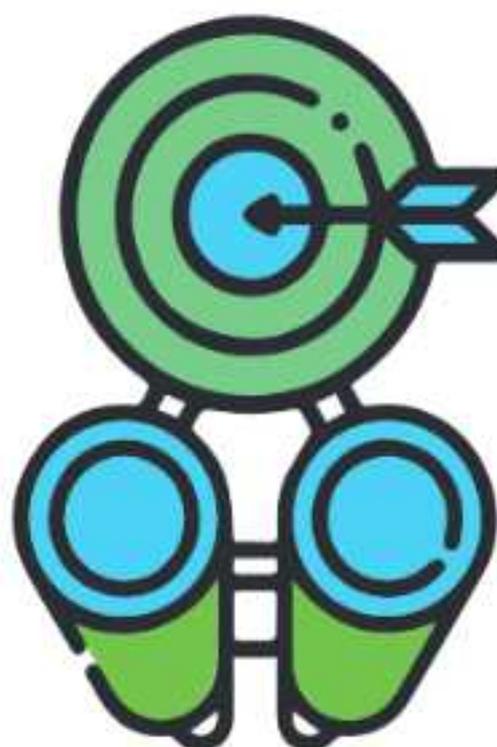
#### Future Plans regarding automation of BHBFC

1. A step has been taken to introduce the Real Time Payment & Adjustment of loan installment through Banking Channel. Already several technical discussion and meeting was held with the Sonali Bank Ltd. The target is to use their online platform of Sonali-e-Sheba. This would bring a revolutionary change in the collection procedure of BHBFC by sharing adjustment in real time.
2. Enterprise Resource Planning software will be introduced to bring corporation's work under automation.
3. Software for Human Resource Management system is under processing.
4. Monitoring every field office under CCTV surveillance is under processing.
5. Online training system for enhancing the efficiency of employees will be executed.
6. Smart Home Loan System is going to be launched to upgrade the present loan processing system.



## Future Plan

- Increasing market share to at least 10% by expanding credit flow to suburbs and rural areas by collecting funds from Bangladesh government and development partners and gradual reduction of classified loan rates to minimum levels;
- Commencing the whole loan processing system from loan application to handing over title deed completely paperless and digitized by implementing a Smart Home Loan System;
- Financing Environment-friendly and affordable housing construction to ensure planned urbanization, prevention of wastage of agricultural land and sustainable living as well as addressing disasters caused by climate change and environmental degradation mentioned in all development plans of the government;
- Capacity building of manpower through internal and external training; 100% implementation of D-file, speeding up office operations through Office Management System (OMS) Software as well as ensuring smart, transparent and accountable services through effective feedback system, One-Stop-Service (OSS) etc.;
- Ensuring proper implementation of Government's 8th Five Year Plan (2021-2025), Sustainable Development Goal (SDG)-2030, Perspective plan (2021-2041), Delta Plan-2100, policies/directions formulated by Ministries/Divisions and strategic and time to time announced programs of the Government etc.
- Successfully launch green affordable housing finance scheme





## BHBFC in Implementation of Annual Performance Agreement



The government is determined to make Bangladesh a developed nation by 2041 and strives to consolidate good governance. An effective, efficient and a progressive administrative system is essential to realize that goal. In this context, to increase transparency and accountability in government activities, ensure accountability and develop institutional capacity, the performance management system has been introduced by signing the annual performance agreement of the institutions under the Ministry of Self-Government from the fiscal year 2014-15. In APA, the results that a government office seeks to achieve through various activities in a particular fiscal year, and the indicators for achieving them, are described in a prescribed table, to encourage result-oriented activities and evaluate performance.

### Global Concept of APA

- CEO Performance Agreements have been in place since 1989 in New Zealand.
- Performance contracts have been introduced in Malaysia since 1990 and in Kenya since 2004 with various ministries and Treasury budget divisions.
- In the United States, since 1993, performance agreements have been introduced between the president and the secretaries.
- Performance Agreement was signed in Bhutan from the 2014-15 fiscal year.
- Besides, this type of agreement is prevalent in different countries of the world including Australia, Indonesia, South Africa, United Kingdom, France, Brazil, South Korea, and Fiji.

### Evolution of APA

- In the early 1980s New Public Management Performance in the public sector through the emergence of concepts (Performance Management), the journey began.
- Since 2004 under the Medium-Term Budget Framework of Finance Department KPI- Key Performance Indicator was launched.
- In the Sixth Five-Year Plan (2011-15), emphasis was placed on improving the performance of government institutions.
- Following this, in June 2014, the Prime Minister's Office and its affiliated organizations Performance Contracting Under it KPI Based on the signing of the Memorandum of Understanding.
- 48 Ministries/Departments signed the 1st APA in the presence of the Hon'ble Prime Minister in the regular meeting of the Cabinet on 09 March 2015.



Figure: Continuous expansion of APA in Bangladesh



## Implementation of APA in BHBFC

As a subsidiary institution of the government, BHBFC has been signing the APA agreement with the Financial Institutions Department, Ministry of Finance every year from the financial year 2014-15 as per the directives of the Cabinet and achieving the desired success in achieving its targets.

Like every year, in the financial year 2023-24, the annual performance agreement of Bangladesh House Building Finance Corporation was signed with the Department of Financial Institutions, Ministry of Finance. The agreement was signed by the Senior Secretary on behalf of Financial Institutions Division, Ministry of Finance and the Managing Director on behalf of BHBFC. Similarly, separate Annual Performance Agreements are signed with the Managing Director of the Corporation along with the Heads of the Field Level Zonal Offices of the Corporation.

BHBFC's APA is formulated and implemented in the light of the following plans and strategies /programmes adopted by the Government with the aim of enhancing institutional capacity of Bangladesh House Building Finance Corporation, strengthening transparency and accountability, integrating good governance and ensuring housing for all through proper utilization of resources:

1. Five-year plans
2. Perspective Plan 2041
3. Sustainable Development Goals 2030
4. Bangladesh Delta Plan 2100
5. Policies and strategic initiatives by the GoB, specially from Finance Ministry and Financial Institutions Division



Figure: APA framework and mark distribution



### Main functions mentioned in BHBFC's APA

1. Solving housing problems through home construction loans and investments;
2. Debt collection to strengthen the financial base of the corporation;
3. As part of implementation of Smart Bangladesh, bringing dynamism in operational activities, implementation of D-documents, online document processing, application of modern technology in branch office activities i.e. digitalization;
4. Scrutiny of land records and documents to determine the correctness of mortgage documents accepted for loan and investment in order to build planned housing systems;
5. Taking necessary steps in settlement of ongoing litigation and recovery from loans and investments;
6. Creating a competitive market for home loan services through financial inclusion;
7. Strengthening audit activities to improve financial management and taking effective measures to resolve audit objections;
8. Increasing the flow of credit and investment in rural areas, including the provision of eco-friendly sustainable housing loans;
9. Arranging loan and investment installment payments through online payment gateways;
10. Increasing the capital of corporations and preservation of provisions.



Figure: Achievement of BHBFC in evaluation of APA

# Audit Report

Financial Year 2023-2024





**Independent Auditors' Report of  
Bangladesh House Building Finance Corporation (BHBFC)  
Report on the Audit of the Financial Statements**

**Opinion**

We have audited the financial statements of Bangladesh House Building Finance Corporation (BHBFC) which comprise the Statement of Financial Position as at June 30, 2024, Statement of Profit and Loss Account, Statement of Changes in Equity, Statement of Cash Flow, and notes to the financial statements for the year then ended including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects the financial position of the Bangladesh House Building Finance Corporation (BHBFC) as at June 30, 2024, and of its financial performance and cash flows for the year that ended in accordance with GAAP, Instruction from Ministry of Finance, General Regulation, 1979, Govt. of the People's Republic of Bangladesh and prescribed format of the Corporation.

**Basis for Opinion**

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Corporation in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) together with the ethical requirements that are relevant to our audit of the financial statements in Bangladesh, and we have fulfilled our other ethical responsibilities in accordance with these ethical requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Emphasis of Matters**

Without qualifying our opinion, we draw attention to the matters disclosed:

1. As per ref No-53.00.0000.322.37.001.2021-35 dated 12 June 2024, we observe that Finance Ministry advised the Corporation to pay Tk. 83 Crore as dividend against which the Corporation paid Taka 420,000,000 as dividend but we did not find any reliable reference under President Order 7 for the said divided payment.
2. On our verification we observe that in note 26 of the Financial Statements Tk. 39,433,370 of compensatory fund remain unsettled but we could not verify the compensatory fund of Tk 39,433,370 due to a lack of evidence.
3. Current practice for accounting for leases is not in compliant with International Accounting Standards such as IFRS-16 (Leases), which requires the capitalization of all leases and single lessee accounting model, results in lessees being obligated to recognize assets and liabilities for all leases with a term exceeding 12 months.

**Key audit matters**

Key and matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements for the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming the auditor's opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.



Key audit matters	Auditor's response
<p><b>Loans and Advances:</b></p> <p>The Corporation as at June 30, 2024, disclosed a total Tk. 45,357,365,588 as against last year of June 30, 2023 Tk. 39,271,598,911 in loans and advances, which constitutes 79.66% of its total assets as against 69.34% of last year.</p> <p>This aspect garnered particular attention during our audit and required substantial audit efforts.</p>	<p>We conducted tests to assess the design and operational efficiency of critical controls, with a specific emphasis on the following areas:</p> <ul style="list-style-type: none"> <li>• We conducted tests to evaluate the credit appraisal, loan disbursement procedures, monitoring, and provisioning processes;</li> <li>• We examined the loan amortization schedule for each individual loan;</li> <li>• We assessed the sufficiency of both the corporation's general and specific provisions;</li> <li>• Evaluated the relevance and presentation of disclosures in accordance with applicable accounting standards.</li> </ul>
Note no. 04 to the financial statements	
<p><b>Fixed Deposit Receipt (FDR):</b></p> <p>As of June 30, 2024, the corporation held Tk. 1,254,289,118 and as of June 30, 2023 held Tk. 6,641,309,011 in Fixed Deposit Receipts (FDRs), accounting for 2.20% of its total assets as against 11.73% of last year.</p>	<p>We conducted assessments to evaluate the design and operational efficiency of critical controls, with a particular focus on the following aspects:</p> <ul style="list-style-type: none"> <li>• We confirmed the presence of investments in the Fixed Deposit Receipt (FDR) account as of June 2024;</li> <li>• Conducted tests to ensure that the investment maturities ledger aligns with the deposit tenures;</li> <li>• Reviews encashment of Fixed Deposit Receipt (FDR);</li> <li>• Reviewed the accuracy of interest calculations and the corresponding interest receivable for investments;</li> </ul>
Note no. 11 to the financial statements	
<p><b>Advances Income Tax:</b></p> <p>As of June 30, 2024, the corporation shows Tk. 7,308,453,898 as Advance Income Tax.</p>	<p>We assessed the ongoing effectiveness of the Corporation's advanced position management. Furthermore, we undertook the following actions:</p> <ul style="list-style-type: none"> <li>• Advance Income Tax paid to corporations is acknowledged as payment upon the corporations debiting the corresponding amounts in the Corporation's bank accounts We examined both the bank statements and the ledger to verify this process.</li> </ul>
Note no. 08 to the financial statements	
<p><b>Revenue Recognition:</b></p> <p>Over the financial year, the corporation disclosed a total operating Income of Tk. 4,239,451,342.</p>	<p>We conducted evaluations to determine the operational efficacy of essential controls, with a specific emphasis on the following areas:</p> <ul style="list-style-type: none"> <li>• Interest earned on deposits placed with corporations is recognized as income when the</li> </ul>



<p>IFRS 15 is a comprehensive standard for recognizing revenue, outlining that revenue should be quantified at the fair value of the consideration received or expected to be received. Typically, this corresponds to the amount of cash or cash equivalents that have been received or are anticipated to be received. Recognition occurs when there is a probable assurance that economic benefits will be realized by the corporation.</p>	<p>corporation credits the corresponding amounts to the Corporation's bank accounts. We verified this process by reviewing both the bank statements and the ledger records.</p>
<p>Note no. 29-31 to the financial statements</p>	

#### Others Information

Management is responsible for the other information. The other information comprised all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The Annual Report is expected to be made available to us after the date of this auditor's report. The directors are responsible for the other information.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

#### Responsibilities of Management and Those Charged with Governance for the Financial Statement

Management is responsible for the preparation of financial statements in accordance with the accounting policies of the Corporation, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statement, management is responsible for assessing the Bangladesh House Building Finance Corporation's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Corporation or to cease operations or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Bangladesh House Building Finance Corporation's financial reporting process.

#### Auditor's Responsibilities for The Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statement as a whole is free from material misstatement, whether due to fraud or error and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISA will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements

As part of an audit in accordance with ISA, we exercise professional judgment and maintain professional skepticism throughout the audit We also:

- Identify and assess the risks of material misstatement of the financial statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk, of not detecting a material misstatement resulting from fraud is higher than for one resulting from



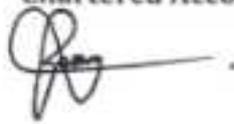
error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Bangladesh House Building Finance Corporation's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made.
- Conclude on the appropriateness of the Board of Director's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the entity to cease to continue as a going concern.

#### Report on Other Legal and Regulatory Requirements

In accordance with applicable sections of the Instruction from the Ministry of Finance, General Regulation -1979, Govt. of the People's Republic of Bangladesh, and other applicable laws and regulations we also report that:

- We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit and made due verification thereof,
- In our opinion, the Bangladesh House Building Finance Corporation as required by law has kept proper books of accounts, so far as it appeared from our examination of those books;
- The financial statements dealt with by the report are in agreement with the books of accounts; and
- The expenditure incurred was for the purpose of the Bangladesh House Building Finance Corporation.

<b>Firm's Name</b>	<b>Mahfel Huq &amp; Co.</b> Chartered Accountants
<b>Signature</b>	
<b>Auditor's Name</b>	Wasequl Huq Reagan FCA
<b>Enrollment No.</b>	1517
<b>Date</b>	07 April 2025
<b>Place</b>	Dhaka
<b>DVC</b>	<b>2504081517AS576786</b>

<b>Firm's Name</b>	<b>Islam Aftab Kamrul &amp; Co.</b> Chartered Accountants
<b>Signature</b>	
<b>Auditor's Name</b>	AKM Kamrul Islam FCA
<b>Enrollment No.</b>	0670
<b>Date</b>	07 April 2025
<b>Place</b>	Dhaka
<b>DVC</b>	<b>2504080670AS434863</b>

**BANGLADESH HOUSE BUILDING FINANCE CORPORATION**  
Statement of Financial Position  
As at June 30, 2024

Particulars	Notes	Amount in Taka	
		June 30, 2024	June 30, 2023
<b>Loans and Advances</b>		<b>45,357,365,588</b>	<b>39,271,598,911</b>
Loans and Advances Unclassified	4	41,456,021,217	37,668,412,270
Loans and Advances Classified		1,901,344,371	1,603,186,642
Fixed Asset (Capital Expenditure)	5	135,021,776	110,445,914
Stocks of stationery & printing		3,075,730	2,836,972
Advances	6	2,187,492,384	1,661,333,759
<b>Other Assets</b>		<b>7,482,025,487</b>	<b>7,942,095,375</b>
Accounts Receivables (Sundry Debtors)	7	54,510,788	99,200,368
Advance Income Tax	8	7,308,453,898	7,722,948,931
Deferred Tax Asset		13,884,810	-
Saleable House Property	9	115,175,991	110,946,175
Sundries Loan	10	-	-
Fixed Deposit Receipt (FDR)	11	1,254,289,118	6,641,309,011
Investment in Share	12	37,235,000	37,235,000
Cash at Bank	13	470,588,285	971,854,977
<b>Total Property and Assets</b>		<b>56,937,093,368</b>	<b>56,638,709,919</b>
<b>CAPITAL AND LIABILITIES</b>			
Authorized Capital	14	10,000,000,000	10,000,000,000
<b>Capital Fund and Reserve</b>		<b>27,536,112,294</b>	<b>26,587,124,038</b>
Paid-up Capital	14	1,100,000,000	1,100,000,000
Reserve Fund	15	165,277,581	161,277,581
Tax Free Reserve	16	1,214,390,257	1,214,390,257
Debtore and Loan Redemption Fund	17	25,056,444,456	24,111,456,200
Provision for Loans and Advances	18	1,366,990,151	976,464,024
Redeemable Debentures	19	3,945,000,000	3,945,000,000
Advance and Deposits - made by govt.	20	35,000,000	35,000,000
Government Loan	21	15,395,363,669	16,029,294,258
<b>Other liabilities</b>		<b>8,658,627,253</b>	<b>9,065,827,599</b>
Accounts Payables (Sundry Creditors)	22	149,364,146	126,971,587
Sundries Loan	23	38,000	-
Interest Suspense Account	24	602,732,901	534,980,760
Adjustment Account for Unpaid Expenses	25	191,247,859	199,129,382
Compensatory Fund	26	39,433,370	39,433,370
Provision for Income Tax	27	7,650,961,326	8,148,146,620
Advance Rent Received		222,163	38,780
Compensation Charged		52,388	-
Provision for loss on Share Investment	28	24,575,100	17,128,100
<b>Total Capital and Liabilities</b>		<b>56,937,093,368</b>	<b>56,638,709,919</b>
<b>Off Balance Sheet Items</b>			
Deferred interest on Unclassified Loan (as per contra)	45	(2,643,678,646)	(2,960,160,851)

The annexed notes from 1 to 47 are an integral part of these Financial Statements.

