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

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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.

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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 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.
Table of Contents

Acknowledgement i
Abstract iii
Table of Contents iv
List of Tables viii
List of Figures ix
List of Abbreviations xi
List of Annexures xii

Contents

CHAPTER ONE - Introduction 01 - 10

1.1 Background of the Study 01
1.2 Statement of the Problem 06
1.3 Objectives of the Study 08
  1.3.1 General objective 08
  1.3.2 Specific objectives 08
1.4 Significance of the Study 09
1.5 Methodology 09
1.6 Limitations 09
1.7 Chapter Organization of the Thesis 10

CHAPTER TWO - Literature Review 11 - 37

2.1 An Overview of the Urban Development, Re-development and Urban Renewal in the Context of Planning 11
  2.1.1 Defining urban development, re-development and urban renewal 11
  2.1.2 Factors affecting the speed of urban redevelopment 16
  2.1.3 Issues in implementing urban redevelopment projects 17
  2.1.4 History of urban redevelopment 19
2.2 Public Perception in Urban Redevelopment Projects

2.2.1 An overview of public perception and satisfaction

2.2.2 Importance of public perception and public satisfaction for urban redevelopment projects

2.2.3 Assessment of public perception in urban redevelopment projects

2.3 Public Perception in Urban Redevelopment in Global Experience

2.3.1 Public perception in urban redevelopment in China

2.3.2 Public perception in urban redevelopment processes in Saudi Arabia

2.3.3 Public views on urban redevelopment in Hong Kong

2.3.4 Public views on urban redevelopment in Atlanta

2.4 Relocation of Settlements in Global Context

2.4.1 Relocation of settlements in the context of urban redevelopment

2.4.2 Review of the relocation approaches for urban redevelopment

2.4.3 Land exchange and land sharing in Sri Lanka in the context of urban redevelopment

CHAPTER THREE - Research Design

3.1 Research Design

3.2 Research Methodology

3.3 Theoretical Framework

3.4 Conceptual Framework

3.5 Research Process

3.5.1 Research type

3.5.2 Formulation of the objectives

3.5.3 Selection of study area

3.5.4 Population and sample

3.5.5 Variables

3.5.6 Data collection and analysis
CHAPTER FOUR - Background of the Study Area 48 - 63

4.1 Administrative Structure of City of Colombo 48
4.2 Justification of the Study Area 48
4.3 General Characteristics of the Area 49
   4.3.1 Population density and distribution in the City of Colombo 49
   4.3.2 Land use pattern in the City of Colombo 52
   4.3.3 Land values in the City of Colombo 52
   4.3.4 Availability of physical infrastructure in the City of Colombo 53
   4.3.5 Availability of social infrastructure in the City of Colombo 55
4.4 Background of Slave Island Redevelopment Project 58
4.5 The Study Area - Location in Relation to CBD 60
4.6 An Overview of the Relocation Project 68

CHAPTER FIVE - Data Analysis 64 - 100

5.1 Objective One - Analysis of the Socio-economic Factors 64
   5.1.1 Present situation of the location 64
   5.1.2 Demographic analysis of the respondents 66
   5.1.3 Analysis of perception for the project according to personal background 73
5.2 Reliability Analysis 83
5.3 Objective Two - Assessment of the Positive and Negative Factors that Affect for Public Perception 84
   5.3.1 Negative factors affect the perception for the project 84
   5.3.2 Positive factors affect the perception for the project 85
5.4 Objective Three - Identification of the Relationship between the Factors and the Public Perception 86
   5.4.1 Model fitting initial stage - Bivariate Analysis (Association between response variable and individual explanatory variables) 87
   5.4.2 Model fitting - stage one 90
   5.4.3 Residual analysis - stage one 92
   5.4.4 Model fitting - stage two 95
vi
# List of Tables

<table>
<thead>
<tr>
<th>Table</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1</td>
<td>Research questions</td>
</tr>
<tr>
<td>3.2</td>
<td>Residential satisfaction of public</td>
</tr>
<tr>
<td>3.3</td>
<td>Number of housing units within the project area in 2011</td>
</tr>
<tr>
<td>3.4</td>
<td>Distribution of sample</td>
</tr>
<tr>
<td>4.1</td>
<td>Population density in the City of Colombo 1871 - 2012</td>
</tr>
<tr>
<td>4.2</td>
<td>Ethnic composition of population in the City of Colombo</td>
</tr>
<tr>
<td>4.3</td>
<td>Religion composition of population in the City of Colombo</td>
</tr>
<tr>
<td>4.4</td>
<td>Land use pattern in the City of Colombo 1977 - 2010</td>
</tr>
<tr>
<td>4.5</td>
<td>Land values in selected areas in the City of Colombo 1980 - 2013</td>
</tr>
<tr>
<td>4.6</td>
<td>Water connections supplied by NWS&amp;DB - 2013</td>
</tr>
<tr>
<td>4.7</td>
<td>Electricity supply in CMC area - 2013</td>
</tr>
<tr>
<td>5.1</td>
<td>Descriptive analysis of current housing units</td>
</tr>
<tr>
<td>5.2</td>
<td>Main income sources of respondents</td>
</tr>
<tr>
<td>5.3</td>
<td>Pattern of monthly expenditure of respondents</td>
</tr>
<tr>
<td>5.4</td>
<td>Time period of living in this location</td>
</tr>
<tr>
<td>5.5</td>
<td>Borrowing loans keeping this property as a guarantee</td>
</tr>
<tr>
<td>5.6</td>
<td>Reliability analysis</td>
</tr>
<tr>
<td>5.7</td>
<td>Association between the response variable and individual explanatory variables</td>
</tr>
<tr>
<td>5.8</td>
<td>Not significant variables</td>
</tr>
<tr>
<td>5.9</td>
<td>Dependent variable encoding - perception on the project</td>
</tr>
<tr>
<td>5.10</td>
<td>Model summary (stage one)</td>
</tr>
<tr>
<td>5.11</td>
<td>Parameter estimates of the best model (stage one)</td>
</tr>
<tr>
<td>5.12</td>
<td>Model summary (stage two)</td>
</tr>
<tr>
<td>5.13</td>
<td>Parameter estimates of the best model (stage two)</td>
</tr>
<tr>
<td>5.14</td>
<td>Model summary (stage three)</td>
</tr>
<tr>
<td>5.15</td>
<td>Parameter estimates of the best model (stage three)</td>
</tr>
<tr>
<td>5.16</td>
<td>Summary of model fitting</td>
</tr>
</tbody>
</table>
# List of Figures

