

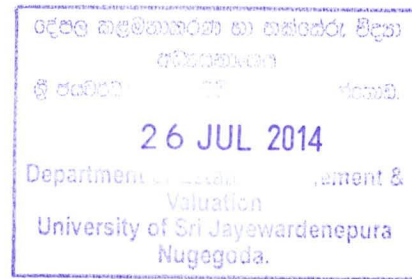
**Public Perception on Relocation Projects;
A Case Study in Slave Island Redevelopment Project,
Colombo Sri Lanka**

D Francis

Public Perception on Relocation Projects;

A Case Study in Slave Island Redevelopment Project,

Colombo Sri Lanka



**Dissertation Submitted to the
University of Sri Jayewardenepura
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Requirements of the Final Examination of the
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The work described in this dissertation was carried out under the supervision of Mrs. Janakie Edirisinghe, Senior Lecturer, Head of the Department of Estate Management and Valuation and Mrs. Dileepa Wedage, Senior Lecturer of the Department of Decision Sciences and any report on this has not been submitted in whole or in part to any university or any other institute for another degree/examination or any other purpose.

Dayanandani Francis

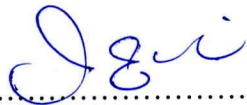
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26th July 2014

Hereby, I certify that Miss Dayanandani Francis GS/M.Sc./REMV/3758/09, duly completed the research titled “Public Perception on Relocation Projects; A Case Study in Slave Island Redevelopment Project, Colombo Sri Lanka” under our supervision and recommended to submit for the evaluation. Also it is declared that, this final report has been completed according to the instructions and suggestions made by the board of examiners.



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Signature of the supervisor

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Signature of the supervisor

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Signature of the 2nd examiner

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Signature and the official stamp of the Head

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Abstract

The residential areas of the City of Colombo represent significant characteristics in terms of level of income of the residents such as high income residential areas, middle income residential areas, lower middle income areas and low income areas. Except in the low income areas, all the other residential areas of the city of Colombo do have adequate level of urban basic services such as water supply, sanitation, access roads, electricity and public amenities. Therefore more permanent nature of residential buildings with increased densities exists in those established residential areas mentioned above. The low income areas represent different characteristics of development constrained by inadequacy or total lack of urban basic services and mostly improvised buildings with no secure land ownership. The low income areas of Colombo have been identified as underserved settlements taking in to consideration of the specific attributes of these settlements.

The Government introduced several programmes to provide housing facilities to families living in underserved settlements through liberalization and development of prime lands in the City of Colombo. Public-Private Partnerships is one of the modes adopted. The Urban Settlement Development Authority and the Urban Development Authority implement these programs with the cooperation of private sector developers. One such programme target to be implemented in the Colombo intends to provide following facilities to the people living in underserved settlements. This program will release approximately 350 acres of prime lands for commercial and mixed development uses.

In order to achieve this objective, the government has a clear strategy to implement a major Urban Redevelopment Program while attracting foreign investments and their participation in all possible urban redevelopment projects. In the light of the above, this study attempts to identify the public perception for relocation projects in Slave Island Redevelopment Project which is one of the projects to be implemented under the said programme. The objective of this study is to identify the key factors affecting the perception of public on the relocation under the Slave Island Redevelopment Project and assess the positive and negative factors that affect for public perception. Identification of the relationship between the factors and the public perception facilitates for recommendations for the improvement of urban redevelopment projects successfully with the public satisfaction through public participation.

The study was carried out based on the secondary data and primary data collected through formal, informal discussions and the sample questionnaire survey which investigated 217 households who are living in the Slave Island Redevelopment Project area. UDA officials and the Sri Lankan representative of foreign investment company named TATA Housing Development Company were also interviewed through a structured questionnaire.

Finally recommendations have been made for the urban redevelopment projects to be implemented successfully with the public satisfaction through public participation.

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Abbreviations

CMC	-	Colombo Municipal Council
Ha	-	Hectare
CMRSP	-	Colombo Metropolitan Regional Structure Plan
UNDP	-	United Nations Development Programme
UDA	-	Urban Development Authority
CCDP	-	City of Colombo Development Plan
CMR	-	Colombo Metropolitan Region
MCUDP	-	Metro Colombo Urban Development Project
WB	-	World Bank
RP	-	Relocation Project
D	-	Disagreed
SD	-	Strongly Disagreed
N	-	Neutral
A	-	Agreed
SA	-	Strongly Agreed
SL	-	Sri Lanka
SIRP	-	Slave Island Redevelopment Project
URPCC	-	Urban Regeneration Project in City of Colombo
MOD&UD	-	Ministry of Defence and Urban Development
CMA	-	Condominium Management Authority
MC	-	Management Corporation
CBD	-	Central Business District
REEL	-	Real Estate Exchange (Pvt) Ltd
USIP	-	Urban Settlement Improvement Programme
NWS&DB	-	National Water Supply & Drainage Board
CEB	-	Ceylon Electricity Board
LAA	-	Land Acquisition Act

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