A.S.M. Abdul Halim  
Chairman

Mr. Farooq Ahmed  
Director

Md. Noor Alam Sardar  
DMD

Md. Khairul Islam  
GM (A & F)

Md. Abdul Mannan  
Managing Director

Mohammad Abdul Amin  
Director

Md. Khaza Imdadul Bari  
DGM (A & F)

SIGNED IN TERMS OF OUR ANNEXED REPORT OF EVEN DATE

Firm's Name : Mahfel Huq & Co. Chartered Accountants

Signature :

Auditor's Name : Wasnul Huq Reagan FCA

Enrollment No. : 1517

Date : 07 April 2025

Place : Dhaka

DVC

2504081517AS576786

Islam Aftab Kamrul & Co. Chartered Accountants

Signature :

Auditor's Name : AKM Kamrul Islam FCA

Enrollment No. : 0670

Date : 07 April 2025

Place : Dhaka

DVC

2504080670AS434863

**BANGLADESH HOUSE BUILDING FINANCE CORPORATION**  
Profit and Loss Account (Accrual Basis)  
For the year ended June 30, 2024

Particulars	Notes	Amount in Taka	
		2023-2024	2022-2023
<b>A. INCOME:</b>			
Interest Income on Loans and Advances	29	3,691,532,909	3,448,958,204
Building Rents	30	37,619,380	40,527,449
Interest on FDR & Bank A/C	31	363,767,140	576,822,588
Sale of Application Forms		2,061,255	1,845,125
Loan Application Fees		38,499,531	27,442,925
Inspection Fees		31,501,452	22,312,992
Recovery of Law Charge & Saleable House Property		5,710,510	6,749,283
Transfer Fees		299,425	291,650
Interest on Advance to Employees		63,147,068	52,790,584
Miscellaneous		5,312,672	2,845,663
		<b>4,339,451,342</b>	<b>4,181,376,464</b>
<b>B. EXPENDITURE</b>			
Establishment Charges	32	733,262,081	667,342,325
Directors Fees & Expenses		532,400	589,600
Auditors' Fees		500,000	1,252,430
Rent, Rates, Taxes, Insurance & Lighting	33	38,809,491	38,586,879
Legal Expenses		621,531	707,521
Postage, Telegrams & Telephone Charges		7,796,114	6,766,630
Printing & Stationery		10,669,231	7,999,761
Publicity & Advertisement		5,331,198	3,150,187
Depreciation on Fixed Assets		35,047,314	29,989,863
Repairs & Maintenance		38,252,134	27,503,608
Other Expenses	34	58,374,478	41,498,767
Interest on Debenture	35	190,750,000	190,750,000
Interest on Govt. Loan, Deposit & Paid up Capital	36	459,878,950	472,751,981
Subscription		900,000	1,100,000
CSR Expense		-	1,695,582
Total Expenditure Before Bad Debt Provision		<b>1,580,724,923</b>	<b>1,491,685,144</b>
Profit for the year (A-B)		<b>2,458,726,419</b>	<b>2,689,691,320</b>
Add/Less: Prior Year Adjustment		51,860,773	31,001,033
Net Profit Before Bad Debt Provision		<b>2,710,587,193</b>	<b>2,720,692,353</b>
Add/Less: Bad & Doubtful Debt adjustment		(390,526,128)	16,368,247
Add/Less: From Provision for loss on Share Investment		(7,447,000)	1,861,750
Add/Less: Deferred Tax Adjustment		13,884,830	-
Net Profit Before Taxation		<b>2,326,498,875</b>	<b>2,738,922,350</b>
Less: Provision for Taxation		(998,740,352)	(1,079,704,832)
Net Profit available for Distribution		<b>1,327,758,483</b>	<b>1,659,217,518</b>
<b>Distribution of Net Profit</b>			
General Reserve		2,000,000	2,000,000
Building Reserve		2,000,000	2,000,000
Debenture and Loan Redemption Fund		1,323,758,483	1,655,217,518
		<b>1,327,758,483</b>	<b>1,659,217,518</b>

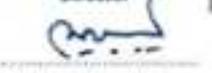
The annexed notes from 1 to 47 are an integral part of these Financial Statements.



A.S.M. Abdul Halim  
Chairman



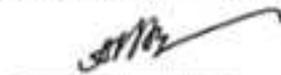
Mr. Farooq Ahmed  
Director



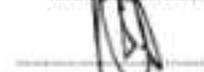
Md. Noor Alam Sardar  
DMO



Md. Khairul Islam  
GM (A & F)



Md. Abdul Mannan  
Managing Director



Mohid Rashedul Amin  
Director



Md. Khaza Imdadul Bari  
DGM (A & F)

SIGNED IN TERMS OF OUR ANNEXED REPORT OF EVEN DATE

Firm's Name : Mahfel Huq & Co. Chartered Accountants

Signature : 

Auditor's Name : Wasequul Huq Reagan FCA

Enrollment No. : 1517

Date : 07 April 2025

Place : Dhaka

DVC

2504081517AS576786

Islam Aftab Kamrul & Co. Chartered Accountants

Signature : 

Auditor's Name : AKM Kamrul Islam FCA

Enrollment No. : 0670

Date : 07 April 2025

Place : Dhaka

DVC

2504080670AS434863

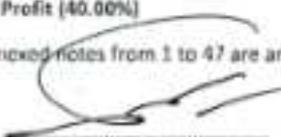
**BANGLADESH HOUSE BUILDING FINANCE CORPORATION**

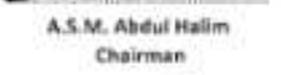
Profit and Loss Account (Cash Basis)

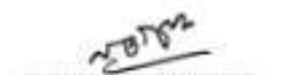
For the year ended June 30, 2024

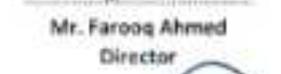
Particulars	Notes	Amount in Taka	
		2023-2024	2022-2023
<b>A. INCOME:</b>			
Interest Income on Loans and Advances	37	3,495,731,503	3,416,955,976
Building Rents	18	36,154,466	39,021,190
Interest on FDR & Bank A/C	39	409,921,533	569,201,034
Sale of Application Forms		2,061,255	1,845,125
Loan Application Fees		38,499,531	27,442,925
Inspection Fees		31,501,452	22,312,992
Recovery of Law Charge & Saleable House Property		5,710,510	6,749,283
Transfer Fees		299,425	291,650
Interest on Advance to Employees		16,166,357	36,206,689
Miscellaneous		5,312,672	2,645,663
		<b>4,041,358,704</b>	<b>4,122,672,527</b>
<b>B. EXPENDITURE</b>			
Establishment Charges	40	754,284,461	628,029,136
Directors Fees		532,400	589,600
Auditors' Fees		650,000	1,002,430
Rent, Rates, Taxes, Insurance & Lighting	41	38,039,491	38,586,879
Legal Expenses		621,531	707,521
Postage, Telegrams, & Telephone Charges		7,761,114	6,766,630
Printing & Stationery		10,669,231	7,990,761
Publicity & Advertisement		3,931,198	3,150,187
Repairs & Maintenance		18,371,199	27,503,608
Other Expense	42	56,931,778	41,498,767
Interest on Debenture	43	190,750,000	190,750,000
Interest on Bangladesh Govt. Deposit & Paid up Capital	44	461,065,320	474,030,344
Subscription		900,000	1,100,000
CSR Expense		-	1,695,582
Total Expenditure		<b>1,544,507,724</b>	<b>1,423,410,446</b>
Profit for the year (A-B)		<b>2,496,850,980</b>	<b>2,699,262,081</b>
Tax on Profit (40.00%)		<b>998,740,392</b>	<b>1,079,704,832</b>

The annexed notes from 1 to 47 are an integral part of these Financial Statements.

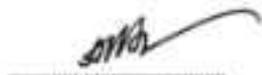
  
A.S.M. Abdul Halim  
Chairman

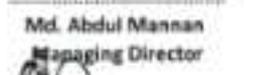
  
Mr. Farooq Ahmed  
Director

  
Md. Noor Alam Sardar  
DMD

  
Md. Khairul Islam  
GM (A & F)

  
Md. Kheza Imdadul Bari  
DGM (A & F)

  
Md. Abdul Mannan  
Managing Director

  
Mohd. Rashedul Amin  
Director

  
Md. Kheza Imdadul Bari  
DGM (A & F)

SIGNED IN TERMS OF OUR ANNEXED REPORT OF EVEN DATE

Firm's Name : Mahfel Huq & Co. Chartered Accountants

Signature : 

Auditor's Name : Wasequl Huq Reagan FCA

Enrollment No. : 1517

Date : 07 April 2025

Place : Dhaka

DVC : 2504081517AS576706

Firm's Name : Islam Aftab Kamrul & Co. Chartered Accountants

Signature : 

Auditor's Name : ARM Kamrul Islam FCA

Enrollment No. : 0670

Date : 07 April 2025

Place : Dhaka

DVC : 2504080670AS434863



Mahfeli Huq & Co.  
Chartered Accountants



ISLAM AFTAB KAMRUL & CO.  
Chartered Accountants

**BANGLADESH HOUSE BUILDING FINANCE CORPORATION**  
Statement of Changes in Equity  
For the year ended June 30, 2024

Particulars	Amount in Taka					
	Paid Up Capital	General Reserve	Building Reserve	Tax Free Reserve	Debiture & Loan Redemption Fund	Total
Balance as at 1st July 2023	1,100,000,000	79,415,911	81,861,670	1,214,390,257	24,111,456,200	26,587,124,038
Net Profit available for Distribution	-	2,000,000	2,000,000	-	1,321,758,483	3,327,758,483
Dividend Payment to Govt.	-	-	-	-	(420,000,000)	(420,000,000)
Adjustment During the Year	-	-	-	-	61,229,773	61,229,773
<b>Balance as at 30th June 2024</b>	<b>1,100,000,000</b>	<b>81,415,911</b>	<b>83,861,670</b>	<b>1,214,390,257</b>	<b>25,056,484,456</b>	<b>27,536,132,294</b>

For the year ended June 30, 2023

Particulars	Amount in Taka					
	Paid Up Capital	General Reserve	Building Reserve	Tax Free Reserve	Debiture & Loan Redemption Fund	Total
Balance as at 1st July 2022	1,100,000,000	77,415,911	79,861,670	1,214,390,257	22,436,230,683	24,927,906,521
Net Profit available for Distribution	-	2,000,000	2,000,000	-	1,655,217,518	3,657,217,518
Adjustment During the Year	-	-	-	-	-	-
<b>Balance as at 30th June 2023</b>	<b>1,100,000,000</b>	<b>79,415,911</b>	<b>81,861,670</b>	<b>1,214,390,257</b>	<b>24,111,456,200</b>	<b>26,587,124,038</b>

The annexed pages from 1 to 47 are an integral part of these Financial Statements.

A.S.M. Abdul Halim  
Chairman

Mr. Farooq Ahmed  
Director

Md. Noor Alam Sanjar  
DMD

Md. Abdul Mannan  
Managing Director

Md. Muzammel Anwar  
Director

Md. Khaza Imdudul Bari  
DGM (A & F)

Md. Khairul Islam  
GM (A & F)

SIGNED IN TERMS OF OUR ANNEXED REPORT OF EVEN DATE

Firm's Name : Mahfeli Huq & Co. Chartered Accountants

Signature :

Auditor's Name : Wasoqul Huq Reagan FCA

Enrollment No. : 1517

Date : 07 April 2025

Place : Dhaka

DVC

2504081517AS576706

Firm's Name : Islam Aftab Kamrul & Co. Chartered Accountants

Signature :

Auditor's Name : AKM Kamrul Islam FCA

Enrollment No. : 0670

Date : 07 April 2025

Place : Dhaka

DVC

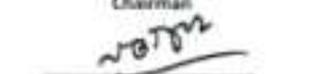
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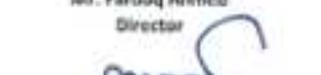
**BANGLADESH HOUSE BUILDING FINANCE CORPORATION**  
Statement of Cash Flow  
For the year ended June 30, 2024

Particulars	Related Informations		Amount in Taka	
	2023-2024	2022-2023	2023-2024	2022-2023
<b>1. Operating Activities:</b>				
Net Profit for the Year			2,658,726,419	2,689,691,320
Add: Non-cash item-Depreciation			35,047,314	29,989,861
			<b>2,693,773,734</b>	<b>2,719,681,181</b>
<b>2. Changes in Operation :</b>				
<b>a. Asset Related Total</b>			<b>(8,152,979,547)</b>	<b>(4,395,548,756)</b>
Loans & Advances	45,357,365,585	39,271,098,911	(6,085,766,677)	(3,220,117,379)
Stocks	3,075,730	2,836,973	(238,758)	221,497
Advances	2,187,492,384	1,661,333,759	(526,158,626)	(144,065,406)
Advance Income Tax	7,308,453,898	7,722,948,931	414,495,033	(1,022,479,656)
Accounts Receivables (Sundry Debtors)	54,510,788	99,200,268	44,689,480	(9,127,813)
<b>b. Liability Related Total</b>			<b>82,354,565</b>	<b>18,299,005</b>
Accounts Payables (Sundry Creditors)	149,364,146	126,971,587	22,392,559	43,077,662
Unpaid Expenses	191,247,859	199,119,382	(7,871,523)	11,889,680
Sundry Loan (Assets)	-	-	-	-
Sundry Loan (Liabilities)	38,000	-	38,000	(33,412)
Interest Suspense Account	602,732,901	534,989,760	67,743,141	(36,634,931)
Compensation Charged	52,388	-	52,388	-
<b>Net Cash provided by Operating Activities (a+b)</b>	<b>55,854,333,683</b>	<b>49,618,999,571</b>	<b>(6,070,624,982)</b>	<b>(4,377,269,753)</b>
<b>3. Changes in Investing Activities:</b>				
Fixed Deposit Receipt (FDR)	1,254,289,118	6,641,309,011	5,387,019,894	1,923,681,224
Investment in Share	37,235,000	37,235,000	-	-
Saleable House Property	115,175,991	119,946,173	4,770,184	6,496,136
Fixed Asset (Capital Expenditure)	170,069,091	110,445,914	(59,623,177)	(3,613,314)
<b>Net Cash used in Investing Activities</b>	<b>1,576,769,200</b>	<b>6,908,936,100</b>	<b>5,332,166,900</b>	<b>1,926,724,046</b>
<b>4. Changes in Financing Activities:</b>				
Paid Up Capital	1,100,000,000	1,100,000,000	-	-
Refinable Debentures	3,945,000,000	3,945,000,000	-	-
Advances and Deposits - made by govt.	35,000,000	35,000,000	-	-
Compensatory Fund	39,633,379	39,633,379	-	-
Govt. Loan	19,395,363,669	16,029,294,258	(633,930,589)	(326,717,729)
Advanced Rent Received	222,163	38,780	183,383	(229,329)
<b>Net Cash used in Financing Activities</b>	<b>20,515,019,201</b>	<b>21,148,766,408</b>	<b>(633,747,206)</b>	<b>(326,947,058)</b>
<b>5. EXTRA ORDINARY ITEM :</b>				
Prior year Adjustment			51,880,773	31,001,033
Adjustment of Advance Income Tax			41,229,773	-
Adjustment for Income Tax Provision			(1,495,925,085)	-
Adjustment for Deventure and Loan Redemption Fund			(430,000,000)	-
<b>Net Extra Ordinary Item</b>			<b>(1,822,835,138)</b>	<b>31,001,033</b>
<b>6. Net Changes Cash in Hand and with Bank =(1+2+3+4+5)</b>			<b>(501,286,692)</b>	<b>(26,810,548)</b>
<b>7. Add: Cash at Bank at the beginning of the Year</b>			<b>971,854,977</b>	<b>998,665,525</b>
<b>8. Cash at Bank at the end of the year=(6+7)</b>			<b>470,568,285</b>	<b>971,854,977</b>

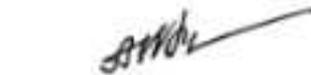
The annexed notes from 1 to 47 are an integral part of these Financial Statements.

