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IMPACTS OF UNPLANNED PROPERTY DEVELOPMENT IN SUB URBAN AREAS

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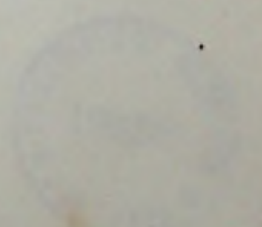
Mr. A. G. ...

Mr. ...

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SYNOPSIS

- Chapter One** contains the economic theories, concepts, principles and definitions related to property development. It brings out the relation between property development and Urban growth, planning theories related to it, Urban growth and the Urban growth pattern in Sri Lanka. An emphasis has been made to point out the importance of planning.
- Chapter Two** is devoted to examine the past trends and causative factors which gave rise to property development activities with special reference to the post 1977 period. It aims at looking into the effects of policy decisions in relation to spatial development. Lastly, it examines the adverse effects caused due to land use decisions executed in the absence of a comprehensive plan.
- Chapter Three** is devoted to the detailed analysis of the case study carried out in Gampaha District; done in three spatial units as regional, local and neighbourhood. The selection criteria and methodology is explained in it. The regional analysis relates to a part of the Gampaha District and analyses the pattern of property development that has taken place, the scale of operation, market share of property, extent of land developed, the nature of property developers and type of property development. The detailed study done is on Katana PSU area with a view to assess the local area impacts. A socio economic study was done in order to understand the views of the public.
- Chapter Four** brings out the impacts of unplanned property development that have already come about and which could take place in the future too.
- Chapter Five** presents conclusions and recommendations interalia measures to have a plan for guiding the activities of property developers.

CONTENTS

1	ROLE OF PROPERTY DEVELOPMENT IN THE URBAN DEVELOPMENT PROCESS	1
1.1	INTRODUCTION	1
1.2	DEFINITIONS, THEORIES AND CONCEPTS	1
1.2.1	What is property	1
1.2.2	Real Estate and Real Property	2
1.2.3	Rights and Ownership	2
1.2.4	Land, Land Price, Land Value and Real Property Market	3
1.2.5	Real Property as an Investment	8
1.2.6	Government Policy and Real Property Market	9
1.3	ROLE OF PROPERTY DEVELOPMENT IN THE CONTEXT OF URBAN DEVELOPMENT	9
1.3.1	Facilitating and Promotion of Urban Growth	10
1.3.2	Space Allocation through Internal Reorganization	11
1.3.3	The Highest and Best Use of Land	12
1.3.4	Property as a Contributor to the Local Authority Income	13
1.4	THEORIES OF URBAN GROWTH	14
1.4.1	Concentric Theory	14
1.4.2	Axial Theory	14
1.4.3	Sector Theory	14
1.4.4	Multiple Nuclear Theory	15
1.5	SUBURBS AND THEIR GROWTH IN SRI LANKA	15
1.5.1	The Suburban Growth in Sri Lanka	16
1.5.2	The Need for a Plan	17
1.6	CONCLUSION	17

2.	RECENT TRENDS IN PROPERTY DEVELOPMENT	20
2.1	INTRODUCTION	20
2.2	THE ECONOMIC POLICIES AND MEASURES	21
	2.2.1 Economic Liberalization and Intensive Property Development	21
	2.2.2 Public Sector Investment on Infrastructure Development	23
	2.2.3 Increase in Land Prices	24
	2.2.4 Concessions to Property Developers	27
	2.2.5 Increase in the Urban Land Supply	28
2.3	PROPERTY DEVELOPERS	29
	2.3.1 Type of Property Developers	29
	2.3.2 Formal Property Developers and their Growth	30
	2.3.3 Public Sector Property Development	31
2.4	THE SHARE OF FORMAL PROPERTY DEVELOPERS IN THE PROPERTY MARKET	35
2.5	PAST TRENDS AND EFFECTS IN PROPERTY DEVELOPMENT	36
2.6	CONCLUSIONS	38
3	PROPERTY DEVELOPMENT IN THE CASE STUDY AREA OF GAMPAHA DISTRICT	41
3.1	INTRODUCTION	41
3.2	THE STUDY PROCESS	41
3.3	SELECTION OF AREA	42
	3.3.1 Proximity to the Colombo District	42
	3.3.2 High Degree of Investment by the Public Sector	42
	3.3.3 Population Migration to the Area	43
	3.3.4 Future Development Proposals	43

