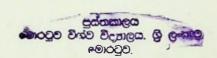
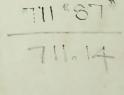
TCP 04/59

## PLANNING GUIDELINES FOR REAL ESTATE AND PROPERTY DEVELOPMENT WITH SPECIAL REFERENCE TO MIDDLE INCOME HOUSING CASE STUDY SRI JAYAWARDHANAPURA - KOTTE



HEMANTHA K. JAYASUNDERA 31.03 1987. UNIVERSITY OF MORATUWA, SRI LANKA, DEPARTMENT OF TOWN AND COUNTRY PLANNING.

74602





74602

LIBRA

74602

A DISSERTATION SUBMITTED TO THE
DEPARTMENT OF TOWN AND COUNTRY PLANNING,
UNIVERSITY OF MORATUWA,
IN PARTIAL FULFILMENT OF THE
REQUIREMENTS FOR THE M.Sc.,
(TOWN AND COUNTRY PLANNING) DEGREE COURSE.



In the preparation of this Dissertation I have been fortunate in having the advice and help of my mentors and a number of my colleagues who are also my good friends. A number of Institutions have given me facilities to collect facts, figures and background information without which my work would have been much less valuable. My heartfelt thanks are due to all of them.

For their unfailing guidance, advice and encouragement I owe more than I can say to Prof. Willie Mendis and Mr. Ashley Perera. Mr. Lai who supervised my work made himself available to me at all times despite his own busy schedule and was unstinting in giving me the fruit of his mature experience. This academic backing was a source of great strength to me.

Of many colleagues and friends I am specially grateful to Lakshman Jayasekera, Weerasena, Dayananda, Kumara, T.A.Perera, Somaratna, Laith, Shirani, Tamara, Madumani, Sumanalatha, Rohini, Gunathilake, Renuka, Nayana, Mangalika, Sheela, Chitra, and Mendis who all helped me whenever I called on them for assistance.

For facilities given to me to consult their records and various courtesies extended to me, my special thanks are due to the Colombo DDC Units of Battaramulla, Maharagama, Kotte-Galkissa and Mampe-Kesbawa, Athurugiriya, the Sri Jayawardenepura - Kotte Urban Council, the State Mortgage & Investment Bank, the Housing Development Finance Corporation and several private real estate and housing development companies. The information thus gleaned by me has, I hope, made my study more cogent and realistic.

A word of thanks is due to my colleagues at the Pelawatta Sub Office of the UDA who assisted me in the physical preparation of this Dessertation

with the typing and Mr. Weerasooriya of the Dept. of Architecture of the University of Moratuwa with the photographs that illustrate the Dessertation. To all of them I am specially grateful.

Finally I am indebted to my wife for taking all of the burden of family responsibilities off my shoulder and in addition collecting and tabulating substantial amount of data.

(MAY) Interpal traffic parties on an approach t

4



|  |          | Page N | <u>lo.</u> |
|--|----------|--------|------------|
| Acknowledgements   |          | I - II |            |
| List of Contents   |          | III    |            |
| List of Tables   |          | IV - V | •          |
| List of Illustrations  |          | VI     |            |
| Introduction   |          | VII -  | IX         |
| Synopsis   |          | X - XI | I          |
| Chartery Or .  |          | 1 26   |            |
| Chapter One  | ••       | 1 – 26 |            |
| Role of Real Estate and Property Developm  | ient     |        |            |
| in the Urban Development Process - Theories, Concepts and Techniques.  |          |        |            |
| Theories, Concepts and Techniques.   |          |        |            |
| Chapter Two  |          | 27 - 6 | 2          |
| Real Estate and Property Development   |          |        |            |
| Activities in the Post 1977 period -   |          |        |            |
| Growth and Trends.   |          |        |            |
| The state of the s |          |        |            |
| Chapter Three  |          | 63 – 1 | 04         |
| Case Study - Sri Jayawardenapura - Kotte.  |          |        |            |
| Chapter Four   |          | 105 -  | 134        |
| Survey Analysis.   |          |        |            |
| Chartes Fina   |          | 135 -  | 1/0        |
| Chapter Five Conclusions and Recommendations.  |          | 135 -  | 149        |
| Conclusions and Recommendations.   |          |        |            |
| Bibliography   |          | 150-   | 153        |
|  |          |        |            |
| Annexure   |          |        |            |
| (i) Floor plans of Rukmalgama middle in  | come     |        |            |
| housing scheme at Kottawa.   | 4.000    |        |            |
| (ii) Floor plans and elevations of Stalm   | ıaj      |        |            |
| Housing Scheme at Athurugiriya.  |          |        |            |
| (iii) Internal traffic pattern as an impo  |          |        |            |
| consideration in floor plan design.  |          |        |            |
| (iv) Efficient arrangements of different activities in floor planning of hou   |          |        |            |
| (v) Floor plans of an individually cons  |          |        |            |
| house .  | Structed |        |            |
| (vi) Photographs.  |          |        |            |
| ( . x ) I nocographs.  |          |        |            |