  
A.S.M. Abdul Halim  
Chairman

  
Mr. Farooq Ahmed  
Director

  
Md. Noor Alam Sardar  
DMD

  
Md. Khairul Islam  
GM (A & F)

  
Md. Abdul Mannan  
Managing Director

  
Moinul Rashidul Amin  
Director

  
Md. Khara Imdadul Bari  
DGM (A & F)

SIGNED IN TERMS OF OUR ANNEXED REPORT OF EVEN DATE

Firm's Name : Mahfel Huq & Co. Chartered Accountants

Signature :   
Auditor's Name : Wasequl Huq Reagan FCA  
Enrollment No. : 1517

Date : 07 April 2025  
Place : Dhaka

DVC : 2504081517AS576706

Firm's Name : Islam Aftab Kamrul & Co. Chartered Accountants

Signature :   
Auditor's Name : AKM Kamrul Islam FCA  
Enrollment No. : 0670

Date : 07 April 2025  
Place : Dhaka

DVC : 2504080670AS434863

**BANGLADESH HOUSE BUILDING FINANCE CORPORATION**  
Notes to the Financial Statements  
As at June 30, 2024

**1 Reporting Entity**

**1.1 Corporation Profile:**

House Building Finance Corporation was established in 1952 under an Act of Government as a specialized housing finance institution in the public sector. After the independence of Bangladesh in December, 1971, its operations continued with the name and style of Bangladesh House Building Finance Corporation. Under the Presidential Order No.-7 of 1973. The Corporation falls under the administrative and regulatory control of Financial Institutions Division, Ministry of Finance, Government of the Peoples Republic of Bangladesh. It is a public sector Corporation with government holding 100% of its ownership.

**1.2 Nature of Business**

The main activities of the Corporation are to provide loan for construction, repairs and remodeling of residential houses and flats.

**1.3 Regulatory Regime for Corporation**

The Bangladesh House Building Finance Corporation carries on its business / activities in accordance with the following orders, regulations and directives issued from Financial Institutions Division, Ministry of Finance, Government of Bangladesh :

- Bangladesh House Building Finance Corporation President Order No.-7, 1973;
- Bangladesh House Building Finance Corporation (General) Regulations 1979;
- Bangladesh House Building Finance Corporation(Loan) Regulations 1996(Amended 1999);
- Bangladesh House Building Finance Corporation(Direct Sale of Mortgage Property)Rules,1977;
- Bangladesh House Building Finance Corporation(Issue of & Redemption of Debenture) Rules, 1983;
- Any other directives from the Financial Institutions Division of Ministry of Finance (GOB).

**1.4 Components of Financial Statements**

- Statement of Financial Position As at 30th June 2024
- Statement of Comprehensive Income (Accrual Basis) For the year ended 30th June 2024
- Statement of Comprehensive Income (Cash Basis) For the year ended 30th June 2024
- Statement of Changes in Equity For the year ended 30th June 2024
- Statement of Cash Flows For the year ended 30th June 2024

**1.5 Particulars of Board of Directors**

Name of Directors	Designation with BHBFC	Entities where they have interest	Position
A.S.M Abdul Halim	Chairman	Former Cabinet Secretary	
Md. Abdul Mannan	Managing Director	BHBFC	Managing Director
Mr. Farooq Ahmed	Director	Ministry of Housing & Public Works, Bangladesh Secretariat, Dhaka	Additional Secretary
Mohd Rashedul Amin	Director	Finance Division, Ministry of Finance, Bangladesh Secretariat, Dhaka	Joint Secretary





**1.6 Board Meeting held**

12 (Twelve) Board Meetings were held during the financial year 2023-2024.

**1.7 Audit Committee**

In order to ensure and improve the system of internal Control of the Corporation's operations and to assist the Board of Directors in discharging its responsibilities, the Corporation has an audit committee comprising of the following members:

Name	Designation
Md. Kamal Uddin Additional Secretary, Ministry of Housing & Public Works Bangladesh Secretariat, Dhaka.	Chairman
Amal Krishna Mandal Additional Secretary, Financial Institutions Division Ministry of Finance, Bangladesh Secretariat, Dhaka.	Member
Mohd Rashedul Amin Joint Secretary, Finance Division Ministry of Finance, Bangladesh Secretariat, Dhaka.	Member

**1.8 Audit Committee Meeting held**

02 (Two) Audit Committee Meeting were held during the financial year 2023-2024.

**1.9 Shariah Supervisory Committee**

In order to ensure and improve the Shariah issues of Shariah based investment and to assist the Board of Directors in discharging its responsibilities, the Corporation has a Shariah Supervisory Committee comprising of the following members:

Name	Designation
Prof. Dr. Mohammad Abdus Samad Professor, Center of General Education Manarat International University.	Chairman
Dr. Mohammad Monzur -E-Elahi Associate Professor, Department of Islamic Studies National University	Member
Dr. Mohammad Morshedul Hoque Assistant Professor, Department of Islamic Studies University of Chittagong	Member

**1.10 Shariah Supervisory Committee Meeting held**

01 (One) Audit Committee Meeting was held during the financial year 2023-2024.

**2 Basis of Presentation of Financial Statement**

**2.1 Basis of Measurement**

The financial statements have been prepared on the historical cost convention and therefore, have not been taken into consideration the effect of inflation.

**2.2 Going Concern**

The Corporation has adequate resources to continue it's operation for the foreseeable future. As such the Directors continue to adopt going concern basis in preparing the financial statements. The current credit facilities and resources of the Corporation provide sufficient funds to meet the present requirement of its existing business and operations.

**2.3 Materiality and aggregation**

Each material class of similar items is presented separately in the financial statements. Items of dissimilar nature or function are presented separately unless they are immaterial as permitted by International Accounting Standards 1; Presentation of Financial Statements.





**2.4 Statement of Compliance**

The financial statements have been prepared in accordance with the Bangladesh House Building Finance Corporation (General) Regulation, 1979 and as per relevant directives and guidelines of Ministry of Finance on a going concern concept. The financial statements of the Corporation have been prepared on accrual basis. A separate Profit and Loss Account on cash basis has also been prepared for the purpose of income taxes.

**2.5 Presentation of Financial Statements**

The presentation of the Financial Statements has been made in accordance with the Bangladesh House Building Finance Corporation (General) Regulations, 1979.

**2.6 Reporting Period**

The reporting period of the Corporation covers one financial year from 01 July 2023 to 30 June 2024 consistently.

**2.7 Reporting Currency**

The financial statements are prepared and presented in Bangladesh currency (Taka) which is Corporation's functional currency.

**2.8 Comparative Information and Re-arrangement thereof**

Comparative information has been disclosed in respect of all numerical information in the financial statements and also narrative and descriptive information where it is relevant for understanding of the current years' financial information. Figures for the previous year have been rearranged wherever considered necessary to ensure better comparison with current year.

**2.9 Key Accounting Estimates and Judgements**

The preparation of financial statements in conformity with General Regulation-1979 including The President's Order-7 of 1973 requires management to make the judgements, estimates and assumptions that affect the application of the accounting policies and reported amounts of assets and liabilities, income and expenses and for contingent assets and contingent liabilities that require disclosures during and at the date of the financial statements. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed as going concern basis. Revisions of the accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected. In particular, the key areas of estimation, uncertain and critical judgements in applying accounting policies that have the most significant effect on the amounts recognised in the financial statements include depreciation, accrued expenses, stocks, other payables and deferred liability.

**2.10 Approval of Financial Statements**

The Financial Statements have been approved by the board of directors as on 07 April, 2025.

**3 Accounting Principles and Policies**

The accounting principles and policies in respect of material items of the financial statements set out below have been applied consistently to all periods presented in these financial statements.

**3.1 Income Recognition**

Income on account of interest is recognised when the significant risk and rewards of ownership have been transferred to the Corporation, the associated cost and possible return can be estimated reliably and there is no continuing management involvement with the interest and in view of the above concept the interest is accounted for in the following manner:

- |                                                               |                                                                                            |
|---------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| a) In case of un-classified Loan                              | : Recoverable interest credited to Income Account & the rest is treated as OBSI            |
| b) In case of Loan classified as Sub-standard, Doubtful & Bad | : Realised interest is treated as income and the rest is credited to interest suspense A/c |
| c) Interest on Investment in FOR                              | : Calculated on daily product basis & is accounted for on accrual basis                    |
| d) Rental income from property                                | : Accounted for on accrual basis.                                                          |





### 3.2 Fixed Capital Expenditure

#### 3.2.1 Recognition and Measurement

These are capitalised at cost of acquisition and subsequently stated at cost less accumulated depreciation in compliance with the benchmark treatment of fixed capital expenditure. The cost of acquisition of an asset comprises its purchase price and any directly attributable cost of bringing the asset to its working condition for its intended use inclusive of inward freight, duties and non-refundable taxes. In a situation where it can clearly be demonstrated that expenditure has resulted in an increase of future economic benefit expected to be obtained from the continued use of the assets, the expenditures capitalised as an additional cost of the assets.

#### 3.2.2 Maintenance Activities

Expenditure incurred after the assets have been put into operation, such as repairs & maintenance is normally charged off as revenue expenditure in the period.

#### 3.2.3 Retirement and Disposal

On retirement or otherwise disposal of fixed capital expenditure, the cost and accumulated depreciation are eliminated and any gain or loss on such disposal is reflected in the Profit and Loss Account which is determined with reference to the net book value of the assets and net sales proceeds.

#### 3.2.4 Depreciation

Land is held on a freehold basis and not depreciated as usual practice. In respect of all other fixed capital expenditure, depreciation is provided to amortise the cost of the assets after commissioning, over their expected useful economic lives by using the straight line method. Full year's depreciation is charged on additions and no depreciation is provided on retirement, irrespective of date of addition or retirement respectively.

The annual depreciation has been calculated at the following rates and years:

Particulars	Estimated Life(Years)
Building Super Structure	40
Building Sanitation	17
Lift	10
Electrical Installation	10
Office Equipment	7
Office Machinery	7
Furniture & Fixture	17
Vehicle	5
Computer Installation	7
Library Books	7
Croceries & Others	2
Gas Line	7

### 3.3 Impairment

Impairment of Assets, the carrying amount of non-financial assets other than inventories are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the assets' recoverable amount is estimated and impairment losses are recognised in profit and loss account. No such indication of impairment has been observed till to date.

### 3.4 Intangible Assets

Intangible assets (Computer Software) are recorded at historical cost less accumulated amortization. These assets are amortized on straight line method based on the useful lives of the assets which is 7 years.

### 3.5 Investment in Shares

Investment in shares of listed companies are valued at Market price being lower of cost.





**3.6 Stocks of stationery**

Stock are stated at cost value.

**3.7 Loan Classification**

Being controlled by Ministry of Finance (MoF), the BHBFC follows the Ministry's guidelines on classification of its loan portfolio. Classification of loan was introduced for the first time in 1999-2000 in the Corporation. As per guidance of MoF and the circular No. 004.02.2024, date: 30.06.2024, the rates applied for calculation of provision are as follows:

Classification Criteria	Due Installment	Base of Provisioning	Rate of Provision
(a) Unclassified Loans & Advances	Below 24	Outstanding Balance	1%
(b) Substandard loans & Advances	24 and below 36	Outstanding Balance excluding Interest Suspense	20%
(c) Doubtful loans & Advances	36 and below 60		50%
(d) Bad loans & Advances	60 and above		100%

**3.8 Creditors and Accrued Expenses**

Liabilities are recognised for amount to be paid in future for goods and services received whether or not billed by the supplier.

**3.9 Cash in Hand and with Bank**

For the purposes of the Balance Sheet and the Cash Flow Statement cash in hand and cash at bank balances represent, those are convertible to known amounts of cash and are subject to an insignificant risks of changes in value and are not restricted to use.

**3.10 Provisions**

A provision is recognised on the Balance Sheet date if, as a result of past events, should the Corporation has legal or constructive obligation that can be estimated reliably and it is probable that an outflow of economic benefits will be required to settle the obligation.

**3.11 Income Tax Expense**

Income tax expense comprises current tax. Income tax expense is recognised in profit and loss account. Provision for income tax has been made @ 40.00% as prescribed on accounting profit calculated on cash basis considering the Corporation's previous practice.

**3.12 Employee Benefits**

The Corporation has accounted for and disclosed employee benefit schemes. The cost of employee benefits is charged as revenue expenditure in the period to which the contributions relate. The Corporation's employee benefit schemes include the following:

Represents recognised contributory government provident fund for all of its permanent employees. Assets of provident fund are yet to be held in a separate trustee to administer the fund as per the relevant rules.



**BANGLADESH HOUSE BUILDING FINANCE CORPORATION**  
Notes to the Financial Statements  
As at June 30, 2024

4. **Assets, Advances and Investment (By-Client's & Other's)**

Sl. No	Branch Name	By-Client's				Classified				Amount in Taka			
		30.06.2024		30.06.2023		Sub-Standard	Bmkt(%)	Bad		Total	30.06.2024	30.06.2023	Grand Total
		7	8	9	10			Not Abandoned	Abandoned				
1	Chattogram Branch	2,061,490,566	2,026,606,681	13,818,980	1,713,382	83,454,637	9,991,987	91,426,644	106,998,316	202,066,792	2,179,499,310	2,128,873,474	37,625,836
2	Cuttack Branch	32,534,831	438,504,937	4,347,867	-	6,933,770	-	6,933,770	11,381,576	10,658,112	132,716,429	859,263,089	1,011,681,026
3	Southeast Branch	481,211,260	418,213,050	20,425,257	3,623,888	3,671,066	-	3,671,066	29,282,011	37,186,165	316,930,371	473,373,331	156,443,042
4	Co's Share	361,024,309	217,473,497	4,631,442	-	2,825,223	-	2,825,223	2,825,223	3,527,244	363,899,532	361,664,742	2,234,790
5	Durgamun Branch	478,664,978	427,213,334	-	-	-	-	-	-	-	883,296,640	427,711,539	455,985,101
6	Dharmadaha	236,253,913	79,934,458	-	-	-	-	-	-	-	307,927,818	208,818,133	99,109,685
7	Chattogram	202,927,826	200,078,133	-	-	3,209,686	-	3,209,686	3,209,686	6,459,428	196,568,392	194,368,709	2,200,685
8	Yes	323,932,222	242,349,805	-	-	3,209,686	-	3,209,686	3,209,686	6,459,428	179,610,610	126,346,704	53,263,906
9	Arinabul	175,658,610	136,345,704	-	-	-	-	-	-	-	381,899,307	300,451,485	81,447,822
10	Dharmadaha Branch	982,893,937	800,491,481	-	-	-	-	-	-	-	76,028,140	-	76,028,140
11	Sarabojan Branch	76,028,140	-	-	-	-	-	-	-	-	6,780,326,777	1,139,382,989	5,641,004,788
12	Co's Share	2,825,223	2,185,876,371	19,877,935	8,073,664	114,297,693	13,842,920	128,140,613	135,992,211	151,526,452	272,384,842	1,139,382,989	867,006,147
13	Sarabojan	367,477,750	260,385,873	-	-	12,093,649	-	12,093,649	12,093,649	12,825,968	314,671,549	272,384,842	42,286,707
14	Sarabojan	134,068,411	109,147,118	3,341,203	-	1,227,278	-	1,227,278	4,268,382	1,724,813	258,337,392	110,873,931	147,463,461
15	Arinabul Branch	959,826,136	892,165,267	-	-	8,132,891	775,181	8,908,072	8,908,072	8,429,395	368,754,809	876,596,864	282,167,945
16	Cuttack Branch	591,024,894	613,750,540	-	-	30,134,803	360,938	30,535,741	53,805,224	68,380,350	644,840,018	681,130,932	36,290,914
17	Majura	234,026,040	132,629,429	-	-	3,427,216	-	3,427,216	3,427,216	2,096,569	218,317,753	131,726,038	86,591,715
18	Dharmadaha	253,222,664	185,078,538	-	-	428,765	-	428,765	428,765	527,228	253,620,800	183,493,796	70,127,004
19	Chattogram	230,820,243	175,896,153	-	-	3,853,407	-	3,853,407	3,853,407	8,711,412	243,275,350	180,247,208	63,028,142
20	Mentari	96,427,043	-	-	-	611,254	-	611,254	611,254	-	96,427,043	-	96,427,043
21	Sarabojan	218,423,191	-	1,994,020	-	-	-	-	2,394,050	-	138,417,240	-	138,417,240
22	Arinabul	1,421,273,330	1,412,884,201	8,381,125	-	12,618,612	-	12,618,612	21,881,238	16,104,616	1,432,655,268	1,424,399,817	8,255,451
23	Arinabul Main Branch	934,956,347	982,417,960	-	-	9,905,467	-	9,905,467	18,835,292	35,300,671	953,242,239	992,738,421	39,486,182
24	Arinabul Branch	419,062,978	339,300,232	-	-	4,403,900	88,217	4,472,119	4,472,119	4,450,121	422,555,297	338,801,353	83,753,944
25	Arinabul Branch	884,923,834	796,437,631	8,322,342	-	5,409,368	614,860	6,024,228	14,751,770	13,111,291	901,676,824	799,620,634	102,056,190
26	Arinabul	337,493,339	271,325,764	10,391,922	-	3,781,637	-	3,781,637	14,278,540	16,008,839	333,982,883	287,368,409	46,614,474
27	Arinabul	226,812,522	633,576,158	4,084,684	-	276,237	-	276,237	4,360,222	4,534,085	231,273,242	638,109,243	406,836,001
28	Chattogram Branch	137,368,353	-	-	-	-	-	-	-	-	137,368,353	-	137,368,353
29	Arinabul	168,572,904	-	-	-	6,091,070	-	6,091,070	6,091,070	-	164,681,834	-	164,681,834
30	Arinabul Branch	1,288,808,739	1,316,092,263	11,975,778	8,313,012	36,548,532	-	36,548,532	54,457,222	58,678,216	1,303,366,082	1,413,771,629	105,405,547
31	Arinabul	102,173,534	-	-	-	134,189	-	134,189	134,189	-	102,307,723	-	102,307,723
32	Arinabul	983,170,916	270,985,472	-	-	-	-	-	-	-	283,170,916	-	283,170,916



