

# The Role of E-Government in Bangladesh's Housing Market: A Study on Bogura, Rajshahi, Bangladesh

<sup>1</sup> MD Shanzid Ahmed, <sup>2</sup> Muhammad Al Amin

<sup>1</sup>Department of public administration, Sichuan University, China.

<sup>2</sup>Institute of South Asian Studies, Sichuan University, China.

<sup>2</sup>alamin2022@stu.scu.edu.cn

2 0000-0003-0328-4080

| <b>Article History</b>   | <b>Abstract</b>  |
|--|--|
| <p><b>Article Submission</b><br/>24 December 2022</p> <p><b>Revised Submission</b><br/>18 January 2023</p> <p><b>Article Accepted</b><br/>28 February 2023</p> <p><b>Article Published</b><br/>30 March 2023</p> | <p>Bangladesh is a developing country on e-government sector day by day. Now the E-Government mainly focusing on the housing market sector day by day because it needs a vas attention so that people can easily get this service. Bangladesh has begun to use Information Communication Technology in E-Government sector firms to improve service delivery via improved governance processes. The ICT-based governing process known as e-government provides benefits to governments while also posing obstacles. Because of the government's complexity, adoption of e-government in housing market is challenging, which may subtract from the ultimate result. E-government is the delivery of universal services to citizens. E-government opens up new road for citizens to connect with government in a more direct and convenient way, as long as allowing e-government is providing services to city's people directly. Individuals and their governments, as well as governments and other government agencies, people and governments, governments and employees, and governments and corporations, are all included by the phrase. This research focus on the impact of Bangladesh e-government on Bangladesh's property markets, and find out the potential consequences and repercussions.</p> <p><b>Keywords-</b> E-Government; Housing; real estate; housing finance; housing market.</p> |

## I. Introduction

E-government is the delivery of universal services to citizens. E-government opens up a new road for citizens to connect with government in a more direct and convenient way, as long as allowing e-government is providing services to city's people directly. Individuals and their governments, as well as governments and other government agencies, people and governments, governments and employees, and governments and corporations, are all included by the phrase. The following are the different kinds of e-government delivery models. Third-party e-government tool designers in North America were questioned about the user engagement objectives they incorporate in their technology, which included dynamic values, global involvement, google location, and public education, according to Brabham and Guth Other definitions exclude technology as an object, finding out E-Government as only facilities or instruments, and focusing on specific issues in government administration. Internal government transformation is defined as "the change of a government from inside" by Mauro D. Ros, a specialist technologist. "Digital government is a new way of organizing and managing public affairs, introducing positive transformational processes in management and the structure itself of the organization chart, adding value to the procedures and services provided, all through the introduction and continued appropriation of information and communication technologies as a facilitator of these transformations," who wrote on his paper "In Search of a Definition of Electronic Government. The housing market is also known as real estate market, includes housekeepers who sells their homes or give renters, housing market investors who buys and sell their belonging solely for investment purposes, contractors, renovators, and

housing market sellers play role as middlemen in the buying and selling process. Demographic variables are the most important influencers of home market demand. However, many factors like as income, financing alternatives, and client preferences have an effect. The length of the market, because the more victims on those site, the highly supply, as known as the efficiency of marriages, separated, and dead, which reflect population growth, are all demographic factors.

## **II. Literature Review**

### **A. The Role of E-Government**

E-government is a process for internet-based service from governments and other necessary stakeholders' that lacks a widely accepted definition in Housing Market. (Yildiz, 2007). According to (Palvia and Sharma, 2007), Electronic-Government showing the use of E-Government's to promote more skilled and feasible on housing market, increase public entrance to information, make government services more accessible, and make government more trustworthy and helpful to citizens. These services are provided through integrated e-government platforms such as the internet, wireless devices, community centers, telephone, or other contact systems, and Information Technology infrastructure and other digital technologies are essential components of e-government applications (Dada, 2006). According to (Huang et al. 2006), several facts encourage citizens' adoption of e-government projects. Usefulness, trust, data security, online safety, and privacy are just a few of them.

### **B. The Development of Housing Market**

As we can see Sohail Ahmed in his 'Urban Studies' describes about the need of housing market developing and its demand in rural Bangladesh doing a survey of 4,400 owns, renting and stubby householdings. The results rejoice housing supply is rigid with humbleness to earn and rate; and price rigid is not more than income elasticity in absolute conditions. Resource of supplies for housing markets quality shows the owner and renter householdings value structural attribute, sanitation and electricity, as well as a staying room and bed room or cooking room. On Mohammed Mahbubur Rahman in his "Habitat International "Many nongovernment institutions are attached in the housing market and environment developed programmes in Bangladesh, help out the government's practices in these areas. The majority of their targeted squads, the mostly poor, lack proper housing. Though an improved housing situation would have positive effects on other programmes as in income generation and health, the non-government organization have not been widely involved in urban housing.

