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Appendix

Structure Questionnaire for People Household survey for evaluation of success or/and failures of the Land Sharing Techniques that have applied in Sri Lankan context with special reference to City of Colombo By

H. W. I. H. Witharana (Master of Science in Town & Country Planning, Master
Dissertation, Department of Town & Country Planning University of Moratuwa)

Dear Participants,

I'm undertaking a study on evaluation of success or/and failures of the Land Sharing
Techniques that have been applied in Sri Lankan context with special reference to City of
Colombo. This is conducted among families who reside at Edirisinghe Watta and
Sirimavo Bandaranayake Watta housing project in Colombo.

The information you provide will be useful for urban planners and policy makers for the
provision of proper urban planning. You are kindly requested to participate into this
research and give your honors responses. All responses to this questionnaire will be
helped and created in strict confidence and use only for the research purpose.

Thank you very much for taking time to complete the questionnaire. Your effort is greatly
appreciated.

PART A – BASIC INFORMATION

1. Name of the occupant:

.....

2. Address:

.....

3. Age:

.....

4. What is your profession?

I. Government

II. Private

III. Other

5. How much is your monthly income (Rs.)?

i. 5000 -15000

ii. 15000-25000

iii. 25000-35000

iv. 35000-45000

v. 45000-55000

vi. more than 55000

6. What is your educational Qualification?

I. Up to Grade 8

II. Up to O/L

III. Up to A/L

IV.

Other

7. Period of Occupation (Years)

I. 0-5

III. 10 -20

II. 5-10

IV. More than 20

8. Land Ownership

- I. Private Ownership
- II. Government Ownership

9. Type of ownership of occupancy

- I. Freehold
- II. Leasehold
- III. User permit
- IV. Unauthorized

10. Approximate extent of property

- I. Below 1 perch
- II. 1-2 perch
- III. 2-6 perch
- IV. More than 6 perch

PART B – CRITERIA EVALUATION

Evaluation Criteria

Following are the identified main criteria for evaluation of the Land Sharing technique.

- 11. Community organizations
- 12. A land sharing agreement
- 13. Densification
- 14. Reconstruction
- 15. Capital investment
- 16. Cross-subsidy
- 17. Community Participation
- 18. Lower the development pressure
- 19. Better the cooperation of the landlord
- 20. Stronger the support from outside agencies

Criteria 01 – COMMUNITY ORGANIZATIONS

1) Did you face any threat of eviction from UDA as unauthorized settlers in this area?
 Yes No

2) Are there any community organizations in your settlement to counter the threat of eviction?
 Yes No

If yes,

I. Are you a leader of that organization?
 Yes No

II. Are you a member of that organization?
 Yes No

III. Did your organization have a chance to negotiate on the upcoming housing development projects in your settlement area?
 Yes No

IV. What is your contribution into above mentioned project?

Yes No

V. What are the results you get from negotiations with project officials?

.....
.....
.....

VI. How you organize yourselves for contribute to the project?

.....
.....

VII. What kind of actions you take?

.....
.....

VIII. How do you mobilize those actions?

.....
.....

Criteria 02 - LAND SHARING AGREEMENT

I. Did you sign a LS agreement with UDA?

.....
.....

II. Did you have faith about UDA?

Yes No

III. Are there any other agreements with the government?

Yes No

IV. If yes, what sort of agreement is it?

.....

V. During the construction period did you relocate in another place temporarily?

Yes No

VI. Are you living in the same land that you occupied previously?

Yes No

VII. Did you get the land ownership for the current lands according to the LS agreement?

Yes No

VIII. As an unauthorized tenant which type of ownership do you expect in this settlement?

Freehold

- Leasehold
- User permit
- Unauthorized

IX. Did the government develop the most valuable part of your land?
 Yes No

Criteria 03 – DENSIFICATION

I. Do you like to live in high rise apartment with basic facilities?
 Yes No

II. How many floors do you expected?

- G+1
- G+2
- G+3
- G+4
- G+5 above

III. Did the government resettle you into housing apartments?
 Yes No

IV. Do you like this method of resettlement?
 Yes No

V. Are there any negative impacts for you by this method?
 Yes No

VI. Do you like it? (LS)
 Yes No

If yes, why?