Sl. No	Branch Name	Un-classified			Classified			Grand Total		
		30.06.2024	30.06.2023	Inc-Standards	Receivable	Imp. Abandoned	Bad	Total 30.06.2024	Total 30.06.2023	30.06.2024
1	2	3	4	5	6	7	8	9	10	11
31	India Bank's Office	261,000,001	261,000,000	4,000,000	4,000,000	-	3,000,000	14,000,000	5,000,000	272,000,000
34	Prague	180,000,000	180,000,000	1,000,000	1,000,000	-	2,000,000	3,000,000	3,000,000	183,000,000
35	Bahara	20,000,000	20,000,000	-	-	-	1,000,000	1,000,000	-	21,000,000
36	Delhi Branch	441,000,000	441,000,000	-	-	-	3,000,000	3,000,000	3,000,000	444,000,000
37	Switzerland	200,000,000	200,000,000	-	-	-	100,000	100,000	-	200,100,000
38	Madagascar	100,000,000	100,000,000	-	-	-	-	-	-	100,000,000
39	Somalia	200,000,000	200,000,000	-	-	-	-	-	-	200,000,000
40	Uganda Branch	2,000,000,000	2,000,000,000	1,000,000,000	1,000,000,000	-	70,000,000	1,000,000,000	70,000,000	2,070,000,000
41	Madagascar Branch	500,000,000	500,000,000	1,000,000,000	1,000,000,000	-	20,000,000	20,000,000	20,000,000	520,000,000
42	Madagascar Branch	100,000,000	100,000,000	-	-	-	10,000,000	10,000,000	10,000,000	110,000,000
43	Madagascar	500,000,000	500,000,000	1,000,000,000	1,000,000,000	-	20,000,000	20,000,000	20,000,000	520,000,000
44	Madagascar (Chambers)	1,000,000,000	1,000,000,000	1,000,000,000	1,000,000,000	-	100,000,000	100,000,000	100,000,000	1,100,000,000
45	Madagascar Branch (Chambers)	900,000,000	900,000,000	2,000,000,000	2,000,000,000	-	100,000,000	100,000,000	100,000,000	1,000,000,000
46	Kenya	2,000,000,000	2,000,000,000	1,000,000,000	1,000,000,000	-	100,000,000	100,000,000	100,000,000	2,100,000,000
47	Kenya	100,000,000	100,000,000	1,000,000,000	1,000,000,000	-	100,000,000	100,000,000	100,000,000	1,100,000,000
48	Madagascar	100,000,000	100,000,000	-	-	-	-	-	-	100,000,000
49	Morocco	1,000,000,000	1,000,000,000	1,000,000,000	1,000,000,000	-	100,000,000	100,000,000	100,000,000	1,100,000,000
50	Paris	1,000,000,000	1,000,000,000	1,000,000,000	1,000,000,000	-	100,000,000	100,000,000	100,000,000	1,100,000,000
51	Geneva	2,000,000,000	2,000,000,000	1,000,000,000	1,000,000,000	-	100,000,000	100,000,000	100,000,000	2,100,000,000
52	Geneva	1,000,000,000	1,000,000,000	1,000,000,000	1,000,000,000	-	100,000,000	100,000,000	100,000,000	1,100,000,000
53	London Branch	1,000,000,000	1,000,000,000	1,000,000,000	1,000,000,000	-	100,000,000	100,000,000	100,000,000	1,100,000,000
54	Geneva Branch	500,000,000	500,000,000	1,000,000,000	1,000,000,000	-	100,000,000	100,000,000	100,000,000	1,100,000,000
55	Madagascar	100,000,000	100,000,000	-	-	-	-	-	-	100,000,000
56	Paris	100,000,000	100,000,000	-	-	-	-	-	-	100,000,000
57	London	100,000,000	100,000,000	-	-	-	-	-	-	100,000,000
58	Madagascar Branch	400,000,000	400,000,000	1,000,000,000	1,000,000,000	-	100,000,000	100,000,000	100,000,000	1,100,000,000
59	Madagascar Branch	1,500,000,000	1,500,000,000	1,000,000,000	1,000,000,000	-	100,000,000	100,000,000	100,000,000	1,600,000,000
60	Tanzania Branch	200,000,000	200,000,000	1,000,000,000	1,000,000,000	-	100,000,000	100,000,000	100,000,000	1,100,000,000
61	London Branch	100,000,000	100,000,000	1,000,000,000	1,000,000,000	-	100,000,000	100,000,000	100,000,000	1,100,000,000
62	Madagascar	700,000,000	700,000,000	1,000,000,000	1,000,000,000	-	100,000,000	100,000,000	100,000,000	1,100,000,000
63	Madagascar	100,000,000	100,000,000	1,000,000,000	1,000,000,000	-	100,000,000	100,000,000	100,000,000	1,100,000,000
64	London	100,000,000	100,000,000	1,000,000,000	1,000,000,000	-	100,000,000	100,000,000	100,000,000	1,100,000,000
65	London Branch	1,000,000,000	1,000,000,000	1,000,000,000	1,000,000,000	-	100,000,000	100,000,000	100,000,000	1,100,000,000
66	London Branch	400,000,000	400,000,000	1,000,000,000	1,000,000,000	-	100,000,000	100,000,000	100,000,000	1,100,000,000
67	London	400,000,000	400,000,000	1,000,000,000	1,000,000,000	-	100,000,000	100,000,000	100,000,000	1,100,000,000



Sl. No	Branch Name	Shr. Classified		Sub Statement	Deficit/Full	Current			Grand Total			
		30.09.2023	30.09.2023			Bad	Total	Total	30.09.2023	30.09.2024		
		A	B								Allocated	Unallocated
1												
68	Karimnagar	343,725,579	281,872,344	4,267,233	-	1,727,924	-	1,727,924	5,795,134	1,744,843	349,520,899	283,720,189
69	Lalmonirhat	382,231,754	296,356,023	-	-	28,381	28,381	28,381	28,381	28,381	382,260,135	296,584,604
70	Tongi/Joshi	294,883,360	249,870,973	-	-	3,870,219	-	3,870,219	1,878,219	2,047,758	298,469,779	249,870,973
71	Panchagarh Branch	300,770,369	236,315,419	-	-	897,134	-	897,134	897,134	2,047,758	301,467,393	239,263,255
72	Narayanganj	116,011,805	-	-	-	128,798	76,363	205,166	295,540	-	118,218,951	-
	<b>Total</b>	<b>46,899,699,863</b>	<b>40,678,378,172</b>	<b>355,756,681</b>	<b>101,238,354</b>	<b>1,208,893,659</b>	<b>31,657,376</b>	<b>1,240,551,035</b>	<b>1,901,344,371</b>	<b>1,802,186,642</b>	<b>48,001,044,234</b>	<b>42,231,750,763</b>
	Less: Deferred Interest on Unclassified loans (OBEI)	(2,643,678,640)	(2,960,160,811)	-	-	-	-	-	-	-	(2,643,678,640)	(2,960,160,811)
	<b>Grand Total</b>	<b>44,256,021,223</b>	<b>37,718,217,361</b>	<b>355,756,681</b>	<b>101,238,354</b>	<b>1,208,893,659</b>	<b>31,657,376</b>	<b>1,240,551,035</b>	<b>1,901,344,371</b>	<b>1,802,186,642</b>	<b>45,357,365,594</b>	<b>39,271,589,952</b>





**Mahfel Hug & Co.**  
Chartered Accountants



**ISLAM AFTAB KAMRUL & CO.**  
Chartered Accountants

BANGLADESH HOUSE BUILDING FINANCE CORPORATION  
Schedule of Fixed Assets  
As at June 30, 2024

5.00 Fixed Asset (Capital Expenditure)

A. Tangible Assets

Particulars	Cost			Lifetime No of Year	Depreciation			Written Down Value as on 30- 06-2024
	Balance as at July 01, 2023	Addition During the year	Disposal During the Period		Balance as at July 01, 2023	Charged for the year	Disposal during the Period	
Lease hold Land	6,818,554	-	-	-	-	-	-	6,818,554
Building Super Structure	78,091,276	-	-	40	30,143,122	1,952,282	52,095,404	25,995,872
Building Sanitation	514,017	-	-	17	457,091	30,235	487,326	26,089
Lift	3,837,800	-	-	10	3,837,799	-	3,837,799	-
Electrical Installation	4,749,450	1,700	1,806,138	10	3,857,363	240,950	2,792,184	164,387
Office Equipment	10,903,271	2,988,705	2,071,046	7	6,635,072	1,887,109	8,361,816	5,557,314
Office Machinery	-	-	-	7	-	-	-	-
Furniture & Fixture	32,807,094	4,970,265	270,390	17	14,114,160	2,197,206	16,065,376	21,441,992
Vehicle	35,000,140	-	12,025,000	5	21,482,656	4,710,324	14,187,979	9,456,160
Computer Installation: Hardware	76,134,746	35,830,217	1,375,870	7	50,171,892	15,801,299	64,397,321	46,011,772
Library Books	720,566	186,315	61,322	7	810,194	120,971	387,042	458,516
Crookers & Directs	611,001	561,630	178,591	2	636,888	448,848	705,647	289,813
Gas Line	-	-	-	7	-	-	-	-
<b>Sub-Total</b>	<b>250,357,314</b>	<b>44,372,412</b>	<b>17,790,357</b>		<b>151,487,236</b>	<b>27,209,234</b>	<b>160,919,295</b>	<b>116,220,073</b>

B. Intangible Assets

Particulars	Cost			Lifetime No of Year	Depreciation			Written Down Value as on 30- 06-2024
	Balance as at July 01, 2023	Addition During the year	Disposal During the Period		Balance as at July 01, 2023	Charged for the year	Disposal during the Period	
Computer Installation: Software	39,802,613	15,063,948	-	7	28,226,777	7,838,080	36,064,857	18,801,704
<b>Sub-Total</b>	<b>39,802,613</b>	<b>15,063,948</b>	<b>-</b>		<b>28,226,777</b>	<b>7,838,080</b>	<b>36,064,857</b>	<b>18,801,704</b>
<b>Grand Total</b>	<b>290,159,926</b>	<b>59,636,360</b>	<b>17,790,357</b>		<b>179,714,013</b>	<b>35,047,314</b>	<b>196,984,152</b>	<b>135,021,776</b>



**BANGLADESH HOUSE BUILDING FINANCE CORPORATION**  
Notes to the Financial Statements  
As at June 30, 2024

Notes	Particulars	Amount in Taka	
		June 30, 2024	June 30, 2023
<b>5.</b>	<b>Property, Plant &amp; Equipment :</b>		
	Lease Hold Land	6,818,554	6,818,554
	Building Super Structure	25,995,872	27,948,154
	Building Sanitation	26,089	56,325
	Lift	-	-
	Electrical Installation	164,387	392,087
	Office Equipment	5,557,314	4,268,199
	Office Machinery	-	-
	Furniture & Fixture	21,441,592	18,572,734
	Vehicle	9,456,360	14,186,484
	Computer Installation: Hardware	46,011,772	25,962,854
	Library Books	458,516	390,172
	Croceries & Others	289,813	174,513
	Gas Line	-	-
	Computer Installation: Software	18,801,704	11,575,836
	<b>Total</b>	<b>135,021,776</b>	<b>110,445,914</b>
<b>6</b>	<b>Advances :</b>		
	The above balances is made up as follows		
	Advance to Offices (Note: 6.1)	2,187,492,384	1,661,333,759
	Inter Office Difference	-	-
	<b>Total</b>	<b>2,187,492,384</b>	<b>1,661,333,759</b>
<b>6.1</b>	<b>Advance to Offices :</b>		
	Miscellaneous	6,346,869	10,551,545
	House Building Advance	2,091,029,047	1,580,990,638
	Motor Cycle Advance	67,256,212	48,875,417
	Computer/Laptop Advance	22,835,257	19,845,158
	Advance Against Legal Expenses	25,000	71,000
	<b>Total</b>	<b>2,187,492,384</b>	<b>1,661,333,759</b>
	<b>Office wise break up of Advance to Offices</b>		
	Head Office	2,181,868,626	1,654,158,049
	ECS Division	-	-
	Chattogram Branch	950,002.00	519,643
	Cox's Bazar Branch	108,000.00	270,000
	Brahmanbaria Branch	2,000.00	-
	Bandarban Branch	135,988.00	-
	Jashore Branch	326,816.97	1,627,717
	Narail Branch	207,858.10	-
	Rajshahi Branch	197,368.92	1,604,369
	Pabna Branch	47,000.00	47,000
	Joypurhat Branch	131,174.46	-
	Barisal Branch	43,750.00	300,000
	Barguna Branch	233,716.66	-
	Mohammadpur Branch	16,094.00	17,321
	Paltan Branch	394,906.25	66,460
	Khilgaon Branch	32,822.40	102,822
	Sevar Branch	-	56,432
	Mirpur Branch	636,000.00	1,062,488
	Gulshan Branch	-	428,696
	Naryanganj Branch	4,036.53	14,552
	Jamelpur Branch	1,055,519.00	55,519
	Kishoreganj Branch	387,485.18	480,000
	Faridpur Branch	-	1,001
	Rangpur Branch	-	250,000
	Dinajpur Branch	16,899.64	135,538
	Gobandha Branch	7,800.00	-
	Thakurgaon Branch	302,499.62	-
	Panchagarh Branch	66,482.98	135,951
	Nilphamari Branch	199,538.09	-
	<b>Total</b>	<b>2,187,492,384</b>	<b>1,661,333,759</b>



Notes	Particulars	Amount in Taka	
		June 30, 2024	June 30, 2023
7	<b>Sundry Debtors</b>		
	The above balances is made up as follows		
	Rent Receivable	31,729,672	30,264,760
	Interest Receivable	22,781,115	68,935,508
		<u>54,510,788</u>	<u>99,200,268</u>
7.1	<b>Rent Receivable</b>		
	The above balances is made up as follows		
	ICS Division	11,271,162	10,928,571
	Chittagong Zone	20,458,511	19,356,189
		<u>31,729,672</u>	<u>30,264,760</u>
8	<b>Advance Income Tax</b>		
	The above balances is made up as follows		
	Tax Deducted at Source	844,809,457	833,718,020
	Advance Income Tax	6,453,544,441	6,889,230,932
		<u>7,308,453,898</u>	<u>7,722,948,952</u>

