REFERENCES

- ADB (2010, December 31) Asian Development Bank and Sri Lanka, Fact sheet. Retrieved from http://www.sangam.org/2010/09/ADB_2010.pdf
- Alison, M. L. (2001). The Human Dimensions of Environmental Change, Livelihoods and Land Use in upland South Sulawesi, Indonesia. University of Waterloo
- Aliyu, M.A (2010) Valuing Water and Electricity Supply Provision Using Hedonic Pricing Model, Department of Economics, Bayero University, Kano-Nigeria
- Ariyadasa, L (2011) Current Status of the Energy Situation in Sri Lanka, Retrieved from http://sa-energy.net/filestore/12033248770_forumadmin.pdf
- Alonso, W. (1964) Location and Land Use: Toward a General Theory of Land Rent. Cambridge: Harvard University Press
- Bramley, G., Bartlett, W. & Lambert, C. (1995). Planning, The Market and Private House Building, UCLpress limited, London.
- Carmichael, D. R (2003). Accountants' Handbook, Special Industries and Special Topics Volume 2 de Accountants' Handbook (10 ed.) John Wiley & Sons.
- Carr, D.H., Lawson, J. Schultz, J. (2003) Mastering Real Estate Appraisal, Dearborn Real Estate Edition, Chicago
- Cervero.R. (1997), Transit-induced Accessibility and Agglomeration Benefits, A Land Market Evaluation, Institute of Urban and Regional Development, University of California at Berkeley.
- Christensen, F.K (2010) When Property Value Changes During Urban Development, Department of development and planning, Aalborg University
- EPC (2012) Eastern Development Plan 2012-2016, Sector Analysis, vol iii, Trincomalee

- Evans, A. W (2004). Economics and Land Use Planning. Oxford: Blackwell Publishing Ltd. Oxford. United Kingdom
- Ewert, W.A (1979). The Saskatchewan Rural Land Assessment manual. Vol. ii: Value and Valuation Theory in Assessment. Vol. iii: The Assessment of Farm Lands in Saskatchewan. Ministry Municipal Affairs, Regina, Saskatchewan, Canada,
- FAO (1993). Guidelines for Land-use Planning. Food and Agriculture Organization of the United Nations, FAO Development Series 1. FAO, Rome.
- FAO (1995). Planning for Sustainable Use of Land Resources: towards A New Approach. Food and Agriculture Organization of the United Nations, FAO Land and Water Bulletin 2. FAO, Rome.
- FAO (2003). Overview of Land Value Conditions. Agriculture Miscellaneous Paper 35/2003, FAO, Rome.
- Fernando, N. (2001) Mission Statement. Retrieved from http://www.uda.lk/about.html
- Fibbens, M. (1995). Australian Rating and Taxing: Mass Appraisal Practice. J. Property Tax Assessment and Administration 1(3): 61-77,
- Floyd, C.F and Allen, T. (2002) Real Estate Principles (7th edition), Dearborn Real Estate Edition, Chicago
- Forkenbrock.D.J. and Weisbrod, G.E (2001), Guidebook for Assessing the Social and Economic Effects of Transportation Projects, NCHRP Report 456, Transportation Research Board
- GIC (2012, January) Activities of UDA Retrieved from http://www.gic.gov.lk/gic/index.phpoption=com_org&Itemid=4&id =41&task=org&lang=ta
- Harvey, J. (2000) Urban Land Economics (5th edition), Macmillan, Basingstoke.

- Healey, P. (1991) Models of the Development Process, A review. Journal PropertyResearch vol. 8
- Isard, W. (1956), Location and Space Economy, The MIT Press, Cambridge.
- IVSC (2011) International Valuation Standards, 41 Moorgate, London, United Kingdom
- Kalbro, T. (2007). Mark Exploatering Land Development Law, Economics, Technology and Organization, 3rd ed. Stockholm, Norstedts Juridik.
- Kelegama, S. (2011) Socio Economic Challenges of Post Conflict Reconstruction in Sri Lanka, Institute of Policy Study of Sri Lanka. Retrieved from http://www.ips.lk/staff/ed/news/2011/27_09_2011_post_conflict/post_conflic t.pdf
- Koomen, E. And Buurman, J. (2002) Economic Theory and Land Price in Land Use Modeling, 5th Agile Conference on Geographic Information Science, Netherlands

