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A study of Urban Development and the impact on land values.  
A case study in Battaramulla.

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This study was carried out with the guidance and assistance of the academic staff of  
Dept. of Town & Country Planning, University of Moratuwa, Sri Lanka.

First and foremost, I owe a deep debt of gratitude to my supervisor Professor A. L. S.  
Fernando, Head of the Dept. of Town & Country Planning, and Director of Post Graduate  
Studies, for his invaluable guidance, advice and assistance, and more valuable still to  
acquire my concept in most correct and meaningful manner. He also checked every  
chapter going through each chapter of this study.

A Dissertation presented to the Department of Town & Country Planning,  
University of Moratuwa, Sri Lanka.  
Country Planning, for his valuable suggestions and for his willingness to go through the  
details of the chapters of this report.

I would also like to thank Mr. M. A. P. Seneviratna, Senior Lecturer, Dept. of Town &  
Country Planning, for his important discussions, assistance given me, throughout the  
study.

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In partial fulfilment of the requirements for the degree  
Master of Science in Town & Country Planning.


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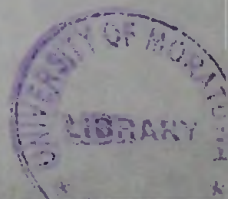
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July, 1997.

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## ACKNOWLEDGEMENT

This Study was carried out with the guidance and assistance of the academic staff of the Dpt. of Town & Country Planning, University of Moratuwa, Sri Lanka.

First and foremost, I owe a deep debt of gratitude to my supervisor Professor A. L. S. Perera, Head of the Dpt. of Town & Country Planning, and Director of Post Graduate studies, for his invaluable guidance, advises and assistance, that were enable me to activate my concept in most correct and meaningful manner. He also cleared many obstacles going through each chapter of this study

In a similar manner I'm grateful to Senior Professor, M. J. W. Mendis, Dpt. of Town & Country Planning, for his valuable suggestions and for his willingness to go through the drafts of the chapters of this report.

I must specially thanks to Mr. M. A. P. Senanayake, Senior Lecturer, Dpt. of Town & Country Planning, for his important discussions, assistance given me, throughout this study.

I'm also grateful to, Mr. Neil G. Karunarathne, Mr. K. D. Fernando Senior Lectures, Dpt. of Town & Country Planning, and Dr. Waduge, as well as Mr. K. P. S. Mahanama Lecturer, Dpt. of Town and Country Planning, for their guidance and willingness to discuss certain matters regarding this study.

Finally I wish to express my sincere thanks to all persons and Institutions for assisting me in numerous ways to carryout this study.



## SYNOPSIS

This study is concerned on Urban development and the impact on land values with a case study in Battaramulla.

The discussion in the study has been pursued in five chapters. The first chapter deals with the definitions and theoretical concepts of urban development and urban land. It also discusses the importance of urban land in urban development.

Chapter two of the study examines the significance of land planning and land development on land value. It discusses the matters arise through the ad-hoc land development by the private land developers. It further discusses the reasons for the emergence of blocks of land that are irrationally integrated with the existing urban structures. The chapter highlights that these factors further limit the supply of land and limited supply of land hinder urban development and therefore it is necessary to increase the supply of land by means of urban planning.

The third chapter examines the land market operations in the context of Colombo Urban Area of Sri Lanka. It discusses the recent trends in land values and the factors that influence on land value. It further emphasised that the government measures for increasing land supply and stabilising prices are generally ad-hoc and grossly inadequate.



The fourth chapter is the empirical portion of the study which comprises of the case study. It justifies that the comprehensive development increases the land values than that of an incremental type of development. Also it discusses the advance consequences that arise through high land values. It further indicate that the market mechanism along is inadequate to ensure the optimum utilization of land in a given area and planning intervention is necessary to rationalise and to optimise the use of land.

#### CHAPTER 1: NATURE AND CHARACTERISTICS OF URBAN LAND AND URBAN

##### DEVELOPMENT

Chapter five of the study comprises the conclusions and recommendations.

#### 1.1 INTRODUCTION

#### 1.2 DEFINITION OF URBAN AREAS

#### 1.3 THE MEANING OF URBAN DEVELOPMENT

#### 1.4 NATURE OF URBAN LAND AS A RESOURCE

##### 1.4.1 THE RELATIVE SCARCITY OF SUPPLY

##### 1.4.2 SPACE

##### 1.4.3 HETEROGENEITY

##### 1.4.4 THE LAW OF DIMINISHING RETURNS

#### 1.5 CONCLUSION

#### CHAPTER 2: SIGNIFICANCE OF LAND PLANNING AND LAND DEVELOPMENT AND ITS IMPACT ON URBAN DEVELOPMENT AND LAND VALUES

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#### 2.2 LAND DEVELOPMENT PROCESS

#### 2.3 LAND DEVELOPMENT AND URBAN DEVELOPMENT

#### 2.4 LAND PLANNING AND URBAN DEVELOPMENT

##### 2.4.1 THE URBAN LAND POLICY

##### 2.4.2 LAND RECORDS AND REGISTRATION

##### 2.4.3 LAND OWNERSHIP

##### 2.4.4 LAND TENURE PATTERN

##### 2.4.5 LAND TAXATION

##### 2.4.6 LAND INDEVELOPMENT



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