

**A Study on Unauthorized Constructions
of Houses in Colombo**

A Case Study at Mattakkuliya

And

Mahawatte Areas

A A W N Adikari

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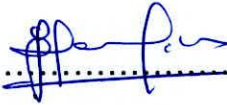
**Dissertation Submitted to the University of Sri Jayewardenepura as a
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CHAPTER ONE

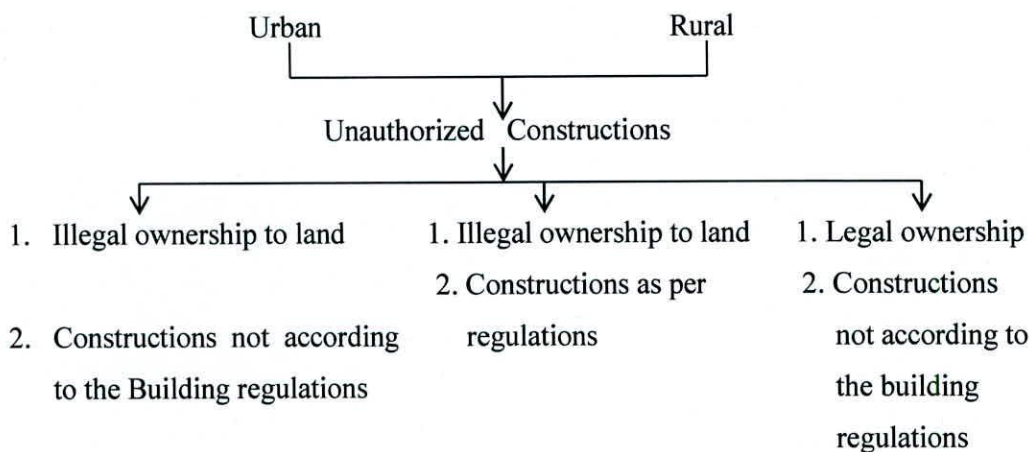
Introduction

1.1. Background of the study

According to Dror (1973), planning is a process of preparing a set of decisions for implementation in the future, directed at achieving goals by suitable means. Chawick (1971) explains planning as a process of human forethought and action based upon the thought. Hall (1974) says planning is concerned with deliberately achieving some objectives and it proceeds by assembling actions into an orderly sequence. Based on these definitions, the present researcher sees planning as involving key concepts such as objectives, actions, goals, thoughts and decisions and that in the absence of these features in the field of construction unauthorized construction occurs.

The term “unauthorized constructions” represents an illegal action, practiced outside the legal framework of the planning process and its institutions. Usually, it means that there has been a breach of regulations related to building a house without a construction permit, most often for the purpose of satisfying the housing needs of the family. Unauthorized construction occurs in various forms such as squatting, where vacant state owned or private land is occupied illegally and used for illegal slum housing, or it can with building regulations and provisions in zoning, or through illegal construction works or extensions on appear through informal subdivisions and illegal construction work that do not comply existing legally owned properties (Potsiou, 2006).

Unauthorized constructions are carried out as illegal developments, encroachments, etc by all income groups even in the formal sector both in rural and urban areas. Unauthorized constructions also do not require the time consuming and complicated procedure of obtaining numerous approvals, licenses and certificates as well as paying taxes for utilities and complying with administrative rules in regard to the basic characteristics of the building itself.



Everywhere in the world unauthorized construction occurs in most of the larger cities and 30-60 percent of people live in squatter settlements. It has been estimated nearly 10M hectares of fertile land in the world are encroached by squatters (Neekhra 2005) and the world’s urban population continues to grow faster than the total population of the world (Sandhu, 2005).

Table No. 1.1 - The World Demographic Profile (thousands) Medium variant 1960- 2015 (in thousands)

Year	World Total Population	World Urban Population	% of World Urban population
1960	3023812	993521	32.9
1970	3696588	1331023	36.0
1975	4073740	1518425	37.3
1980	4442295	1739826	39.2
1985	4843947	1989845	41.1
1990	5279519	2280119	43.2
1995	5692353	2564960	45.1
2000	6085572	2863982	47.1
2005	6464750	3177456	49.2
2010	6842923	3511834	51.3
2015	7219431	3867755	53.6

Source; UN/SG, Year 2003