<table>
<thead>
<tr>
<th>Figure</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1</td>
<td>Alternative approaches to address the under-served settlements</td>
</tr>
<tr>
<td>3.1</td>
<td>Summary of methodology</td>
</tr>
<tr>
<td>3.2</td>
<td>Theoretical framework</td>
</tr>
<tr>
<td>3.3</td>
<td>Conceptual framework</td>
</tr>
<tr>
<td>4.1</td>
<td>Location of Slave Island project area</td>
</tr>
<tr>
<td>4.2</td>
<td>Condition of the settlements</td>
</tr>
<tr>
<td>4.3</td>
<td>Present locational situation of case study area</td>
</tr>
<tr>
<td>4.4</td>
<td>Land use pattern of case study area</td>
</tr>
<tr>
<td>4.5</td>
<td>Overview of the proposed housing project</td>
</tr>
<tr>
<td>5.1</td>
<td>Religion composition of respondents</td>
</tr>
<tr>
<td>5.2</td>
<td>Education level of respondents in project area</td>
</tr>
<tr>
<td>5.3</td>
<td>Monthly income of respondents</td>
</tr>
<tr>
<td>5.4</td>
<td>Reasons for living in this location</td>
</tr>
<tr>
<td>5.5</td>
<td>Ownership of the property</td>
</tr>
<tr>
<td>5.6</td>
<td>Perception for the project by nationality</td>
</tr>
<tr>
<td>5.7</td>
<td>Perception for the project - sufficiency of compensation amount</td>
</tr>
<tr>
<td>5.8</td>
<td>Perception for the project - awareness of calculation of compensation</td>
</tr>
<tr>
<td>5.9</td>
<td>Perception for the project - suitability of the design of new house</td>
</tr>
<tr>
<td>5.10</td>
<td>Perception for the project - construction of new house with all facilities</td>
</tr>
<tr>
<td>5.11</td>
<td>Perception for the project - receiving more space from new location</td>
</tr>
<tr>
<td>5.12</td>
<td>Perception for the project - receiving new house without any payment</td>
</tr>
<tr>
<td>5.13</td>
<td>Perception for the project - receiving time of new house</td>
</tr>
<tr>
<td>5.14</td>
<td>Perception for the project - receiving freehold title of house</td>
</tr>
<tr>
<td>5.15</td>
<td>Perception for the project - according to the ownership and the future ownership</td>
</tr>
<tr>
<td>5.16</td>
<td>Perception for the project - permission for additions / alterations and moderations</td>
</tr>
<tr>
<td>5.17</td>
<td>Perception for the project - participation for all the meetings, discussions and awareness programmes</td>
</tr>
<tr>
<td>Section</td>
<td>Description</td>
</tr>
<tr>
<td>---------</td>
<td>-----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>5.18</td>
<td>Perception for the project - awareness for the project by ownership</td>
</tr>
<tr>
<td>5.19</td>
<td>Perception for the project - providing house in same location</td>
</tr>
<tr>
<td>5.20</td>
<td>A plot of standardized deviance residuals against the model - leverage value (stage one)</td>
</tr>
<tr>
<td>5.21</td>
<td>A plot of standardized deviance residuals against the model - Analog of Cook’s influence statistics (stage one)</td>
</tr>
<tr>
<td>5.22</td>
<td>A plot of standardized deviance residuals against the model - change of deviance (stage one)</td>
</tr>
<tr>
<td>5.23</td>
<td>A plot of standardized deviance residuals against the model - after detecting outliers - Analog Cook’s influence statistics</td>
</tr>
<tr>
<td>5.24</td>
<td>A plot of standardized deviance residuals against the model - after detecting outliers - leverage value</td>
</tr>
<tr>
<td>5.25</td>
<td>A plot of standardized deviance residuals against the model - after detecting outliers - change in deviance</td>
</tr>
</tbody>
</table>
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
List of Annexures

i. Locations of under-served settlements in the City of Colombo - 2012

ii. Summary of the variables and the measurements

iii. Questionnaire

iv. Observation Sheet

v. City of Colombo by municipal wards

vi. Population density of the City of Colombo ward wise in 2001

vii. Existing land use pattern in CMC area

viii. Land use pattern in Slave Island area

ix. Land values in the City of Colombo by postal wards

x. Road network pattern in the City of Colombo

xi. Proposed floor plan for alternative houses

xii. Categorical variables codings

xiii. Classification table for observations