**8.1 Advance Income Tax (Break up)**

Sl. No.	Assessment Year	AIT Paid	Remarks
1	From 1964-65 to 2012-2013	4,508,399,634	Pending in Income Tax Authority due to implementation of Supreme Court Order
2	2013-2014	769,942,008	Finalized
3	2014-2015	512,909,646	Finalized
4	2015-2016	536,021,475	Finalized
5	2016-2017	659,739,075	Pending in High Court
6	2017-2018	972,646,888	Finalized
7	2018-2019	1,120,826,636	Finalized
8	2019-2020	1,227,451,620	Finalized
9	2020-2021	828,516,218	Finalized
10	2021-2022	725,688,785	Pending in CT Appeal
11	2022-2023	803,744,864	Pending in DCT
12	2023-2024	1,022,479,655	Pending in DCT
13	2024-2025	1,040,200,879	Not Submitted
	<b>Total</b>	<b>14,728,587,383</b>	
	Adjustment During FY 2017-2018	4,436,832,946	
	Adjustment During FY 2019-2020	1,528,604,627	
	Adjustment During FY 2023-2024	1,454,695,932	
	<b>Balance as on 30-06-2024</b>	<b>7,308,453,898</b>	

**8.2 Deferred Tax Asset**

The above balances is made up as follows  
Deferred Tax Asset

13,884,810	-
<u>13,884,810</u>	<u>-</u>

**9 Saleable House Property**

The above balances is made up as follows

Office Code	Name of Branch	Amount in Taka	
		30.06.2024	30.06.2023
0101	Cumilla Branch	8,088,030	9,510,057
0102	Noakhali Branch	2,092,584	2,092,584
0200	Khulna Branch	22,252,981	37,318,936
0202	Bagerhat Branch	883,764	883,764
0207	Chuadanga Branch	10,224,981	10,213,681
0300	Rajshahi Branch	23,048,576	23,235,092
0302	Narayan Branch	959,295	959,295
0304	Natore Branch	1,346,924	1,346,924
0601	Ganjpur Branch	1,759,585	1,759,585
0603	Narsindhi Branch	4,565,474	0
0700	Mohammadpur Branch	1,929,975	1,929,975
0801	Khilgaon Branch	3,151,138	3,151,138
0803	Keraniganj Branch	916,461	916,461
3000	Savar Branch	2,733,409	2,245,459



Notes	Particulars	Amount in Taka	
		June 30, 2024	June 30, 2023
	2001 Faridpur Branch	8,368,786	8,360,630
	3000 Narayanganj Branch	2,234,376	4,564,136
	4000 Mymensingh Branch	2,277,150	2,275,150
	4001 Tangail Branch	1,074,696	1,074,696
	4002 Jamalpur Branch	1,730,229	1,730,229
	4003 Kishoreganj Branch	1,372,164	1,372,164
	4005 Shergur Branch	669,322	669,322
	5000 Rangpur Branch	2,710,517	2,688,579
	5006 Panchagarh Branch	784,575	1,250,318
	<b>Total</b>	<b>115,175,991</b>	<b>119,946,175</b>

**10 Sundries Loan**

Opening Balance	-	-
Add: Addition during the year	-	-
Less: Adjustment during the year	-	-
	-	-

**11 Fixed Deposit Receipt (FDR)**

Sl. No.	Name of Bank	Interest Rate	Amount in Taka	
			30.06.2024	30.06.2023
1	Rupali Bank Ltd.	9.15%	55,412,522	1,015,887,536
2	Janata Bank Ltd.	10.00%	130,420,664	3,718,735,948
3	Janata Bank Ltd.	9.15%	839,063,556	-
4	Bangladesh Krishi Bank	7.50%	-	598,299,699
5	Agrani Bank Ltd.	7.50%	-	861,812,968
6	Bangladesh Development Bank Ltd.	7.50%	-	170,371,146
6	Rajshahi Krishi Unnayan Bank	9.15%	160,341,313	207,150,952
7	Social Islami Bank Ltd.	7.00%	-	-
8	ICB Islamic Bank Ltd.	-	69,051,062	69,051,062
9	All Bank Ltd.	7.00%	-	-
	<b>Total</b>		<b>1,254,249,118</b>	<b>6,641,305,011</b>

— উপরোক্ত ১১ নং সক্রমিক বিধায়কঃ বাংলাদেশ ব্যাংক কর্তৃক বিগত ০২.০৮.২০০৭ খ্রিঃ তারিখে 'দি ওরিয়েন্টাল ব্যাংক লিঃ পুনর্গঠন স্কিম-২০০৭' সংক্রান্ত প্রজ্ঞাপন (সূত্র নংঃ বিআরপিডি (আর-১)৬৫১/৯(১০)/২০০৭-৪৪৬; তারিখঃ ০২ আগস্ট ২০০৭) অনুযায়ী বিনিয়োগকৃত ফেরতযোগ্য/প্রাপ্য : ৬,৯০,৫১,০৬২.০০ টাকা।

**12 Investment in Share**

3,723,500 Ordinary Share of ICB Islamic Bank Ltd.  
Tk. 10 each - at cost

Market value	12,659,900	20,106,900
Provision for Loss on Share Investment	24,575,100	17,128,100
<b>Cost Price of Share</b>	<b>37,235,000</b>	<b>37,235,000</b>

The investment in listed securities have been stated at fair market value being lower of cost.

— বাংলাদেশ ব্যাংক কর্তৃক বিগত ০২.০৮.২০০৭ খ্রিঃ তারিখে 'দি ওরিয়েন্টাল ব্যাংক লিঃ পুনর্গঠন স্কিম-২০০৭' সংক্রান্ত প্রজ্ঞাপন (সূত্র নংঃ বিআরপিডি (আর-১)৬৫১/৯(১০)/২০০৭-৪৪৬; তারিখঃ ০২ আগস্ট ২০০৭) অনুযায়ী শেয়ার বরাদ্দ (১৪,৮৯,৩৫,৩০৭.০০ টাকার ২৫%): ৩,৭২,৩৫,০০০.০০ টাকা।

**13 Cash at Bank**

The above balances is made up as follows

Cash at Bank (Debit)	(Note: 13.1)	520,301,823	580,428,780
Cash at Bank (Credit)	(Note: 13.2)	(49,713,538)	(8,573,803)
		<b>470,588,285</b>	<b>571,854,977</b>

**13.1 Cash at Bank (Debit)**

SND A/C No.: Sonali Bank- 36000113	1,695,923	1,695,923
SND A/C No.: Sonali Bank- 2503000277	71,684,947	78,845,067
SND A/C No. (General): Janata Bank-000004000293	81,974,391	286,675,780
SND A/C No. (General): Janata Bank VAT (API)-0100239846691	8,438	18,713
SND A/C No. (General): Janata Bank (API)-0100239847808	14,372,029	10,974,566
SND A/C No.: National Bank-34003599	14,360	255,005
SND A/C No.: National Bank-34000806	770,036	265,234
SND A/C No.: Standard Chartered Bank-02-1308049-01	9,495,672	1,951,399
SND A/C No.: Dutch-Bangla Bank-1051200004110	595,522	1,030,514



Notes	Particulars	Amount in Taka	
		June 30, 2024	June 30, 2023
	SND A/C No.: Islami Bank MSND (Manzil) 24211	12,550,869	15,628,281
	SND A/C No.: IBBL VAT A/C Manzil(API) 26415	431,935	93,730
	SND A/C No.: Trust Bank-00170320001511	2,463,083	1,492,438
	SND A/C (General), Community Bank 0010312870301	41,658	2,950,880
	Branch Manager's SND (General)	218,688,784	448,725,824
	SND A/C No. (Multi) : Janata Bank-0000004000305	1,142,673	1,098,147
	Branch Manager's SND (Multi)	2,540,113	13,300,321
	Collection A/C No.(General) : 001703200013412	21,806	115,975
	Collection A/C No.(General) : 1051100040611	2,000	2,000
	Collection A/C No.(General) : Sonali Bank (API) 2602005696	94,431,855	97,823,881
	Collection A/C No.(General) : Sonali Bank VAT(API) 2602005700	221,719	436,586
	Collection Account (General)-JBL C/A (API)- 0100239836512	6,808,470	-
	Collection A/C No.(General) -Community Bank-0010312870101	655	1,000
	Collection A/C No.(General) -IBBL Manzil(API)-2050060100431407	4,095	313,933
	Br.Collection A/C (General)	832,791	7,752,683
	Br.Collection A/C (Multi)	1,000	1,000
	Br.Collection A/C (Flat)	7,000	1,000
	Loan Disbursement Bank A/C	-	-
	Branch Manager's Expenditure A/C	-	8,878,912
	<b>Total</b>	<b>920,301,823</b>	<b>980,428,780</b>
13.2	<b>Cash at Bank (Credit)</b>		
	Janata Bank Ltd. A/C No. 00100347-2	2,458,459	4,921,714
	Janata Bank Ltd. A/C No. 001002892-V	1,122,203	501,068
	Sonali Bank Ltd. A/C No. 33001237	-	-
	Loan Disbursement Bank A/C	44,676,026	3,151,021
	Branch Manager's Expenditure A/C	1,456,849	-
	<b>Total</b>	<b>49,713,538</b>	<b>8,573,803</b>
14	<b>Capital Fund</b>		
	<b>Authorised Capital:</b>	<b>10,000,000,000</b>	<b>10,000,000,000</b>
	<b>Paid-up Capital:</b>		
	Share Capital Originally Subscribed	50,000,000	50,000,000
	Add: Interest Accrued Capitalized upto 30-06-1978	48,296,500	48,296,500
	Subscribed during the year 1991-92	250,000,000	250,000,000
	Subscribed during the year 1992-93	250,000,000	250,000,000
	Subscribed during the year 1993-94	374,600,000	374,600,000
	Subscribed during the year 2008-09	127,103,500	127,103,500
		<b>1,100,000,000</b>	<b>1,100,000,000</b>
15	<b>Reserve Fund</b>		
	The above balances is made up as follows		
	General Reserve (Note:15.1)	81,415,911	79,415,911
	Building Reserve (Note:15.2)	83,861,670	81,861,670
		<b>165,277,581</b>	<b>161,277,581</b>
15.1	<b>General Reserve</b>		
	The above balances is made up as follows		
	Opening Balance	79,415,911	77,415,911
	Add: During the year	2,000,000	2,000,000
	Closing Balance	<b>81,415,911</b>	<b>79,415,911</b>
15.2	<b>Building Reserve</b>		
	The above balances is made up as follows		
	Opening Balance	81,861,670	79,861,670
	Add: During the year	2,000,000	2,000,000
	Closing Balance	<b>83,861,670</b>	<b>81,861,670</b>
16	<b>Tax Free Reserve</b>		
	The above balances is made up as follows		
	Opening Balance	1,214,390,257	1,214,390,257
	Add: During the year	-	-
	Closing Balance	<b>1,214,390,257</b>	<b>1,214,390,257</b>
17	<b>Debenture Redemption Fund</b>		
	The above balances is made up as follows		





Notes	Particulars	Amount in Taka	
		June 30, 2024	June 30, 2023
	Chattogram Branch	8,763,389	7,966,959
	Cumilla Branch	2,305,231	3,688,666
	Noakhali Branch	7,909	12,653
	Brahmanbaria Branch	-	-
	Khulna Branch	2,067,338	2,178,097
	Jashore Branch	270,854	397,938
	Kushtia Branch	373,097	215,703
	Chuadanga Branch	4,785,591	4,283,946
	Rajshahi Branch	11,996,971	21,817,119
	Bogura Branch	19,163	43,663
	Naogaon Branch	25,691	25,691
	Fabna Branch	42,720	21,200
	Natore Branch	535,924	-
	Patuakhali Branch	2,793	-
	Sylhet Branch	-	26,335
	Uttara Branch	274,655	675,752
	Guripur Branch	125,405	62,205
	Narsindhi Branch	168,604	162,070
	Manikganj Branch	17,233	-
	Mohammadpur Branch	239,694	239,694
	Falton Branch	-	516,068
	Khilgaon Branch	83,612	(180,652)
	Mirpur Branch	335,156	329,289
	Pallabi Branch	93,987	70,457
	Gulshan Branch	3,788,710	3,795,259
	Savar Branch	26,166	26,166
	Faridpur Branch	995,938	695,911
	Narayanganj Branch	494,512	494,512
	Mymensingh Branch	192,076	204,876
	Tangail Branch	3,492,693	3,492,693
	Jamalpur Branch	338,185	338,185
	Netrokona Branch	31,000	-
	Sherpur Branch	159,440	159,440
	Rangpur Branch	30,331	30,331
	Dinajpur Branch	56,052	591,872
	Gaibandha Branch	128,314	128,314
	Lalmonirhat Branch	1,375,000	-
	Panchagarh Branch	568,934	142,561
		<b>149,364,146</b>	<b>126,971,587</b>
23	Sundries Loan		
	Barisal Branch	38,000	-
		<b>38,000</b>	<b>-</b>
24	Interest Suspense Account		
	Details are given below		
	Head Office	-	-
	ECS Division	-	-
	Chattogram Branch	31,449,986	34,563,855
	Cumilla Branch	3,548,324	2,999,726
	Noakhali Branch	5,921,735	6,831,091
	Cox's Bazar Branch	1,070,353	1,184,940
	Rangamati Branch	963,806	-
	Feni Branch	1,342,833	1,874,197
	Khulna Branch	54,886,579	56,028,644
	Satkhira Branch	4,556,459	4,074,674
	Bagerhat Branch	1,295,208	819,218
	Jashore Branch	3,379,772	3,375,271
	Kushtia Branch	28,252,202	32,620,466
	Magura Branch	725,277	541,885
	Jhainadah Branch	342,932	334,797
	Chuadanga Branch	1,334,315	1,542,731
	Mcherpur Branch	162,798	-
	Narail Branch	296,042	-
	Rajshahi Branch	7,485,114	5,584,199





Notes	Particulars	Amount in Taka	
		June 30, 2024	June 30, 2023
	Bogura Branch	6,197,936	7,631,663
	Naogaon Branch	2,092,144	2,009,758
	Pabna Branch	4,328,829	2,934,151
	Natore Branch	3,540,072	4,333,983
	Sirajganj Branch	657,906	776,940
	Joypurhat Branch	1,424,438	-
	Barishal Branch	16,977,999	20,568,762
	Jhalokati Branch	19,664	-
	Bhola Branch	3,580,787	2,413,567
	Pirojpur Branch	1,030,288	984,573
	Barguna Branch	1,201,078	-
	Sylhet Branch	1,667,521	1,426,895
	Sreemongal Branch	250,325	206,273
	Uttara Branch	45,190,013	31,200,725
	Gazipur Branch	10,678,221	8,952,359
	Narsindhi Branch	3,657,596	6,485,652
	Manikganj Branch	5,306,605	4,708,464
	Mohammadpur Branch	51,072,013	15,529,956
	Paltan Branch	29,071,261	25,309,995
	Khilgaon Branch	48,260,475	41,474,152
	Keraniganj Branch	1,099,801	900,922
	Mumshiganj Branch	476,595	435,735
	Mirpur Branch	18,451,973	22,517,055
	Pallabi Branch	43,631,669	38,179,912
	Gulshan Branch	49,037,951	40,444,258
	Savar Branch	18,853,358	13,433,767
	Faridpur Branch	10,776,214	7,640,169
	Gopalganj Branch	1,587,189	2,000,755
	Rajbari Branch	-	543,766
	Nurayanganj Branch	22,428,613	24,204,401
	Mymensingh Branch	13,147,891	14,013,221
	Tangail Branch	3,099,316	3,810,849
	Jamalpur Branch	9,743,059	8,696,339
	Kishoreganj Branch	2,183,265	1,100,009
	Netrokona Branch	5,345,691	5,792,148
	Sherpur Branch	12,508,914	11,333,637
	Rangpur Branch	2,785,186	4,702,620
	Dinajpur Branch	-	4,111,291
	Kurigram Branch	2,207,126	781,943
	Gaibandha Branch	877,126	245,464
	Thakurgaon Branch	863,235	-
	Panchagarh Branch	348,037	777,960
	Nilphamari Branch	61,789	-
		<b>602,732,901</b>	<b>534,989,760</b>