Md Jahangir Alam "Bandung "This paper explores changing land values in the process of rapid urbanization in Dhaka, Bangladesh and its implications for urban land management and administration in the megacity. The study reveals that substantial increase in land values have resulted in land speculation among real estate and individual developers. Land values have increased by an average of 22.26% per year between 1990 and 2000, while the period spanning from 2000 to 2010 saw about 74% of yearly increase in Dhaka.

### **C. Application of E-Government in Housing Market**

E-government's role in housing markets is vastly impressive as Charles L Choguill in his" Habitat International" Bangladesh is one of the poor country among all the others in the planet, is facing the most suspicious housing market emergency of long terms. It's been calculated that as many as three-quarters of the dense population are unable to contribute anything toward their housing market due to their low incomes. The government lacks the financial control necessary to even begin to fix this problem due to a lack of finances. To make matters worse, the rural-to-urban migration process is still in its early stages, with just approximately 16% of the country's population living in cities. But the e-government made a lot of progress in housing market sector.

Suborna Barua, AHAM Mridha, Rezwanul Huque Khan in ASA university review 4 (1), 240-253, 2010. The housing market is the fastest-growing sector of an economy's growth. Bangladesh, being one of the world's most densely populated countries, has been suffering from a serious housing crisis. Despite the fact that

the bulk of the population is divided into medium and low income categories, housing via E-Government for all has proven to be a myth in Bangladesh. In the previous two decades, private sector housing market developers have only satisfied a tiny share of national housing demand. The demand-supply imbalance remains stubbornly large. Despite insufficient governmental preparations, these housing market developers have been effective in generating revenue, despite the fact that the medium and low income families remain untapped. As we can see from Hossain Sakil Afzal in his "National Center for Inclusive Growth and Development Trust (R.) 8 (3), 1-23, 2018" Bangladesh is one of the world's most densely inhabited countries. This growing nation has a population of 163 million people. Bangladesh has a population density of 1125 persons per square kilometer. Bangladesh is the eighth most populated nation on the planet. The majority of industry and educational institutions are located in cities. Bangladesh has a relatively high rate of urban migration. Bangladesh's urban population has increased to almost 57.3 million people. Because of rising urbanization and industrial, Bangladeshi city dwellers confront dire housing challenges.

This are the research by the researchers which represent how Bangladesh's housing market is going thorough in this days. There is not enough research on the role of e-government on housing market but I will try to adjust all this in a same way and an outcome so that people can find more info on it. But the E-government Is playing such vital role to make the housing market so convenient & easy as I will discuss further on my thesis about both e-government & housing Market how they are working side by side.

Among all the papers and writing been researched throughout the other three part not everyone is that much discussed vastly the majority of E-Government in housing market. Some issues were missing and research was not clear. Although not everyone discussed with the same topic and relevant people gave their relevant opinion and researched their own way so I focus on major things of this topic. Housing Market in Bangladesh is much popular because Bangladesh is a very dense & populated country. People need houses & places to live. So the E government of Bangladesh has come up with an idea to housing market to make it more easy & comfort for people to understand.

#### **D. Bangladesh's Housing Market Model**

Bangladesh might expect comparable development if the global trend of real estate expansion in neighboring countries continues. We can see that the real estate sector market has an average annual increase of 5-10% if it begins from scratch. Prior to 1985, no one in Dhaka, Bangladesh, had contemplated purchasing an apartment. People were apprehensive to purchase an apartment before to 1995. In recent years, however, there has been a significant increase in interest in buying an apartment. Bangladesh's property market boomed between 1988 and 1991. In 1991-1992, however, it dropped before increasing again in 1993-1994. The market did not increase as much between 1995 and 1998, but it remained stable. Due to increasing household demand, a lack of suitable land, growing urbanization, and other circumstances in Dhaka City, it increased dramatically between 1999 and 2004. The present urbanization pace is 5-6 percent every year. Approximately 25% of Bangladesh's population presently lives in cities, with a further 34% predicted by 2015. Only 40% of Dhaka's population lives in suitable or poor housing. Analysts anticipate that, based on comparative study, housing demand will continue to increase over the next several years, given the global market and patterns in neighboring countries.