.....

Criteria 04 – RECONSTRUCTION

I. According to Land Sharing did you get an opportunity to resettle on the site?
 Yes No

Do you like it?

.....
 What are the reasons?

Criteria 05 - CAPITAL INVESTMENT

I. What is the method of supply money for constructing housing apartment?

- Funds
- Loans
- UDA Own funds
- Government Allowances

II. Did the government collected funds from the residents for the new houses?

III. What kind of financial agreement government had?

IV. Did you do any kind of contribution to the project?

 if yes, the amounts – Rs.....

Criteria 06 – CROSS SUBSIDY

I. Are there any external aids or funds for the project?
 Yes No

II. If yes, Which Agency?

III. Did the project implemented by taking a Loan?

IV. Is this fully funded by the government?

V. What is the cost recovery mechanism of the project?

Criteria 07 – COMMUNITY PARTICIPATION

I. Did community participation take place at every stage of the project?
 Yes No

	Stages of the project	Community participation	Details (specify the community contribution)
1.	Project discussion	Yes / No	
2.	People’s perception	Yes / No	
3.	LS agreement	Yes / No	
4.	On site relocation	Yes / No	
5.	Land clearing	Yes / No	
6.	Basic Infrastructure layering	Yes / No	

7.	Construction	Yes / No	
8.	Finishing	Yes / No	
9.	Landscape and provide Common facilities	Yes / No	
10.	Resettle the people	Yes / No	

Criteria 08 – LOWER DEVELOPMENT PRESSURE

I. What are the new facilities you got from housing development?

.....

II. UDA as land owner hopes to develop most attractive part of the land. Do you like it?

Yes No

If yes, why?

.....

III. What kind of new development took place in the land?

.....

IV. What the reasons are for not improve the property?

- i. No clear title
- ii. Unable to fulfill the CMC and UDA requirements
- iii. Extent bellow 6 perch
- iv. No money
- v. All the above
- vi. Any other reasons

V. Did it change the land value of this area?

Yes No

Land value before the housing project -

Land value after the housing project -

VI. Did the demand for the lands changed due to the development take place?

Yes No

If yes, how the land demand changed? (increased or decreased)

.....

VII. Did the socio-cultural status changed due to the housing development?

Yes No

Is it affected to the quality of life of the people?

.....
.....

Specify the changes in Economic status of people – (self-employments, income level, job opportunities etc.)

.....
.....

Specify the status of health and sanitation improvements – (Waste management)

.....
.....

Specify the status of leisure and recreation facilities – (open spaces, children parks, play grounds, community halls etc.)

.....
.....

Specify the status of social interactions, unity and togetherness in the community?

.....
.....

Specify the mental status of after relocation into new housing apartments?

.....
.....

VIII. Do you know about upcoming development proposal in your settlement?

Yes No

IX. Do you think it will obstruct your freedom?

Yes No

If yes, what are the reasons?

.....
.....
.....

X. Are there any new development proposals suggested to this area relate with housing development?

.....
.....
.....

XI. What is your idea on current development and the development pressure of this area?

.....
.....
.....

Criteria 09 – BETTER COOPERATION OF LANDLORD

I. Are there a better understanding between landlord and the development agency?

Yes No

II. Did you discuss the problems you have with the agency?

Yes No

Criteria 10 – STRONGER SUPPORT FROM OUTSIDE AGENCIES

I. Are there any funds or support given agencies for the infrastructure improvement in this project?

Yes No

II. What are those supportive agencies?

.....
.....

III. Currently, are you satisfied with the following Services in this settlement?

I. Water

Very satisfied	<input type="checkbox"/>
Satisfied	<input type="checkbox"/>
Moderate	<input type="checkbox"/>
Unsatisfied	<input type="checkbox"/>
Very unsatisfied	<input type="checkbox"/>

II. Electricity

Very satisfied	<input type="checkbox"/>
Satisfied	<input type="checkbox"/>
Moderate	<input type="checkbox"/>
Unsatisfied	<input type="checkbox"/>
Very unsatisfied	<input type="checkbox"/>

III. Roads and footpaths

Very satisfied	<input type="checkbox"/>
Satisfied	<input type="checkbox"/>
Moderate	<input type="checkbox"/>
Unsatisfied	<input type="checkbox"/>
Very unsatisfied	<input type="checkbox"/>