25 Adjustment Account for Unpaid Expenses

Details are given below

Head Office	118,607,522	104,152,892
ECS Division	16,234,857	8,000,000
Charltongram Branch	2,800,000	4,176,777
Cumilla Branch	1,055,822	1,906,267
Naokhali Branch	1,356,966	1,670,308
Cox's Bazar Branch	500,000	710,000
Rangamati Branch	400,000	785,500
Brahmanbaria Branch	433,300	540,800
Chandpur Branch	251,430	418,470
Feni Branch	388,250	634,442
Laxmipur Branch	300,000	569,735
Khagrachari Branch	390,600	404,900





Notes	Particulars	Amount in Taka	
		June 30, 2024	June 30, 2023
	Bandarban Branch	223,800	-
	Khulna Branch	2,620,907	3,627,481
	Sethkhira Branch	395,000	741,485
	Ragerhat Branch	382,351	563,105
	Jashore Branch	1,437,202	3,749,064
	Kushtia Branch	1,755,431	2,058,627
	Magura Branch	440,830	740,000
	Jhaisadah Branch	385,565	524,900
	Chuadanga Branch	352,840	645,860
	Meherpur Branch	300,000	-
	Narail Branch	258,480	-
	Rajshahi Branch	2,500,000	4,191,555
	Bogura Branch	700,000	1,720,109
	Naogaon Branch	650,910	710,550
	Pabna Branch	1,579,791	2,494,072
	Natore Branch	500,000	1,038,916
	Sirajganj Branch	400,000	1,135,084
	Chapainawabganj Branch	484,125	-
	Joypurhat Branch	339,370	-
	Barishal Branch	1,600,278	2,348,540
	Jhalokati Branch	400,000	-
	Potuaakhal Branch	500,000	790,089
	Rheta Branch	353,500	506,517
	Pirojpur Branch	353,000	540,909
	Barguna Branch	300,000	-
	Sylhet Branch	950,000	2,123,175
	Sreemongal Branch	538,921	722,483
	Hobiganj Branch	340,000	550,000
	Sunamganj Branch	308,000	567,742
	Uttara Branch	2,000,000	1,350,000
	Gulipur Branch	562,890	767,898
	Narsindhi Branch	1,050,440	1,442,192
	Mantiganj Branch	305,580	582,133
	Mohammadpur Branch	2,000,000	3,300,000
	Paltan Branch	1,800,000	2,800,000
	Khilgaon Branch	1,200,000	1,500,000
	Keraniganj Branch	249,175	564,175
	Munshiganj Branch	330,620	594,088
	Mirpur Branch	1,112,000	2,450,000
	Pallabi Branch	900,000	1,972,000
	Gulshan Branch	1,826,139	1,945,486
	Sevar Branch	553,701	1,311,287
	Faridpur Branch	1,200,000	2,337,203
	Gopalganj Branch	570,048	900,000
	Madaripur Branch	385,750	510,640
	Rajbari Branch	439,361	877,513
	Shariatpur Branch	347,473	-
	Narayanganj Branch	449,188	2,472,306
	Mymensingh Branch	1,719,500	3,086,311
	Tangal Branch	876,025	1,670,025
	Jamalpur Branch	809,000	778,425
	Kishoreganj Branch	450,000	686,910
	Netrokona Branch	773,040	927,834
	Sherpur Branch	983,655	1,088,275
	Rangpur Branch	1,588,400	2,589,244
	Dinajpur Branch	761,120	1,953,050
	Kurigram Branch	300,000	520,000
	Gaibandha Branch	423,350	630,393
	Lalmonirhat Branch	233,878	526,801
	Thakurgaon Branch	380,050	589,953
	Panchagarh Branch	333,075	333,887
	Niphamari Branch	265,354	-
		<b>191,247,859</b>	<b>199,119,382</b>



Notes	Particulars	Amount in Taka	
		June 30, 2024	June 30, 2023
26	<b>Compensatory Fund</b>		
	The above balances is made up as follows		
	Opening Balance	39,433,370	39,433,370
	less: Adjustment during the year	-	-
	Closing Balance	<u>39,433,370</u>	<u>39,433,370</u>
27	<b>Provision for Income Tax</b>		
	The above balances is made up as follows		
	Opening Balance	8,148,146,620	7,068,441,787
	Add: Provision for the year @ 40% on Net Profit	998,740,392	1,079,704,833
		<u>9,146,887,011</u>	<u>8,148,146,620</u>
	less: Adjustment during the year	1,495,925,685	-
	Closing Balance	<u>7,650,961,326</u>	<u>8,148,146,620</u>

**27.1 Provision for Income Tax (Breakup)**

Sl. No.	Assessment Year	Provision	Remarks
1	From 1964-65 to 2012-2013	5,046,777,347	Pending in Income Tax Authority due to implementation of Supreme Court Order
2	2013-2014	797,650,284	Finalized
3	2014-2015	765,677,605	Finalized
4	2015-2016	794,501,603	Finalized
5	2016-2017	829,150,244	Pending in High Court
6	2017-2018	793,277,690	Finalized
7	2018-2019	730,857,753	Finalized
8	2019-2020	801,870,831	Finalized
9	2020-2021	694,104,794	Finalized
10	2021-2022	830,631,832	Pending in CT Appeal
11	2022-2023	945,010,133	Pending in DCT
12	2023-2024	1,079,704,833	Pending in DCT
13	2024-2025	998,740,392	Not Submitted

<b>Total</b>	<b>15,105,895,491</b>
Adjustment During FY 2017-2018	4,436,832,946
Adjustment During FY 2019-2020	1,572,175,443
Adjustment During FY 2023-2024	1,495,925,685
<b>Balance as on 30-06-2024</b>	<b>7,650,961,326</b>

**\* Compensation Charged (Doubtful rent income)**

The above balances is made up as follows

Office Code	Name of Branch	Amount in Taka	Amount in Taka
0102	Noakhali Branch	2,139	-
0106	Chandpur Branch	1,394	-
0200	Khulna Branch	821	-
0203	Jashore Branch	436	-
0204	Kusthia Branch	6,474	-
0207	Chuadanga Branch	228	-
0400	Barisal Branch	3,002	-
0402	Patuakhali Branch	4,336	-
0403	Shute Branch	607	-
0602	Narsindhi Branch	6,545	-
2002	Guzalganj Branch	2,391	-
2003	Madaripur Branch	262	-
4001	Tangail Branch	4,038	-
4002	Jamalpur Branch	5,137	-
4003	Kishoreganj Branch	4,370	-
4004	Netrakona Branch	3,229	-
4005	Shergar Branch	6,979	-
	<b>Total</b>	<b>52,388</b>	<b>-</b>

**28 Provision for loss on Share Investment**

The above balances is made up as follows

Opening Balance	17,128,100	18,989,850
Add: Addition during the year	7,447,000	-
Less: Adjustment during the year	-	1,861,750
Closing Balance	<u>24,575,100</u>	<u>17,128,100</u>



**BANGLADESH HOUSE BUILDING FINANCE CORPORATION**

Notes to the Financial Statements

As at June 30, 2024

**29 Interest Income on Loans and Advances (Accrual Basis)**

Details are given below:

Sl No.	Branch Code	Branch Name	Amount in Taka	
			Financial Year 2023-2024	Financial Year 2022-2023
			30.06.2024	30.06.2023
1	0100	Chattogram Branch	192,748,651	191,123,963
2	0101	Cumilla Branch	40,439,186	38,447,281
3	0102	Noakhali Branch	42,894,151	36,340,732
4	0103	Cox's Bazar Branch	23,272,382	15,739,768
5	0104	Rangamati Branch	35,406,558	30,161,121
6	0105	Brahmanbaria Branch	7,966,571	5,803,678
7	0106	Chandpur Branch	16,453,492	11,363,292
8	0107	Feni Branch	22,369,813	19,417,615
9	0108	Laxmipur Branch	12,655,298	8,351,689
10	0109	Khagrachari Branch	28,018,473	22,334,734
11	0110	Bandarban Branch	3,311,161	-
12	0200	Khulna Branch	202,212,982	181,943,310
13	0201	Sathkhira Branch	24,312,496	20,290,783
14	0202	Bagerhat Branch	10,945,655	7,949,434
15	0203	Jashore Branch	75,007,899	66,416,027
16	0204	Kushia Branch	49,388,829	47,289,738
17	0205	Magura Branch	14,735,708	8,262,294
18	0206	Jhinalda Branch	18,686,261	13,114,217
19	0207	Chudanga Branch	15,965,963	12,583,842
20	0208	Mohorpur Branch	6,923,419	-
21	0209	Narail Branch	6,651,996	-
22	0300	Rajshahi Branch	113,577,693	116,431,475
23	0301	Roguna Branch	68,728,661	70,574,257
24	0302	Raigoon Branch	30,807,052	23,973,823
25	0303	Pabna Branch	66,786,761	58,250,998
26	0304	Natore Branch	25,010,017	20,779,023
27	0305	Sirajganj Branch	55,183,128	47,851,263
28	0306	Chapainawabganj Branch	8,293,449	-
29	0307	Joypurhat Branch	15,646,832	-
30	0400	Barisal Branch	113,774,672	116,816,455
31	0401	Jhalokati Branch	8,308,834	-
32	0402	Potua Khali Branch	22,562,203	13,931,412
33	0403	Bhola Branch	23,135,171	16,738,115
34	0404	Pirojpur Branch	12,467,288	9,618,506
35	0405	Barguna Branch	3,769,276	-
36	0500	Sylhet Branch	31,784,325	27,586,630
37	0501	Sreemongal Branch	17,743,293	15,215,228
38	0502	Hobiganj Branch	12,949,958	8,445,412
39	0503	Sunamganj Branch	20,794,962	14,553,514
40	0600	Uttara Branch	226,267,962	237,115,047
41	0601	Garipur Branch	34,771,556	25,981,552
42	0602	Narsindhi Branch	29,412,473	19,565,137
43	0603	Maniaganj Branch	36,512,229	31,497,046
44	0700	Mohammadpur Branch	102,059,490	144,167,323
45	0800	Falgun Branch	87,602,128	91,490,500
46	0801	Khilgaon Branch	184,423,755	197,564,378
47	0802	Keraniganj Branch	3,911,196	1,369,013
48	0803	Munshiganj Branch	14,002,508	10,822,393
49	0900	Mirpur Branch	159,135,651	160,054,668
50	0901	Pallabi Branch	184,675,305	205,795,105
51	1000	Gulshan Branch	218,561,605	225,554,667





Sl No.	Branch Code	Branch Name	Financial Year 2023-2024	Financial Year 2022-2023
			30.06.2024	30.06.2023
52	2000	Savar Branch	92,190,981	86,386,209
53	2001	Faridpur Branch	30,113,595	34,267,815
54	2002	Gopalganj Branch	37,913,770	32,503,039
55	2003	Madaripur Branch	11,647,538	9,358,275
56	2004	Rajbari Branch	11,641,581	8,201,418
57	2005	Shariatpur Branch	4,334,889	-
58	3000	Narayanganj Branch	36,385,721	31,915,851
59	4000	Mymensingh Branch	122,513,267	121,238,658
60	4001	Tangail Branch	69,302,628	64,106,605
61	4002	Jamalpur Branch	61,690,636	47,474,462
62	4003	Kishoreganj Branch	51,387,396	45,585,485
63	4004	Netrokona Branch	43,108,974	36,993,336
64	4005	Sherpur Branch	18,869,939	17,100,520
65	5000	Rangpur Branch	147,104,167	137,719,631
66	5001	Dinajpur Branch	38,557,204	26,001,992
67	5002	Kurigram Branch	30,298,191	25,607,399
68	5003	Gaibandha Branch	25,328,218	19,812,235
69	5004	Lalmonirhat Branch	27,070,810	21,009,231
70	5005	Thakurgaon Branch	21,637,297	17,544,361
71	5006	Panchagarh Branch	21,506,884	18,455,313
72	5007	Nilphamari Branch	5,902,541	-
<b>Total Interest on Loan</b>			<b>3,691,532,909</b>	<b>3,449,958,204</b>



**BANGLADESH HOUSE BUILDING FINANCE CORPORATION**  
Notes to the Financial Statements  
As at June 30, 2024

Notes	Particulars	Amount in Taka			
		30-Jun-24	30-Jun-23		
<b>30</b>	<b>Building Rents</b>				
	The above balances is made up as follows				
	ECS Division	16,978,532	20,919,212		
	Chittagong Branch	18,382,223	15,939,562		
	Khulna Branch	2,258,625	2,104,250		
	Other Branches	-	564,425		
		<b>37,619,380</b>	<b>40,527,449</b>		
<b>31</b>	<b>Interest on FDR &amp; Bank A/C</b>				
	Details are given below				
		<b>FDR</b>	<b>SND</b>		
1	Head Office	348,796,240	4,801,692	353,597,932	567,310,965
2	Chattogram Branch		524,340	524,340	239,524
3	Cumilla Branch		69,035	69,035	170,948
4	Noakhali Branch		205,774	205,774	120,635
5	Cox's Bazar Branch		124,137	124,137	106,810
6	Rangamati Branch		151,190	151,190	104,830
7	Brahmanbaria Branch		144,858	144,858	76,289
8	Chandpur Branch		64,308	64,308	125,524
9	Feni Branch		65,901	65,901	53,259
10	Laemipur Branch		87,222	87,222	48,167
11	Khagrachari Branch		187,529	187,529	85,149
12	Bandarban Branch		26,900	26,900	-
13	Khulna Branch		565,781	565,781	769,390
14	Satkhira Branch		68,245	68,245	84,736
15	Bagerhat Branch		46,752	46,752	89,083
16	Jashore Branch		496,386	496,386	134,930
17	Kushtia Branch		140,832	140,832	85,773
18	Magura Branch		38,056	38,056	51,689
19	Jhinaldah Branch		35,459	35,459	53,458
20	Chuadanga Branch		87,870	87,870	166,469
21	Meherpur Branch		41,553	41,553	-
22	Norail Branch		48,614	48,614	-
23	Rajshahi Branch		323,102	323,102	202,076
24	Bogura Branch		62,197	62,197	96,882
25	Naogoon Branch		113,219	113,219	79,479
26	Fabna Branch		124,180	124,180	96,220
27	Natore Branch		60,841	60,841	71,736
28	Siraganj Branch		44,670	44,670	102,517
29	Chaulinawabganj Branch		50,804	50,804	-
30	Joypurhat Branch		155,791	155,791	-
31	Barisal Branch		21,678	21,678	346,630
32	Jhalokati Branch		55,185	55,185	-
33	Potuaikali Branch		112,516	112,516	73,369
34	Bhola Branch		127,701	127,701	129,508
35	Firojpur Branch		86,961	86,961	88,581
36	Berguna Branch		19,142	19,142	-
37	Sylhet Branch		119,325	119,325	92,950
38	Sreemongal Branch		47,613	47,613	84,439
39	Hobiganj Branch		70,136	70,136	69,264
40	Sunamganj Branch		66,783	66,783	66,421
41	Uttara Branch		257,673	257,673	1,293,429
42	Gazipur Branch		192,703	192,703	135,758
43	Narsindhi Branch		80,004	80,004	44,006
44	Manikganj Branch		77,460	77,460	137,493
45	Mohammadpur Branch		381,104	381,104	292,970
46	Paltan Branch		620,911	620,911	429,879
47	Khilgaon Branch		190,575	190,575	175,238
48	Keraniganj Branch		96,843	96,843	103,161

Notes	Particulars		Amount in Taka	
			30-Jun-24	30-Jun-23
49	Munshiganj Branch	68,558	68,558	68,677
50	Mirpur Branch	364,772	364,772	227,759
51	Fallabi Branch	149,864	149,864	165,278
52	Gulshan Branch	189,945	189,945	198,988
53	Savar Branch	109,706	109,706	66,839
54	Faridpur Branch	93,832	93,832	56,782
55	Gopalganj Branch	103,964	103,964	114,860
56	Madaripur Branch	41,461	41,461	55,175
57	Rajbari Branch	74,945	74,945	80,766
58	Shariatpur Branch	55,101	55,101	-
59	Narayanganj Branch	125,171	125,171	81,016
60	Mymensingh Branch	189,697	189,697	188,838
61	Tangail Branch	257,460	257,460	175,560
62	Jamalpur Branch	93,644	93,644	60,166
63	Kishoreganj Branch	168,360	168,360	95,932
64	Netrokona Branch	80,283	80,283	73,403
65	Sherpur Branch	87,515	87,515	125,525
66	Rangpur Branch	580,654	580,654	490,452
67	Dinajpur Branch	164,488	164,488	102,585
68	Kurigram Branch	73,573	73,573	101,024
69	Gaibandha Branch	53,834	53,834	55,544
70	Lalmonirhat Branch	105,065	105,065	42,805
71	Thakurgaon Branch	63,789	63,789	45,078
72	Panchagarh Branch	52,322	52,322	59,923
73	Nilphamari Branch	41,346	41,346	-
	<b>Total</b>	<b>348,796,240</b>	<b>14,970,900</b>	<b>363,767,140</b>
				<b>576,822,588</b>