#### **E. E-Government and Housing Market**

Contractors, renovators, and real estate brokers who function as intermediaries in the purchasing and selling process are among those who purchase and sell houses for investment reasons. Everything from "online government services" to "the electronic interchange of information and services with people, corporations, and other government agencies" has been referred to as "e-government." E-Government has traditionally been defined as the use of information and communication technology to better the needs of government organizations and provide government services online. The term "e-government" was later broadened to include the government's use of information and communication technology for a variety of interactions with people and businesses, as well as open government data and the use of to allow governance innovation. E-government is defined as the use of information and communication technologies (ICTs) to offer residents and businesses with more effective and efficient government services. It is the use of digital approaches to government operations in

order to accomplish public objectives utilizing information and communication technology (ICT). The underlying principle of e-government is to improve the internal workings of the public sector by lowering financial costs. Thanks to innovation and e-government, governments all over the globe can be more efficient, offer better services, respond to people's demands for transparency and accountability, be more inclusive, and so restore citizens' faith in their governments. Homeowners selling their houses, tenants, and real estate speculators are all part of the housing industry, often known as the real estate market.

### **III. Methodology**

This study mostly follows the qualitative approach. This study was written after conducting exploratory research. Along with this, a pure basic research method was applied, with theoretical and online survey combined.

Face-to-face and online question survey were used to gather data. A questionnaire has been created used to get primary data from E-Government on housing market the data has been utilized from a variety of secondary sources, including the internet, newspapers, yearly reports, and both online and printed reports on the housing market, there are publications, journals, and past research studies. Opinions have been gathered from a variety of sources from housing market and E-Government specialists and participants, which have been quite valuable in the analysis information. Although made a survey to know what people think and know or not about the role of E-Government in housing market. The survey data are analyzed mathematically as range and percentage. The analysis calculation was done by "www.marshu.com" and Microsoft excel. The data collection method was followed by observations and analyzed qualitatively. Some computer software, such as Microsoft Word and Microsoft Excel, was used to present this study and surveys data.

### **IV. The Role of E-Government in Housing Market**

E-Government refers to the use of technical communications devices, such as computers and the internet, to offer public services to residents and other individuals within a nation or area. Housing market is also a sector of E-Government, where consumers may get information about homes market concerns such as purchasing, selling, or renting housing over the internet. Back to the past housing market through offline was quite difficult to understand and work on but now after E-Government's involvement on housing market it became so easy for people to understand it. It saves both time and money. Because of E-Government housing market policy evolved so much day by day. Once people were afraid of learning housing market system because of time and money waste and also didn't have the tendency of knowing about it but now because of E-government they can do whatever they want from home and make a deal safely without worrying too much. People also had trust issue on housing market like they made turn into cheat or fraud people could take away their money but now after the involving of e-government in housing market people gain faith on housing market and ready to make ant deal online. Housing market was not that much easy back in the past but e-government made that happened. Suppose a man wants to sell or buy or rent a house to earn money or to live happily but if it wasn't the involvement of E-Government he would be struggling with proper news or like struggling to do so but after entering the housing market site on e-government people can easily find all the solutions and questions answers which they bear in their mind can easily be answered. E-Government took housing market far ahead from the past in no time. It's now a world topic because of E-Government.

#### **A. Status Quo of E-Government Application in the Housing Market**

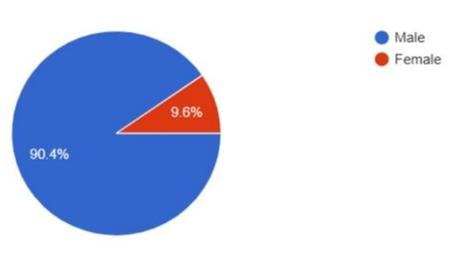
E-Government has many sites to work on and housing market sector is one of them. E-Government's past in Housing market is not that much bright. But it's improving mostly day by day and now in a good position to work on. E-Government in Bangladesh is still going under improvement but it's now mainly focusing on housing market. Everyone knows about the housing market well but it's not clear to all. The e-government playing good role on application in housing market. Every countries E-Government sector didn't work out well from the very beginning. E-Government has various sectors to work on and housing market

system is one of them. From the very beginning of housing markets aspect it was not that well known matter. People were helpless and had to waste a lot of money to take info about any house rent or buying to live in. People were helpless and struggled a lot to come up with any better idea to create solution for it. However, the e-government was also poor that's why couldn't afford much thing to up with solution on this site through E-Government. The housing market is a big talking issue all around the globe but there wasn't a single solution for it to make it easy and understandable for worldwide. But those were all in the past because of E-Government involvement in housing market made these

things such easy to negotiate. Housing Market is understandable now to people and ready to take steps through E-

Government. E-Government sector made it all easy to make deal on any housing market stuff online with a blink of an eye. E-Government made a huge change in the status quo of housing market. It's not made overnight but took time and patient. Good things take time. Now people find hope of trusting housing market online because the positive vibe has been spread all around. But in the past it was difficult to work on. E-Government made it easy and reliable of peoples use and saved time and energy at a same time.