| 2.1   | Analysis of demand for NHDA Housing Schemes.   | 37         |
|-------|--|------------|
| 2.2   | Analysis of number of building applications for construction of houses received by Local Autorities in and around the City of Colombo.   | 38         |
| 2.3   | Inter-censal increase and average annual growth rates of population in selected areas 1971 - 1981.   | 39         |
| 2.4.1 | Classification of housing loan applications received by the SMIB by year and loan size.  | 40         |
| 2.4.2 | Classification of housing loan applications received by the HDFC by year and the size of loan.   | 41         |
| 2.5   | Increase in land values in Colombo Suburban Areas.   | 45         |
| 2.6   | Progress of the SMIB from 1979 to 1986 in terms of provision of housing loans.   | 55         |
| 2.7   | Classification of bridging finance provided to Property Development Companies by number of Companies Registered, number of loan applications received and amount of finance approved during 1983 - 1985. | 56         |
| 2.8   | Performance of the HDFC in granting housing loans during 1985 $^{6/2}$ $^{4}$ 1986.  | . 57       |
| 3.1   | Analysis of demand for middle income housing in the study area by number of building applications.   | <b>7</b> 0 |
| 3.2   | Demand for NHDA houses in the study area.  | 71         |
| 3.3   | Population increase in selected suburban centres 1971 - 1981.  | 72         |
| 3.4   | Classification of NHDA houses by floor area.   | 76         |
| 3.5   | Classification of private sector property development companies by floor area of houses.   | <b>7</b> 7 |
| 3.6   | Classification of number of houses constructed by properly development compenies the private sector by Local   | 78         |
|       | Authority. Area 1977-1985.   |            |
| 3.7   | Analysis of land Pries  Analysis of land Pries  of the study area.   | 88         |

rage no.

|      | a partaing prock of the lucome  | 93  |
|------|---|-----|
|      | group (1) in 1986, according to the minimum price                               |     |
|      | of lands in selected areas.   |     |
| 3.9  | Accessibility to a building block of the income                                 | 93  |
|      | group (1) in 1986, according to the maximum price                               |     |
|      | of lands in selected areas.   |     |
| 3.10 | Accessibility to A a building block of the income                               | 94  |
| 3.10 | group (11) in 1986, according to the minimum price                              | 74  |
|      | of lands in selected areas.   |     |
| 2 11 | ownership of  | 01  |
| 3.11 | Accessibility to a building block of the income                                 | 94  |
|      | group (11) in 1986, according to the maximum price of lands in selected areas.  |     |
| 0.10 | ownership of  | 0-  |
| 3.12 | Accessibility to a building block of the income                                 | 95  |
|      | group (111) in 1986, according to the minimum price of lands in selected areas. |     |
|      | ownership of  |     |
| 3.13 | Accessibility to a building block of the income                                 | 95  |
|      | group (1ii) in 1986, according to the maximum price                             |     |
|      | of lands in selected areas.   |     |
| 3.14 | Profit of private sector houses.  | 100 |
| 3.15 | A comparison of selling prices of public sector                                 | 100 |
|      | houses with private sector houses and construction                              |     |
|      | cost of individually built houses. 1985 - 1986                                  |     |
| 3.16 | Anffordability of selected income   | 10  |
| 3.10 | groups to purchase private sector houses in selected                            | 10  |
|      | areas.  |     |
|      |   |     |
| 4.1  | Names of the Private Sector Companies, studied in                               | 11: |
|      | the pilot survey.   |     |
| 4.2  | Sample size of the survey of householders of a                                  | 11  |
|      | Private Sector Housing Scheme.  |     |
| 4.3  | Classification of land sub-division schemes of the                              | 12  |
|      | Athurugiriya S.U. of CDDC by problems related to                                |     |
|      | planning regulations. 1981-1986   |     |
|      |   |     |

| 1.1 | Floating value of conversion of agricultural fringe lands into Crban uses.   | 7       |
|-----|--|---------|
|     |  |         |
| 1.2 | Yields from investment in property.  | 11      |
| 1.3 | A considered perception of the "Wave Theory" in Urban Development - The Sri Lanka Situation.   | 14      |
| 3.1 | Existing administrative boundaries of Sri Jayawar-denapura-Kotte.  | 68      |
| 3.2 | Demand for middle income houses of NHDA Housing Schemes in the case study area by number of applications received for four housing schemes.  | 74      |
| 3.3 | Demand for middle income housing in the case study area by number of building applications received by Local Authorities for construction of houses during 1971 - 1986.                        | 74      |
| 3.4 | Fluctuations of land values in Sri Jayawardenapura<br>Kotte during 1978 - 1986.  | 89 - 90 |
| 4.1 | Lay out plan of the land sub-division scheme at Miriswatta Junction of Mampe-Kesbewa studie; to assess the affordability of households to purchase building blocks and construction of houses. | 133     |
| 4.2 | Classification of land use of a selected sample area of Sri Jayawardenapura-Kotte by Ownership - 1986.   | 134     |
| 5.1 | Existing lots of proposed land pooling project at Thalawathugoda, extent 1986.   | 148     |
| 5.2 | Proposed conceptual, land pooling project at Thalawathugoda 1986.  | 149     |