**32**
**Establishment Charges**

Details are given below

Pay of Officer

Pay of Staff

Entertainment Allowances

Conveyance Allowances

House Rent Allowances

Education Allowances

Medical Allowances

Washing Allowances

Hill Allowances

Dearness Allowances

Car Service Encashment Allowance

General/Festival Bonus

Incentive Bonus

Overtime

Pension Contribution

Bangla Noboborsho Allowance

Lunch allowance

Encashment of Earned Leave

Liversie &amp; Uniform

Travelling &amp; Transfer-Officer

Travelling &amp; Transfer-Staff

Honourarium

Recreation Leave Allowance

Grant after serious injury/death

Medical Expenses

Telephone Allowance

232,255,795

200,800,563

46,076,002

44,072,842

17,800

24,130

315,578

348,151

103,259,708

94,865,240

2,287,210

2,373,374

11,695,146

10,878,262

125,034

131,377

410,231

304,702

-

-

292,500

237,145

39,978,910

36,914,336

85,000,000

81,925,315

10,155,605

9,711,571

132,830,535

122,801,267

4,030,569

3,733,071

28,636,157

26,707,500

8,837,047

11,536,028

387,001

624,232

15,164,438

10,001,464

110,920

743,862

2,471,109

1,731,590

6,123,530

5,105,110

1,600,000

800,000

12,443

5,203

1,179,813

966,000

**733,262,081**
**667,342,335**


Notes	Particulars	Amount in Taka	
		30-Jun-24	30-Jun-23
33	<b>Rent, Rates, Taxes, Insurance &amp; Lighting</b> Details are given below		
	Rent (Office)	23,244,358	23,018,079
	Rates-WASA	1,188,344	1,132,876
	Taxes	4,797,642	6,649,276
	Insurance	1,721,560	1,772,300
	Electricity & Gas	7,857,588	6,014,348
		<b>38,809,491</b>	<b>38,586,879</b>
34	<b>Other Expenses</b> Details are given below		
	Conveyance and Transport Charges	6,641,133	5,892,622
	Petrol, Oil & Lubricant	6,460,425	5,696,109
	Business Development Expenses	21,047,713	14,135,895
	Entertainment Expenses	1,342,329	796,489
	Newspaper & Periodicals	1,327,111	1,045,292
	Conference	1,233,928	962,834
	Stamp/Reg. Fee's	4,430	-
	Welfare & Recreation	2,912,637	302,100
	Washing Charges	83,102	54,191
	Bank Commission	5,587,472	6,936,601
	Conservancy/Layout Cost	1,887,300	1,552,510
	Sweeping & Cleaning	367,386	284,754
	Training	2,112,308	953,907
	Binding, Carrying & Cartage	171,832	131,607
	Seminar, Workshop, Symposium, etc.	-	223,364
	Employee Recruitment Expense	2,973,176	-
	National Integrity Strategy	789,053	505,550
	Technical Fees	5,325	146,240
	Innovation	1,656,332	1,611,255
	Maintenance of Saleable House Property	856,082	7,000
	Disaster risk reduction and disaster response cost	497,310	-
	Miscellaneous (Others)	418,094	260,447
		<b>58,374,478</b>	<b>41,498,767</b>
35	<b>Interest on Debentures</b> The above balances is made up as follows		
	Bangladesh Bank	190,750,000	190,750,000
	Other Scheduled Bank	-	-
		<b>190,750,000</b>	<b>190,750,000</b>
36	<b>Interest on Bangladesh Govt. Deposit &amp; Paid up Capital</b> The above balances is made up as follows		
	Fixed Deposit	700,000	700,000
	Refundable Deposit	-	-
	Paid up Capital	-	-
	Govt. Loan	459,178,950	472,051,981
		<b>459,878,950</b>	<b>472,751,981</b>

(Following notes from 37 to 45 are represented below for Cash Basis Profit and Loss Account)





BANGLADESH HOUSE BUILDING FINANCE CORPORATION  
Notes to the Financial Statements  
As at June 30, 2024

37. Interest Income on Loans and Advances (Cash Basis)

Details are given below:

Sl No.	Branch Code	Branch Name	Amount in Taka	
			Financial Year 2023-2024 30.06.2024	Financial Year 2022-2023 30.06.2023
1	0100	Chattogram Branch	205,299,835	190,005,970
2	0101	Cumilla Branch	34,952,707	33,899,259
3	0102	Noakhali Branch	35,555,460	34,990,566
4	0103	Cox's Bazar Branch	18,857,351	12,866,339
5	0104	Rangamati Branch	31,718,977	27,902,830
6	0105	Brahmanbaria	5,607,255	5,167,775
7	0106	Chandpur Branch	14,747,505	10,139,314
8	0107	Feni Branch Office	17,356,573	17,264,675
9	0108	Laxmipur Branch	11,095,297	8,086,818
10	0109	Khagrachari Branch	26,292,950	22,200,365
11	0110	Bandarban Branch	2,604,005	-
12	0200	Khulna Branch	188,583,287	180,072,897
13	0201	Sathkhira Branch	19,286,941	18,116,353
14	0202	Bagerhat Branch	9,050,534	7,786,320
15	0203	Jashore Branch	66,227,569	61,509,295
16	0204	Kushtia Branch	45,405,351	48,203,145
17	0205	Magura Branch	12,511,359	6,863,335
18	0206	Jhenaidah Branch	16,097,826	12,029,547
19	0207	Chuadanga Branch	11,853,345	9,876,824
20	0208	Meherpur Branch	5,704,071	-
21	0209	Narail Branch Office	5,145,646	-
22	0300	Rajshahi Branch	107,410,433	116,477,750
23	0301	Bogura Branch	59,555,457	63,864,290
24	0302	Naogaon Branch	25,513,920	22,323,407
25	0303	Pabna Branch	58,694,779	50,990,251
26	0304	Natore Branch	21,294,833	19,505,772
27	0305	Sirajganj Branch	48,426,336	45,457,470
28	0306	Chapainawabganj	7,148,839	-
29	0307	Joypurhat Branch	13,064,244	-
30	0400	Barisal Branch	108,205,395	116,648,874
31	0401	Jhalakati Branch	6,474,010	-
32	0402	Potuaikali Branch	16,700,762	11,619,914
33	0403	Bihola Branch Office	21,160,824	12,879,631
34	0404	Pirojpur Branch	9,598,008	8,081,466
35	0405	Banguna Branch	3,343,778	-
36	0500	Sylhet Branch Office	27,568,203	25,682,321
37	0501	Sreenmangal Branch	16,822,633	15,935,012
38	0502	Hobiganj Branch	9,631,077	7,013,651
39	0503	Sunamganj Branch	19,363,339	14,068,132
40	0600	Uttara Branch Office	211,088,337	238,643,380
41	0601	Gazipur Branch	26,863,729	24,173,660
42	0602	Narsindhi Branch	19,083,019	18,226,712
43	0603	Manikganj Branch	32,698,319	29,945,496
44	0700	Mohammadpur	132,366,615	141,384,799
45	0800	Paltan Branch Office	100,552,383	100,539,852
46	0801	Khilgaon Branch	202,736,487	210,472,679
47	0802	Keraniganj Branch	2,702,280	1,181,149
48	0803	Munshiganj Branch	13,937,723	10,688,065
49	0900	Mirpur Branch Office	153,734,670	171,923,413
50	0901	Falabi Branch	200,319,770	234,364,178
51	1000	Gulshan Branch	228,055,777	229,137,149
52	2000	Saver Branch Office	84,618,144	86,355,076
53	2001	Fandpur Branch	27,413,681	36,188,515
54	2002	Gopalganj Branch	30,018,733	29,921,541
55	2003	Madaripur Branch	11,097,657	8,741,643
56	2004	Rajbari Branch	9,102,209	7,127,178
57	2005	Shariatpur Branch	3,698,329	-





Sl No.	Branch Code	Branch Name	Financial Year 2023-2024	Financial Year 2022-2023
			30.06.2024	30.06.2023
58	3000	Narayanganj Branch	34,010,997	30,989,873
59	4000	Mymensingh Branch	105,184,297	116,047,409
60	4001	Tangail Branch	64,452,467	60,949,795
61	4002	Jamalpur Branch	47,976,281	41,703,990
62	4003	Kishoreganj Branch	39,470,449	37,284,253
63	4004	Netrokona Branch	37,844,250	35,036,723
64	4005	Sherpur Branch	16,777,050	15,756,385
65	5000	Rangpur Branch	136,758,250	138,568,700
66	5001	Dinajpur Branch	35,423,891	26,044,715
67	5002	Kurigram Branch	27,043,363	21,443,057
68	5003	Gaibandha Branch	23,200,777	16,214,314
69	5004	Lalmonirhat Branch	21,769,717	17,809,278
70	5005	Thakurgaon Branch	19,583,946	15,191,509
71	5006	Panchagarh Branch	17,958,557	18,370,917
72	5007	Nilphamari Branch	4,755,634	-
Total			<b>3,495,731,503</b>	<b>3,416,955,976</b>



**BANGLADESH HOUSE BUILDING FINANCE CORPORATION**  
Notes to the Financial Statements  
As at June 30, 2024

Notes	Particulars	Amount in Taka	
		30-Jun-2024	30-Jun-2023
<b>38</b>	<b>Building Rents</b>		
	The above balances is made up as follows		
	ECS Division	16,635,940.37	21,284,642
	Chittagong Branch	17,259,901.05	15,067,873
	Khulna Branch	2,258,625.00	2,104,250
	Other Branches	-	564,425
		<u>36,154,466</u>	<u>39,021,190</u>
<b>39</b>	<b>Interest on FDR &amp; Bank A/C</b>		
	The above balances is made up as follows		
	Interest on Fixed Deposit	394,950,633	553,958,759
	Interest on SND A/C	14,970,900	15,242,275
		<u>409,921,533</u>	<u>569,201,034</u>
<b>40</b>	<b>Establishment Charges</b>		
	Details are given below:		
	Pay of Officer	232,255,795	200,800,563
	Pay of Staff	45,671,002	44,072,842
	Entertainment Allowances	17,800	24,130
	Conveyance Allowances	315,578	348,151
	House Rent Allowances	103,259,708	94,865,240
	Education Allowances	2,287,210	2,373,374
	Medical Allowances	11,895,146	10,878,262
	Washing Allowances	125,034	131,377
	Hill Allowances	410,231	304,702
	Dearness Allowances	-	-
	Car Service Encashment Allowance	292,500	237,145
	General/Festival Bonus	39,978,910	36,914,336
	Incentive Bonus	106,793,902	42,612,117
	Overtime	9,935,605	9,731,571
	Pension Contribution	132,839,535	122,801,267
	Bangla Noboborsho allowance	4,030,569	3,733,071
	Lunch allowance	28,611,157	26,707,500
	Encashment of Earned Leave	8,837,047	11,536,028
	Liverise & Uniform	285,479	624,232
	Travelling & Transfer Officer	15,164,438	10,001,464
	Travelling & Transfer Staff	110,920	743,862
	Honourarium	2,471,109	1,731,590
	Recreation Leave	6,123,530	5,105,110
	Grant after serious injury/death	1,600,000	800,000
	Medical Expenses	12,443	5,203
	Telephone Allowances	1,179,813	966,000
		<u>754,284,461</u>	<u>628,029,136</u>
<b>41</b>	<b>Rent, Rates, Taxes, Insurance &amp; Lighting</b>		
	The above balances is made up as follows		
	Rent	23,244,358	23,018,079
	Rates	1,078,344	1,132,876
	Taxes	4,797,642	6,649,276
	Insurance	1,721,560	1,772,300
	Electricity & Gas	7,197,588	6,014,348
		<u>38,039,491</u>	<u>38,586,879</u>



Notes	Particulars	Amount in Taka	
		30-Jun-2024	30-Jun-2023
<b>42</b>	<b>Other Expenses</b>		
	Details are given below		
	Conveyance and Transport Charges	6,333,633	5,892,622
	Fuel, Oil & Lubricant	6,105,425	5,696,109
	Business Development Expenses	20,863,713	14,135,895
	Entertainment Expenses	1,342,329	796,489
	Newspaper & Periodicals	1,255,111	1,045,292
	Conference	1,233,928	962,834
	Stamp/Reg. Fee's	4,430	-
	Welfare & Recreation	2,912,637	302,100
	Washing Charges	83,102	54,191
	Bank Commission	5,587,472	6,936,601
	Conspicuity/Layout Cost	1,887,300	1,552,510
	Sweeping & Cleaning	367,386	284,754
	Training	1,588,108	953,907
	Binding, Carrying & Cartage	171,832	131,607
	Seminar, Workshop, Symposium, etc.		223,364
	Employee Recruitment Expense	2,973,176	-
	National Integrity Strategy	789,053	505,550
	Technical Fees	5,325	146,240
	Innovation	1,656,332	1,611,255
	Maintenance of Saleable House Property	856,082	7,000
	Disaster risk reduction and disaster response cost	497,310	-
	Miscellaneous	418,094	260,447
		<b>56,931,778</b>	<b>41,498,767</b>
<b>43</b>	<b>Interest on Debentures</b>		
	The above balances is made up as follows		
	Bangladesh Bank	190,750,000	190,750,000
	Other Scheduled Bank	-	-
		<b>190,750,000</b>	<b>190,750,000</b>
<b>44</b>	<b>Interest on Bangladesh Govt. Deposit &amp; Paid up Capital</b>		
	The above balances is made up as follows		
	Fixed Deposit	700,000	700,000
	Refundable Deposit	-	-
	Paid up Capital	-	-
	Govt. Loan	460,365,320	473,330,344
		<b>461,065,320</b>	<b>474,030,344</b>
<b>45</b>	<b>Off-balance Sheet Item</b>		
	As per guidance from Ministry of Finance vide their letter no : অঘ/অবি/স-১৪/বোনস-১৫/১৫/০২ তারিখ ২০/০৫/২০০০, deferred interest is a part of yearly charge of interest. This amount of Tk. 2,643,578,646 is not accrued for recovery and will be recovered in the future. It has been shown separately as an Off-balance Sheet item as per contra and as such interest income on loan has been reduced by this amount.		
<b>46</b>	<b>Events after reporting period</b>		
	As per IAS -10 "Events after Reporting Period" events after the reporting period are those events, favorable and unfavorable, that occur between the end of the reporting period and the date when the financial statements are authorized for issue. Two types of events can be identified:		
	(a) adjusting events after the reporting period (those that provide evidence of conditions that existed at the end of the reporting period); and		
	(b) non adjusting events after the reporting period (those that are indicative of conditions that arose after the reporting period).		
	As per ref No-53.00.0000.322.37.001.2021-35 dated 12 June 2024, Ministry of Finance advised the Corporation to pay Tk. 830,000,000 as dividend against which the Corporation paid Taka 420,000,000 within 30 June 2024 and paid Taka 410,000,000 after the year end dated 31 July 2024.		



**BANGLADESH HOUSE BUILDING FINANCE CORPORATION**  
Notes to the Financial Statements  
As at June 30, 2024

**47 Expenditure**

Details are given below:

Amount in Taka.