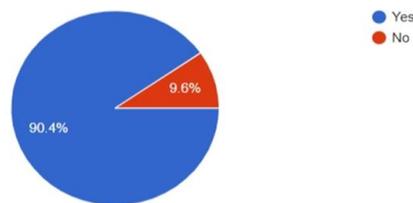
## V. Analysis and Findings



Source: Field survey.

Figure 1: Response percentages between male and female

So, by sharing the survey we got 52 responses on my survey. Between those 52 there are 90.4% male and 9.6% is female as you can see it on the chart.



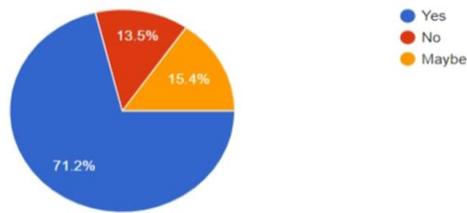
Source: Field survey.

Figure 2: Acknowledgement about e-government services

In Bangladesh E-Government system is very poor. But we sure know and the work of E-Government as the answer:

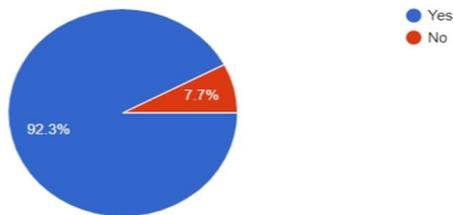
Yes: 90.54%

No: 9.6%



Source: Field survey.  
Figure 3: Taking benefits from e-government services

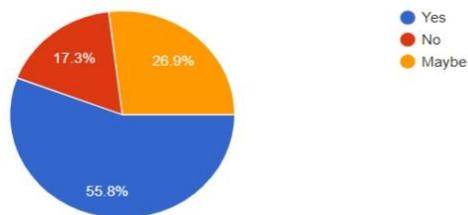
Yes: 71.2%  
No: 13.5%  
Maybe: 14.5%



Source: Field survey.  
Figure 4: Uses of E-Government

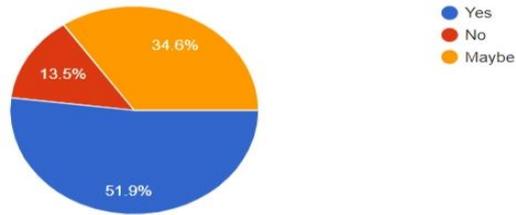
The uses of E-Government are very useful as we all know. In this modern world everybody is getting benefits by the use of E-Government as we can see the result:

Yes:92.3%  
No:7.7%



Source: Field survey.  
Figure 5: Acknowledgement on housing market

Yes:55.8%  
No:17.3%  
Maybe:26.9%



Source: Field survey.

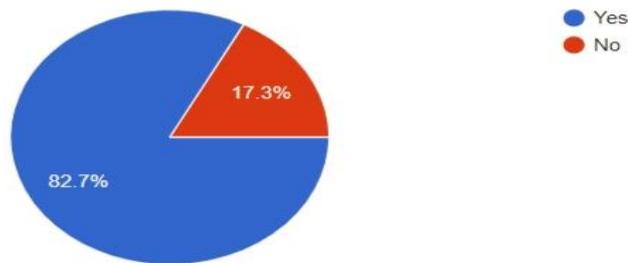
Figure 6: Role of e-government in housing market

Bangladesh's E-Government playing a vital role on improving housing market sector and here are the responses:

Yes:51.9%

No:13.5%

Maybe:34.6%



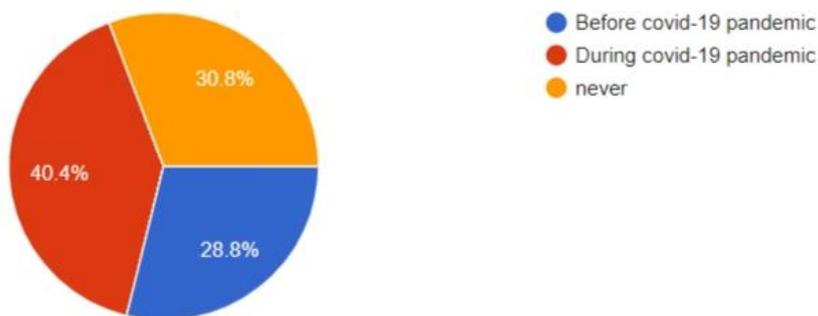
Source: Field survey.

Figure 7: Interests in housing market

Nowadays everyone is interested on housing market as:

Yes:82.7%

No:17.3%

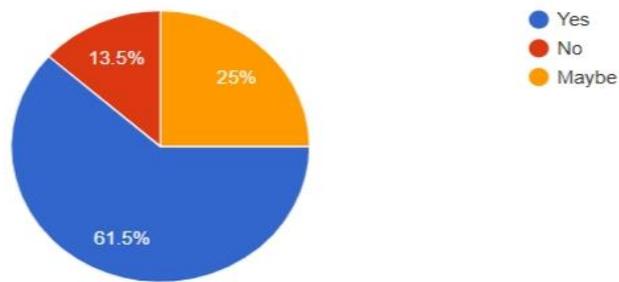


Source: Field survey.