University of Moratuwa, Sri Lanka. Electronic Theses & Dissertations

- Mahanama, P.K.S. (2011) Land Use Planning (lecture notes). University of Moratuwa, Dept of Town and Country Planning, Colombo, Sri Lanka
- MCEHCA (2012) Vision, Retrieved from http://houseconmin.gov.lk/
- Mills, E.S. and Hamiltan, B.W. (1994), Urban Economics, Harber Colons College Publishers, New York.
- MPE (2012) Mission, Retrieved from http://powermin.gov.lk/english/page id=1391
- MPH (2012) Projects, Retrieved from http://www.mohsl.gov.lk/web/index.php? option =com_content&view=article&id=53&Itemid=60&lang=en#
- MWSD (2011) Ongoing Water Supply and Sanitation Projects, Retrieved from http://www.mwsd.gov.lk/sub_pgs/projects.html

- National Grid (1997) Planning and Amenity Aspects of High Voltage Transmission Lines and Substations, Development Near Overhead Lines, Asset Protection Team, Land and Development, Warwick
- NPC (2009) Five Year Investment Programme 2009-2013 Northern Province, Provincial Planning Secretariat,
- Randall, A. Castle, E.N., (1985). Land resource and land market, Handbook of natural resource and energy economics, Kneese A.V, Elssevier science publisher B.V
- Romkaew.N. (2010) Evaluating the Contribution of Infrastructure Effects on Residential Property, University of RMIT
- Rosenberg. M (2012) Central Business District is The Core of The City, Retrieved from http://geography.about.com/od/urbaneconomicgeography/a/cbd.htm
- Ryan, S. (1999), Property Values and Transportation Facilities, Finding the Transportation-land use Connection, Journal of Planning Literature, vol. 13, no.4.

 University of Moraduwa, Sri Lanka.

 Electronic Theses & Dissertations

www.lib.mrt.ac.lk

- Shultz, S. (2007) The Impact of Rural Water Supply Systems on Property Values Real Estate Research Center, University of Nebraska at Omaha
- Sims, S. (2002) The Effect of Public Perception on Residential Property Values in Close Proximity to Electricity Distribution Equipment, Pacific Rim Real Estate Society Conference
- Tanner, E. (1968). Land Valuation within the Context of Land Consolidation and Land Settlement Operations, A General Report Based on Replies to Questionnaires. FAO-European Commission on Agriculture, Third Session of the Working Party on Agrarian Structure in Europe, Internal Report. Bucharest.
- The Nation. (2012, January 28). North-East to Sustain Growth Momentum. The Nation. Retrieved from http://www.nation.lk/edition/biz-news/item/1983-north-east-to-sustain-growth-momentum.html

- Topcu, M. (2009). The Analysis of Urban Features that Affect Land Values in Residential Areas, Proceedings of the 7th International Space Syntax Symposium, Turkey
- UN-HABITAT (2010) Support to Conflict Affected People through Housing, Retrieved from http://www.unhabitat.lk/project7a.html
- UN-HABITAT (2011) For a Better Urban Structure, Nairobi GPO Kenya. Retrieved from http://www.unhabitat.org/pmss/
- UN-HABITAT (2011) People and Mobility, Nairobi GPO Kenya. Retrieved from http://www.unhabitat.org/pmss/listItemDetails.aspx?publicationID=3209
- UN-HABITAT (2011) Urban Energy, Retrieved fromhttp://www.unhabitat.org/content.aspcid=2884&catid=356&typeid=24&subMenuId=0
- Vanbaren.J. (n.d). Types of Public Buildings. Retrieved June 14, 2012, from http://www.ehow.com/print/info_7834283_types-public-buildings.html
- Walters, A.A (1983). The Value of Land. Urban land Policy, Issues and Opportunities. Oxford University Press.
- World Bank (2011, August 30) Innovative Solutions for Cities. Retrieved from http://einstitute.worldbank.org/ei/story/'innovative-solutions-cities'-e-institute's cross -cutting-curriculum
- WWC (2012) Millennium Development Goals, Retrieved from http://www.worldwatercouncil.org/index.phpid23