Sl No.	Branch Code	Branch Name	Accrual Basis		Cash Basis	
			30.06.2024	30.06.2023	30.06.2024	30.06.2023
1	0100	Chattogram	12,771,028	9,653,017	12,029,806	8,983,634
2	0101	Cumilla	5,207,180	5,249,333	5,086,135	5,084,950
3	0102	Ipakhal	8,378,512	3,705,195	8,637,648	3,559,561
4	0103	Cox's Bazar	6,853,282	5,008,234	7,036,992	4,786,459
5	0104	Rangamati	5,690,737	1,840,363	5,846,947	1,799,986
6	0105	Brahmanbaria	4,158,142	3,825,390	4,085,516	3,745,163
7	0106	Chandpur	3,387,533	3,027,269	3,515,838	2,942,042
8	0107	Feni	5,071,691	4,140,709	5,268,016	4,035,828
9	0108	Laxmipur	3,721,050	3,436,688	3,826,028	3,380,486
10	0109	Khagrachari	3,712,220	3,257,029	3,783,150	3,031,909
11	0110	Randabari	3,408,770	-	3,437,403	-
12	0200	Khulna	11,246,014	10,197,349	11,565,102	9,821,696
13	0201	Sathkhira	4,641,789	4,328,069	4,767,469	4,154,304
14	0202	Ragerhat	3,508,715	3,084,260	3,541,693	2,960,332
15	0203	Jashore	8,120,640	5,563,717	8,493,702	5,323,520
16	0204	Kushitia	5,063,201	5,580,443	4,752,914	5,292,814
17	0205	Magura	4,075,245	3,410,082	4,043,360	3,145,406
18	0206	Jhinaldah	3,431,460	3,317,814	3,445,468	3,190,099
19	0207	Chuadanga	4,214,030	3,954,260	4,394,551	3,793,593
20	0208	Moherganj	3,813,628	-	3,821,600	-
21	0209	Narail	3,423,285	-	3,459,928	-
22	0300	Rajshahi	12,387,150	10,736,229	12,377,384	10,289,355
23	0301	Bogura	4,675,602	4,933,258	4,673,079	4,579,100
24	0302	Noogaon	4,617,379	4,596,084	4,840,139	4,541,539
25	0303	Pabna	6,734,716	4,649,060	6,962,066	4,469,868
26	0304	Natore	4,917,214	5,630,246	5,042,481	5,431,182
27	0305	Sirajganj	4,762,134	5,252,055	4,788,126	5,030,474
28	0306	Chapainawabganj	4,057,747	-	3,907,652	-
29	0307	Joypurhat	4,003,244	-	4,003,085	-
30	0400	Barisal	6,267,259	5,573,215	6,068,036	5,157,350
31	0401	Jhalokati	3,389,893	-	3,291,369	-
32	0402	Pohakhal	4,542,368	4,516,757	4,509,198	4,367,786
33	0403	Bhola	4,031,079	3,158,139	4,211,108	3,047,152
34	0404	Proppur	4,361,963	3,287,461	4,434,688	3,201,163
35	0405	Barguna	3,567,190	-	3,536,753	-
36	0500	Sylhet	6,400,823	5,831,910	6,599,655	5,590,610
37	0501	Sreemangal	4,285,442	4,259,182	4,439,390	4,067,006
38	0502	Hobiganj	4,172,276	3,648,440	4,324,207	3,539,285
39	0503	Sunamganj	4,387,483	3,540,994	4,637,666	3,441,687
40	0600	Uttara	13,623,609	14,033,058	14,105,177	13,427,518
41	0601	Garipur	7,005,720	3,916,007	7,350,496	3,687,325
42	0602	Narsindhi	8,076,858	3,078,308	8,133,008	2,931,618
43	0603	Manikganj	3,940,060	3,565,975	4,177,681	3,431,932
44	0700	Mohammadpur	11,068,777	12,710,919	11,563,821	10,908,946
45	0800	Paltan	10,126,980	8,962,190	10,609,836	8,427,694
46	0801	Khilgaon	12,173,497	9,829,886	12,639,317	9,572,634
47	0802	Keraniganj	3,203,396	3,281,436	3,154,555	3,059,032
48	0803	Murshiganj	3,904,845	3,339,589	4,074,807	3,211,652
49	0900	Mirpur	13,578,760	13,586,969	14,407,093	13,174,944
50	0901	Pallabi	12,076,193	12,582,496	12,521,496	12,194,579
51	1000	Gurshan	11,380,778	11,352,316	13,833,727	10,954,902
52	2000	Savar	6,459,432	6,648,234	6,679,841	6,450,828
53	2001	Faridpur	6,751,681	6,688,717	6,820,232	6,295,728
54	2002	Goalganj	5,792,612	2,689,176	5,908,870	2,254,025





55	2003	Madaripur	3,574,345	3,045,315	3,701,820	2,958,252
56	2004	Rajbari	3,312,958	3,819,596	3,300,253	3,558,848
57	2005	Shariatpur	3,478,986	-	3,531,827	-
58	3000	Narayanganj	6,845,209	7,479,233	6,896,686	7,221,002
59	4000	Mymensingh	6,879,949	7,987,658	6,532,048	7,549,791
60	4001	Tangail	5,883,021	4,313,695	5,787,338	4,059,915
61	4002	Jamalpur	5,052,981	4,224,003	5,208,013	3,869,888
62	4003	Kishoreganj	5,036,250	4,152,553	5,172,808	3,956,556
63	4004	Netrokona	5,663,947	5,589,921	5,795,283	5,396,331
64	4005	Sherpur	3,919,300	3,600,956	4,003,165	3,471,530
65	5000	Rangpur	9,680,441	9,048,965	9,936,068	8,774,634
66	5001	Dinajpur	4,991,562	4,735,609	5,064,819	4,595,834
67	5002	Kurigram	3,759,641	3,161,799	3,716,171	2,978,344
68	5003	Gaibandha	4,984,676	3,885,131	5,284,228	3,775,369
69	5004	Lalmonirhat	3,323,400	3,299,565	3,376,399	3,214,067
70	5005	Thakurgaon	4,083,669	3,629,280	4,253,705	3,528,718
71	5006	Panchagarh	3,687,630	3,780,716	3,861,200	3,660,541
72	5007	Nilphamari	3,537,501	-	3,579,407	-
73	9998	Head Office (ECS)	96,711,895	80,452,959	79,700,118	68,898,949
74	9999	Head Office	1,059,700,951	1,067,020,666	1,032,343,064	1,026,172,180
<b>Total Expenditure</b>			<b>1,580,724,923</b>	<b>1,491,685,144</b>	<b>1,544,507,724</b>	<b>1,423,410,446</b>



## Key Events : 2023-2024





BHBFC's 'Smart Home Loan (sHL)' initiative was selected as the Best Innovative Initiative 2023-24 by getting maximum marks among the innovative initiatives displayed by all non-bank financial institutions as a part of e-Governance and Innovation Action Plan-2023-24 in the 'Innovation Showcasing and Selection of Best Innovative Initiatives' arranged by the Financial Institution Division.



Meeting on Innovation Showcase and Selection of Best Innovative Initiatives with the participation of the offices under the e-Governance and Innovation Action Plan 2023-24 held on 6th May 2024.



A Discussion meeting was held on 16th May, 2024 with the participation of management authorities of Bangladesh House Building Finance Corporation (BHBFC) about Grievance Redressal Mechanism Management with stakeholders/ borrowers and various target groups seeking loan and investment services. The meeting was held at Brac CDM, Rajendrapur, Gazipur near Dhaka.



## BHBFC with Foreign Development Partners





A Discussion meeting was held on 14 May, 2024 at the BHBFC training institute on various expectations and suggestions of service aspirants in improving the quality of services between loan expectants and the management authority of BHBFC as a part of implementing National Integrity Strategy 2023-24. Ms Minakshi Barman, Joint Secretary of FID attended the meeting as Chief Guest.



A round-table discussion and afterwards a learning session was conducted on Green Affordable Housing Finance Model on 2 September, 2024 with Expert Participation at BHBFC Training Center.



A seminar on 'Financing Construction of Affordable and Eco-friendly Housing' was held on 6 March, 2024 at BHBFC Training Centre.



On 24 January, 2024, a meeting was held in the meeting room of the Financial Institutions Division chaired by Mr. Sheikh Mohammad Salim Ullah, respected Secretary of the Financial Institutions Division of the Ministry of Finance on 'Green Building and Affordable Finance' to deal with the effects of climate change and protect the environment. Additional Secretary Mr. Amal Krishna Mandal, Additional Secretary Mr. Md. Azimuddin Biswas and Joint Secretary Ms Maksuma Aktar Banu of FID were present at the meeting.



A Capacity Building and Climate Finance Training of the 'NDC Action project' was organized by the Ministry of Environment, Forest and Climate Change (MoEFCC) on 5-6 May 2024 in BRAC CDM, Rajendrapur, Gazipur. This project aims to support Bangladesh both in the adaptation and mitigation sectors to reduce greenhouse gas emissions and adapt to the impacts of climate change. Also, UNEP and UNEP Copenhagen Climate Centre (UNEP-CCC) together jointly offer to support the 'NDC Action project'. As a representative of BHBFC, Mr. Abu Bakr Siddiq Khan, Deputy General Manager attended the programme.



On 4 October 2023, a bilateral meeting was held between BHBFC and the World Bank delegation. This World Bank Housing Mission meeting was held as part of the World Bank's Joint Capital Market Development Program (J-CAP) mission under the chairmanship of Abdul Mannan, managing director of BHBFC. In the meeting, the views of BHBFC regarding the establishment of Mortgage Refinancing Institutions, market experience, ideas on affordable housing and various aspects of World Bank financing potential through BHBFC were discussed in detail.



As part of implementing the National Sanitation Strategy (NIS) action plan 2023-24 a discussion meeting was held with various target groups of borrowers from the Branch Office, Sreemangal for establishing good governance at Grand Sultan Tea Resort, Sreemangal, Moulovibazar on 20 April 2024.



A meeting was held at BHBFC Training Institute on 27 March, 2024 with the participation of stakeholders to create public awareness about Right To Information (RTI) Act and Regulations. Ms Meenakshi Burman, Joint Secretary and Information Officer of the Financial Institutions Division of the Ministry of Finance participated in the meeting as a special guest. In this meeting, various experiences, suggestions and questions were discussed in detail, including information rights of the participants in receiving services.



On September 23, 2023, a training on APA and National Integrity Strategy Action Plan implementation was held at Noakhali Circuit House Auditorium. Additional Secretary of Financial Institutions Division (FID) of the Ministry of Finance and APA Team Leader Mr. Md. Azimuddin Biswas, NDC conducted the session as the Chief Guest and Resource Person.



On December 21, 2023, a meeting was held at Pallabi Branch Office with the participation of stakeholders to create public awareness about the Right to Information Act and Regulations. Ms Minakshi Barman, Joint Secretary and Information Officer, Financial Institutions Department, Ministry of Finance and Mr. Arun Kumar Chowdhury, Deputy Managing Director and APA Team Leader of BHBFC participated in the meeting as special guests.



On December 20, 2023, a meeting was held with the participation of stakeholders to establish good governance at the Savar branch office.



On 12th December, 2023 a meeting on 'Stakeholder Awareness on Grievance Redressal Management' was held at BHBFC Training Centre. In this meeting, as a special guest and chief negotiator, Joint Secretary of the Financial Institutions Division and Grievance Redressal Officer Dr. Nahid Hossain was present. The meeting discussed in detail the grievance redressal mechanism, public access to it, methods of access, its usefulness and various queries of the participants.



Two days long training course on 'D-Nothi Implementation'.



Three days long training course on 'Smart Accounting for BHBFC'.



Inauguration of Smart ICT Lab of BHBFC and training course on 'Smart Home Loan (sHL) of BHBFC: Deconstruction of Bangladesh'.



BHBFC 'Manager Conference-2023' was held at Mukti Hall at Bidyut Bhavan, Dhaka on July 29, 2023.



Annual Sports and Recreation-2024 of BHBFC



Observance of Great Martyrs' Day and International Mother Language Day-2024



Inauguration of BHBFC activities at the Integrated Government Office Building in Manikganj on 7 February, 2024.



Winter clothing distribution program as a part of social responsibility towards the poor, helpless and deprived people in the society.



## A Snapshot of Environment-Friendly Houses Financed in FY 2023-24



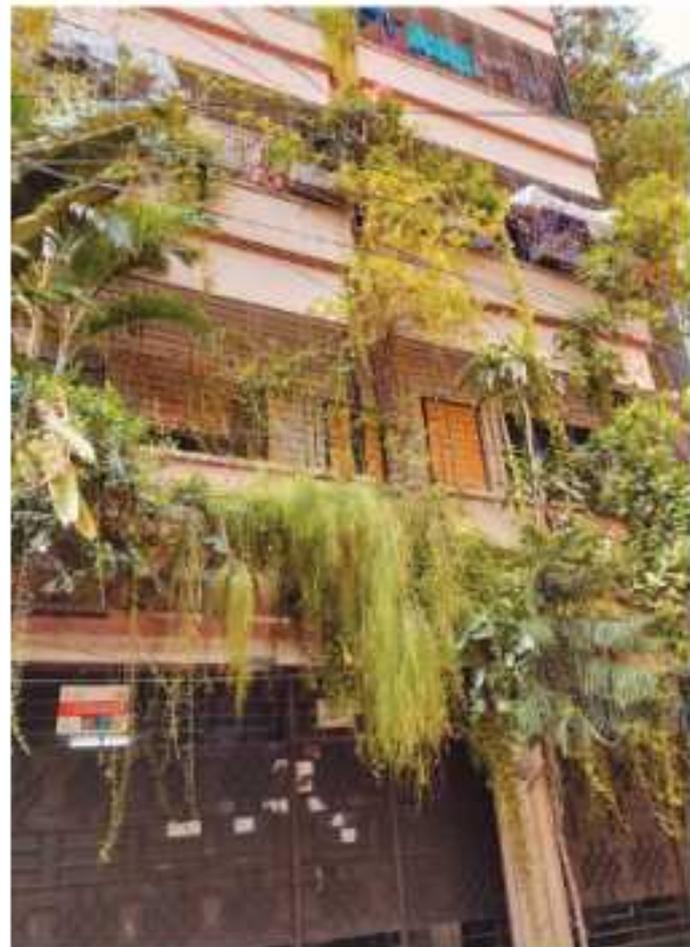
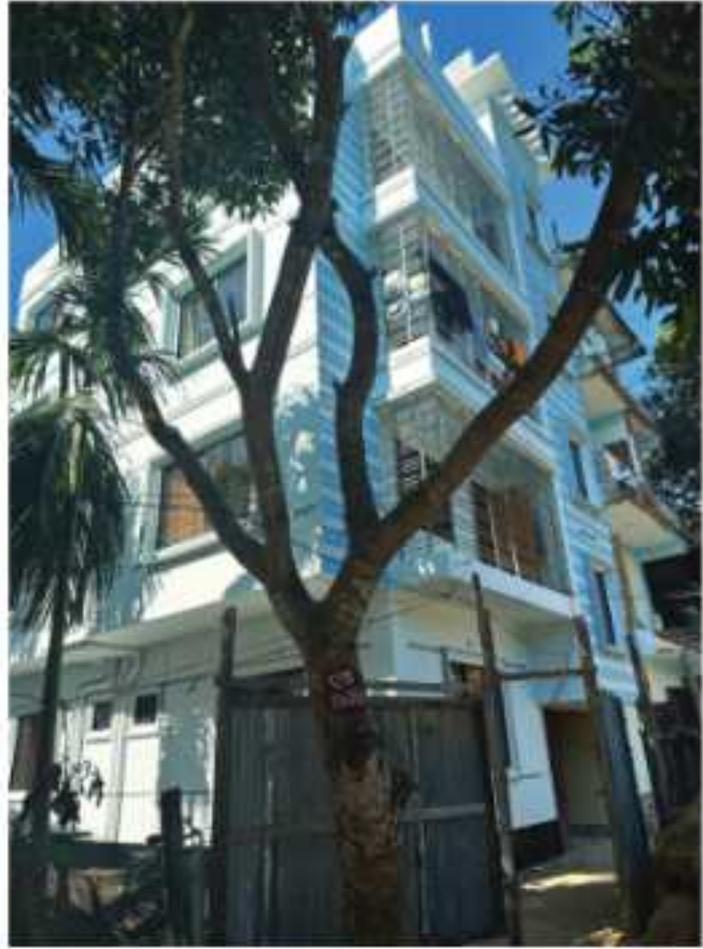


## A Snapshot of Environment-Friendly Houses Financed in FY 2023-24





## A Snapshot of Environment-Friendly Houses Financed in FY 2023-24





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## A Snapshot of Environment-Friendly Houses Financed in FY 2023-24



# Products of BHBFC

Pallima



Nagarbondhu



Probashbondhu



Flat Loan



Krishak Abason



Abason Meramot



Abason Unnayan



Flat Registration  
Loan



Govt. Employee  
House Loan



Housing Equipment  
Loan



Swapnoneer



Manjil



বাংলাদেশ হাউজ বিল্ডিং ফাইন্যান্স কর্পোরেশন

**Bangladesh House Building Finance Corporation**

স্বপ্নাভবনের প্রতিষ্ঠাতা

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