Figure 8: Time periods of using it

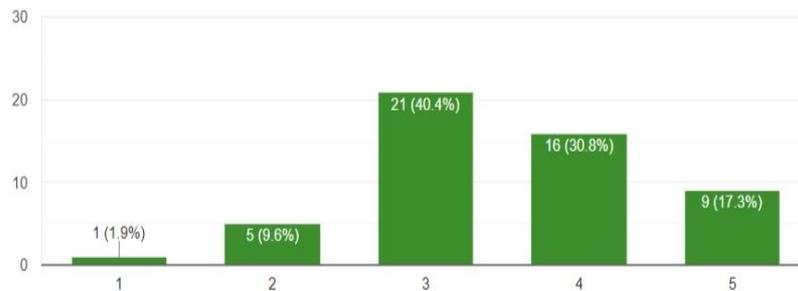
The corona pandemic situation is still in hand. No one knows when it will be over. Even the scientist is still confused but the China Government came with the vaccine for the cure from Covid pandemic and they are still doing the hard part to get rid of it forever and during this period e-government playing good roll on using housing market from home.

Before Covid-19 pandemic:28.8%  
After Covid-19 pandemic:40.4%  
Never:30.8%



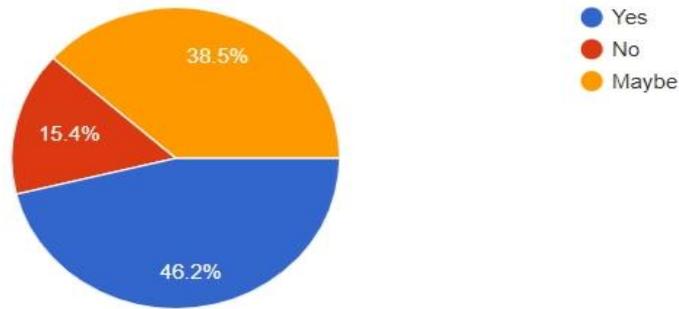
Source: Field survey.  
Figure 9: Minimizing time and efforts

Yes;61.5%  
No:13.5%  
Maybe:25%



Source: Field survey.  
Figure 10: Rating on overall experiences

Everything has a good or bad side. Not every time a thing will remain good or all the way to bad. Things changes and in this modern ICT world things take time to build it a better side to help people. As we can see the situation on the Graph above.



Source: Field survey.

Figure 11: Housing market is better through e-government

Yes:46.2%

No:15.4%

Maybe:38.5

In Bangladesh not everyone is familiar with E-government but not everyone knows about the benefit of E-Government and the help with can get with it. Bangladesh is populated country and the demand of housing market is more coz everyone needs houses to live and get the help of it and this survey will encourage people to know and create interest of the role of E-Government on housing market sector and will lead door to door.

#### A. The Problems of Implementing E-Government in Housing Market

Bangladesh's e-government system is not as advanced as that of other nations. It's still in the process of being improved, among other things. The housing market system has just recently emerged, and e-government is a whole new concept to be focused on. The E-Government of Bangladesh is confronted with several problems and obstacles in the housing market, despite the fact that there are numerous solutions to these issues, including:

#### B. Security Issue

When it starts with the name of problem the security issue comes at the very first point. Security issue indicates all type of ICT security problem. Every countries E-Government system is controlled by the ICT sector. This online platform can be hacked easily nowadays by the hacker group from any region or community. Nowadays countries E-government sector faces this sort of bad days every time and in case of housing market sector hackers keep an eye on this site most because it's a worldwide thing and lots of benefit have been there to cope on.

#### C. Problem with the Central Database

Bangladesh's government has not created a central database that citizens may access over the internet. Even at government agencies, there is no information accessible from any person to utilize in an emergency housing market crisis. As a result, government officials have several challenges in identifying any individual for any purpose.

#### D. Financial Sector and Government Agency Automation Issue

Due to the absence of a nationwide transaction gateway, it is not possible to transfer money electronically from one bank to another bank. There is currently no formal agreement in place between the foreign online payment gateway and the Bangladesh Central Bank. As a result, funds cannot be transferred from

any foreign bank to a local bank from outside Bangladesh. E-Government has created several websites for various E- Government sectors, however owing to the lack of automation on e- government websites, the public is unable to take the full advantages of the housing market via e-Government. For example, users can't currently fill out any online forms on e-government websites to receive full access to e-governance services. Until today, the National Board of Revenue (NBR) website has not allowed people to deposit their yearly income tax.