IV. Sanitation (Toilets)

Very satisfied	<input type="checkbox"/>
Satisfied	<input type="checkbox"/>
Moderate	<input type="checkbox"/>
Unsatisfied	<input type="checkbox"/>
Very unsatisfied	<input type="checkbox"/>

V. Drainage

Very satisfied	<input type="checkbox"/>
Satisfied	<input type="checkbox"/>
Moderate	<input type="checkbox"/>
Unsatisfied	<input type="checkbox"/>

Very unsatisfied

VI. Health services

Very satisfied
Satisfied
Moderate
Unsatisfied
Very unsatisfied

VII. Garbage collection

Very satisfied
Satisfied
Moderate
Unsatisfied
Very unsatisfied

11. Currently, is there adequate safety in this community?

Yes No

I. Are there any crimes reported in your settlement in past?

Yes No

II. Are they increased or decreased after the housing project?

Increased decreased

Reason for the change -

.....
.....

III. Are there illegal Drug dealers or Drug addicted people in this area before the housing project?

Yes No

What happened to them after the project and reasons?

.....
.....

IV. Are there any reported violence situations in this area before housing project?

Yes No

What happened to them after the project and reasons?

.....
.....

V. Do you see any kind of environmental pollution in this area before the project?

Yes No What are they?

.....
.....

What is the status of the environmental pollution level after the project?

.....
.....

VI. Are there any specific impacts (negative or positive) on the environment due to the project?

.....
.....

Interview Guideline for officials

Direct interview for evaluation of success or/and failures of the Land Sharing Techniques that have been applied in Sri Lankan context with special reference to City of Colombo

By H. W. I. H. Witharana (Master of Science in Town & Country Planning, Master Dissertation, Department of Town & Country Planning University of Moratuwa)

Dear Participants,

I'm undertaking a study on evaluation of success or/and failures of the Land Sharing Techniques that have applied in Sri Lankan context with special reference to City of Colombo. This is conducted among officers who involved LS PROCESS at Edirisinghe Watta and Sirimavo Bandaranayake Watta housing project in Colombo.

The information you provide will be useful for urban planners and policy makers for the provision of proper urban planning. You are kindly requested to participate into this research and give your honors responses. All responses to this questionnaire will be helped and created in strict confidence and use only for the research purpose.

Thank you very much for taking time to complete the questionnaire. Your effort is greatly appreciated.

PART A – BASIC INFORMATION

1. Name of the interviewee :
2. Name of the institute :
3. Position :

PART B – PROJECT INFORMATION

1. Are Edirisinghe watta and Sirimavo Bandaranayake watta housing projects undertaking LST?
2. Under what development plan did you declared this land to be develop?
3. When did you identify this land to be developed?
4. How many families lived in above mentioned two settlements?
5. What is the method used to find capital investment for constructing the housing scheme?
6. What are the main sources of capital investment of this project?
7. What is the plan to develop this land?
8. What are the objectives of your plan?
9. Why do you decide to apply a land sharing for this location?

10. Which method/mechanism is used for land sharing procedure?
11. Do you think occupants like your proposal? Why? How do you know?
12. Do you think occupants prefer to live in high rise apartments?
13. Which type developments are you used for most valuable part of the land in your project?
14. Do you think occupants like your new proposal? Why?
15. What is the method occupant relocate till implement LS proposal?
16. How many houses do you provide for low income people?
17. Do you think to take participation of occupants on your development?
18. What is the method of cost recovery?
19. Who are the third party intermediations?
20. Have your project any physical/technical/environmental/social constrains?
21. As your objectives, do you think you can get an optimum utilization of the land?
22. Do you consider social background of the settlement?
23. Did you conduct a SIA for the project?
24. Did you conduct an EIA for the project?
25. What are the environmental improvements you proposed?
26. How do you manage to control the environment pollution in and around the project?
27. Did you achieve your objectives of the plan?
28. Is this a success project in terms of every aspect?
 - Environment -
 - Economic -
 - Social -
 - Physical -
29. What is your satisfaction on the project?
30. Are there any political influences to the project? What are they?