#### **E. Use of Computer and Financial Difficulties**

Not everyone in Bangladesh is well aware of uses of computer. In this modern era of technology everyone is familiar with computer but not everyone knows how to run a computer or uses of it. Computers are visible in all e-government high-level offices, which is a fairly frequent circumstance. It is displayed in a large number of workplaces as a prestige signal. Because a big number of government top officials dislike using computers and have little interest in learning how to utilize new technologies, As a result, the majority of computers in government agencies merely display status symbols. A physical study of more than 50 e-government offices was conducted, as well as interviews with more than 100 e- government officials at various levels. Bangladesh is a nation in the process of evolving. The most significant impediment to any project's implementation is a lack of funds. Any significant project requires the government to examine a number of factors. The government is often forced to rely on foreign investors, industrialized nations, or the World Bank. Without the help of others, Bangladesh's e- government would be unable to carry out any large-scale projects on its own. In that case any other project of E-Government in housing market would be difficult to make it bigger.

#### **F. Public Understanding of E-government in Housing Market**

People are not well aware of understanding this thing. Most government employees and the general public are ignorant of the e-government housing market application site. Only a small percentage of e-government officials and the general public are aware of the site. The e-governance site is being used by a small percentage of the population. Online connectivity from the city to the village level is critical for gaining internet knowledge and engaging in e-governance activities. No one can use the government online portal for personal duties if they do not have access to the internet. In Bangladesh's case, it is difficult for the government to deliver internet access to rural areas in a timely manner. As a result, the government should promote private enterprises to offer low-cost internet access to the general people. So that the peasants may simply access the internet.

#### **G. Information and Communication Technology Infrastructure**

In order to build housing market e-Government in any nation, ICT infrastructure is required. To make e-Government succeed on the housing market, the Bangladesh government must create ICT infrastructure at a village level, step by step but it's been a huge failure. Despite the limited resources, the government hasn't developed an e-Government Road Map or Master Plan. As a result, the government must devote more resources to constructing ICT infrastructure in the shortest period feasible. E-Governments is not building various sorts of housing market apps and websites so that anybody may fill out and submit various types of housing market forms over the internet rather than visiting government offices. If individuals have the ability to complete all of their government officials' jobs over the internet, it will encourage them to use e-Government, and they will reap the benefits of e-Government in the shortest period feasible.

#### **H. Automating Internet Banking Transactions and Appropriate Instruction**

Bangladesh is far behind in this sector from the very beginning. It's hard to conduct all types of financial transactions easily, Bangladesh Bank not taking take the required measures to enable online money transfers from one bank to any other bank inside and outside of Bangladesh. Because the Bank to Bank online funds transfer procedure is so crucial in people's everyday lives, it's critical to integrate housing market services on the e-Government and engage the public in e-Government.

#### **I. Discouraging People not to Utilize the E-government Housing Market Portal**

Those who can't work or do their purpose of housing market on e-government makes sure to discourage other people so that they also spread rumors about it. The major purpose of e-governance is not to

simply include government staff in the housing market e-governance initiative. It will not be a successful undertaking unless the general public participates. As a consequence, the government must take steps to encourage residents to use a variety of government websites for their day-to-day official duties. Governments may do this through sending SMS, organizing different types of seminars and symposiums, exhibiting short films in public places, and broadcasting drama and ads on television to raise public awareness about the advantages of e-governance.

## **VI. Suggestions**

E- Government thrusting in the housing market is now been discussed more often in economics. Some people of the free housing market order balk that e-government interference should be more often restricted, while others argue that government intervention is justified. The mostly known system and forms of government intervention in the housing market are discussed in this essay, including management, subsidies, taxation, zoning, rent control, minimum and maximum price policies, market participant licensing, transaction costs and procedures, banking system, and restrictions on financial institutions' involvement in housing market. In reality, every e-government employs one of these intervention strategies, with the approach chosen based on criteria such as the government's political leanings, levels of economic and institutional development, and so on. Foreigners who invest in the property sector may be granted a residence permit and citizenship in several countries. Given the particular qualities of real estate and the role it plays in economic and social advancement; we believe that government action is required.

The E-Government is to make peoples work easy and save times so that people can do many sorts of thing through online. There is various sector of E-Government portal but it's mainly working on housing market the most because humanity is increasing day by day and people need houses to live in, so people expect good housing market system through e-government so that they don't have to search it and waste time or like don't have to go on foot to search it. So that's why E-government reform recommendations in housing market throughout the year day by day in every country. E-Government's recommendation on Housing market behavior has long been a popular topic of study in the social sciences, with a substantial body of work produced, mostly in market economies. The economic and sociodemographic techniques have developed into two distinct approaches.

### **A. Recover Security Issue**

The security thing should be much strict and not to do any sorts of neglect. When it starts with the name of problem the security issue comes at the very first point. Security issue indicates all type of ICT security problem. Hackers will try to run our services but our ICT sector have to be much strong and alert 24\7 so that no one can harm our ICT sector and E-government sector of housing market. Though we all know that our ICT sector is much stronger but also have to watch out for the upcoming bad outcome so that any community can't harm our E-Government websites.

### **B. Create Central Database**

Bangladesh's E- government has not created a central database that citizens may access over the internet. Even at government agencies, there is no information accessible from any person to utilize in an emergency housing market crisis. As a result, government officials have several challenges in identifying any individual for any purpose. Central database is much needed thing so that people can get through of the bigger challenges.

### **C. Strong Financial Sector and Government Agency Automation Issue**

Due to the absence of a nationwide transaction gateway, it is not possible to transfer money electronically from one bank to another bank. This issue must be fixed soon. There should be formal agreement in place between the foreign online payment gateway and the Bangladesh Central Bank. As a result, funds can be transferred from any foreign bank to a local bank from outside Bangladesh. E-Government has created

several websites for various E- Government sectors, however owing to the lack of automation on e- government websites, the public is unable to take the full advantages of the housing market via e-Government. For example, users can currently fill out any online forms on e-government websites to receive full access to e-governance services. Until today, the National Board of Revenue (NBR) website has not allowed people to deposit their yearly income tax.

#### **D. Convince People to Learn Computer Uses and Solve Financial Difficulties**

Not everyone in Bangladesh is well aware of uses of computer. In this modern era of technology everyone is familiar with computer but not everyone knows how to run a computer or uses of it. But this thing need to be changed. Government should focus on a must learning computer for everyone who is willing to take benefits on E-government and housing market online. Computers are visible in all e-government high-level offices, which is a fairly frequent circumstance. It is displayed in a large number of workplaces as a prestige signal. Because a big number of government top officials dislike using computers and have little interest in learning how to utilize new

technologies, as a result, the majority of computers in government agencies merely display status symbols. A physical study of more than 50 e- government offices was conducted, as well as interviews with more than 100 e- government officials at various levels. Bangladesh is a nation in the process of evolving. The most significant impediment to any project's implementation is a lack of funds. Any significant project requires the government to examine a number of factors. The government is often forced to rely on foreign investors, industrialized nations, or the World Bank. Without the help of others, Bangladesh's e- government would be unable to carry out any large-scale projects on its own. In that case any other project of E-Government in housing market would be difficult to make it bigger. So the fund need to be increase so that our country can built big project on E-Government on housing market.

#### **E. Make Public Understand of E-government in Housing Market**

People are not well aware of understanding this thing. Most government employees and the general public are ignorant of the e-government housing market application site. Only a small percentage of e-government officials and the general public are aware of the site. The e-governance site is being used by a small percentage of the population. Online connectivity from the city to the village level is critical for gaining internet knowledge and engaging in e-governance activities. No one can use the government online portal for personal duties if they do not have access to the internet. In Bangladesh's case, it is difficult for the government to deliver internet access to rural areas in a timely manner. As a result, the government should promote private enterprises to offer low-cost internet access to the general people. So that the peasants may simply access the internet.

#### **F. Information and Communication Technology Infrastructure**

In order to build housing market e-Government in any nation, ICT infrastructure is required. To make e-Government succeed on the housing market, the Bangladesh government must create ICT infrastructure at a village level, step by step but it's been a huge failure. Despite the limited resources, the government hasn't developed an e-Government Road Map or Master Plan. As a result, the government must devote more resources housing market apps and websites so that anybody may fill out and submit various types of housing market forms over the internet rather than visiting government offices. If individuals have the ability to complete all of their government officials' jobs over the internet, it will encourage them to use e-Government, and they will reap the benefits of e-Government in the shortest period feasible.

#### **G. Automating Internet Banking Transactions and Appropriate Instruction**

Bangladesh is progressing on this sector from the very beginning. it's now easy to conduct all types of financial transactions easily, Bangladesh Bank taking the required measures to enable online money transfers from one bank to any other bank inside and outside of Bangladesh. Because the Bank to Bank online funds transfer procedure is so crucial in people's everyday lives, it's critical to integrate housing market services on the e-Government and engage the public in e-Government.

## H. Citizen Database

E-government of Bangladesh is not gathering database of the citizens. For that outsider are getting access easily through VPN and doing such deals on housing market and that is not good for a country. It's an illegal thing and other country might take advantage of it not making any database of the citizens. The E-Government should collect all the databases as much as they can of citizens so that outsider from other country can't occur any sorts of bad impact on our side.

## I. Encouraging People to Utilize the E-Government Housing Market Portal

Those who can't work or do their purpose of housing market on e-government makes sure to discourage other people so that they also spread rumors about it. This type of people should be brought under control. Need to stop negativity all around us so that people can rely on housing market through E-Government. The major purpose of e-governance is to simply include government staff in the housing market e-governance initiative. It will not be a successful undertaking unless the general public participates. As a consequence, the government must take steps to encourage residents to use a variety of government websites for their day-to-day official duties. Governments may do this through sending SMS, organizing different types of seminars and symposiums, exhibiting short films in public places, and broadcasting drama and ads on television to raise public awareness about the advantages of e-governance contributions.

## VII. Conclusion

There is a proverb that knowledge is power, but today it is well recognized that information is power. As a result, all people can receive accurate information through e-governance in a short period of time. People would receive one-stop service from public offices after the successful completion of the e-governance project on the allocation of the above-mentioned discussion on this paper. Bangladesh's E-Government is not as strong as other countries', and not everyone understands the housing market through the internet, and there isn't enough research on it to work on, so it's difficult to find data and sufficient knowledge on it. However, more efforts are being made to be focused on. Various nations and historical periods have different features when it comes to housing booms. What is similar is that when a bubble bursts, financial stability and the actual economy are often harmed. Housing-boom-controlling technologies are continually being developed.

The evidence for their efficacy is just now beginning to mount. The relationships between different policy instruments may be complicated. All of this, however, should not be used as an excuse for inactivity. The combined use of numerous tools may be able to overcome the limitations of any one policy instrument. When it comes to policy options, we need to move away from "benevolent neglect" and toward "all of the above."

## References

- [1] Ajzen, I. (2002), "Perceived behavioral control, self-efficacy, locus of control, and the theory of planned behavior", *Journal of Applied Social Psychology*, Vol. 32 No. 4, pp. 665-683
- [2] Abraham, J.M. and P.H. Hendershott (1995), "Bubbles in Metropolitan Housing Markets" *Journal of Housing Research*. Vol 6.
- [3] Akhtar, F. and Das, N. (2019), "Predictors of investment intention in Indian stock markets: extending the theory of planned behaviour", *International Journal of Bank Marketing*, Vol. 37 No. 1, pp. 97-119.
- [4] Amin, M.A., Nion, S.R. and Rahman Badhan, M.R. (2022) "The impact of digitalization in local governance procedure on rural area: A study on Companiganj Upazila, Sylhet, Bangladesh," *Journal of Economics and Sustainable Development*, 13(8), pp. 54-63. Available at: <https://doi.org/10.7176/jesd/13-8-06>.
- [5] Valentine, T., Croucher, J. S., & Wang, J. (2015), "Is there a Chinese property splurge"? *Australia and New Zealand Property Journal*, Feb 2015, pp. 54-57.

- [6] DeMarree, K.G., Clark, C.J., Wheeler, S.C., Briñol, P. and Petty, R.E. (2017),“On the pursuit of desired attitudes: wanting a different attitude affects information processing and behavior”,*Journal of Experimental Social Psychology*, Vol. 70, pp. 129-142
- [7] Hossain Sakil Afzal, (2018). “National Center for Inclusive Growth and Development Trust (R.) 8 (3), 1-12
- [8] Huang, W. et al. (2002). “An empirical investigation of the adoption of e-Government in Australian citizens: Some unexpected research findings” *Journal of computer information systems*, 43(1).15-22.
- [9] Keen, S (2011), “Economic growth, asset markets and the credit accelerator” *Real-World Economics Review*, Issue no. 57. Available at <http://www.paecon.net/PAERReview/issue57/Keen57.pdf> (retrieved 17 April 2022)
- [10] Khandaker Khalidur Rahman Session (2008). An overview of challenges related to measuring financial innovations. 26(1), 7-19.
- [11] Mikhed, V. and Zemcik, P. (2009), “Testing for bubbles in housing markets: A panel data approach”, *Journal of Real Estate Financial Economics*, Vol. 38 No. 4 pp. 366-386
- [12] Rezaul, (2013). E-government in Service Delivery and Citizen’s Satisfaction: A Case Study on Public Sectors in Bangladesh *International Journal of Managing Public Sector Information and Communication Technologies (IJMP ICT)* 6(2). 52-58.
- [13] Shahriar Shams, M Mahruf, C Shohel, Amimul Ahsan (2014). *Environment and Urbanization Asia* 5 (1), 175-184.
- [14] Shi, S.P. (2016), “Speculative bubbles or market fundamentals? an investigation of US regional housing markets”. CAMA Working Paper No. 46/2016. Australian National University, July 2016.
- [15] Wilson, P., White, M., Dunse, N., Cheong, C. and Zurbrugg, R. (2011). “Modelling price movements in housing micro markets: identifying long-term components in local housing market dynamics”, *Urban Studies*, Volume 9, pp 1853–1874.