3.4	INTRODUCTION ON GAMPAHA DISTRICT	43
3.5	THE SELECTION OF REGIONAL STUDY AREA	47
3.5.1	Method of Selecting the Detailed Study Area	47
3.6	THE SELECTED REGIONAL STUDY AREA - PHYSICAL CHARACTERS LAND AREA AND ITS LOCAL ADMINISTRATION	56
3.6.1	Physical Infrastructure	56
3.6.2	Population	58
3.6.3	Land Prices in the Region	61
3.7	PROPERTY DEVELOPMENT IN THE REGION	63
3.7.1	Scale of Operation and Share of Development of Formal Property Developers	64
3.7.2	The Extent of Sites Developed by F.P.D.s	68
3.7.3	Number of Residential Plots and size Created in the Region 1985 - 1990	71
3.7.4	Results of a Survey - FPDs	72
3.7.5	Number of FPDs Active in the Region	72
3.8	LOCAL AREA ANALYSIS	73
3.8.1	Introduction - Local Area	73
3.8.2	Formal Property Development of the Area	79
3.9	CONCLUSIONS	87

4 IMPACTS OF UNPLANNED PROPERTY DEVELOPMENT 90

4.1	INTRODUCTION	90
4.2	PROVISION OF INFRASTRUCTURE	91
4.3	INCREASE IN LAND PRICES	92

4.4	EFFECTS ON HOUSE CONSTRUCTION COSTS	93
4.5	IMPACTS ARISING FROM MIGRATION	93
4.6	ADDITIONAL COMMUTER POPULATION ADDING TO TRANSPORT PROBLEMS	96
4.7	IMPACT ON LOCAL AUTHORITY PERFORMANCE	96
4.8	THE IMPACT ON LOCAL ECONOMY	97
4.9	COCONUT LANDS AND ITS NATIONAL IMPORTANCE	98
4.10	AS A RAW MATERIAL SOURCE	99
4.11	THE LOSS OF VALUABLE COCONUT LANDS	100
4.12	ENVIRONMENTAL IMPACTS AND SOIL EROSION	100
4.13	IMPACT ON UNDERGROUND WATER	102
4.14	GROUND WATER POLLUTION	103
4.15	CONCLUSION	103
5	CONCLUSIONS AND RECOMMENDATIONS	106
5.1	CONCLUSIONS	106
5.2	RECOMMENDATIONS	110
5.3	SPECIFIC RECOMMENDATIONS	114



LIST OF TABLES

TABLE 1.1	SHARE OF URBAN POPULATION - SRI LANKA	16
TABLE 2.1	NUMBER OF COMMERCIAL AND HIGH RISE BUILDING APPLICATIONS RECEIVED BY COLOMBO MUNICIPAL COUNCIL 1982 - 1992	22
TABLE 2.2	PERCENTAGE OF TOTAL PUBLIC INVESTMENT ON URBAN DEVELOPMENT AND INFRASTRUCTURE	24
TABLE 2.3	RESIDENTIAL LAND PRICES IN SUBURBAN AREAS OF COLOMBO - A COMPARISON OF PRICES, SL Rs per Perch	25
TABLE 2.4	PERCENTAGE AND ANNUAL AVERAGE INCREASE IN LAND PRICES	26
TABLE 2.5	BANK INTEREST RATES AND INFLATION RATES	27
TABLE 2.6	PERCENTAGE CLASSIFICATION OF AGRICULTURE SMALL HOLDINGS BY SIZE OF HOLDING (COLOMBO AND GAMPAHA DISTRICTS)	28
TABLE 2.7	NUMBER OF NEW FORMAL PROPERTY DEVELOPERS IN OPERATION (WITHIN COLOMBO DISTRICT)	31
TABLE 2.8	SHARE OF FPDS	35
TABLE 3.1	TOTAL SCORE OBTAINED BY EACH AGA DIVISION (Appendix B)	
TABLE 3.2	POPULATION DENSITY BY LOCAL AUTHORITY AREAS (Appendix F)	
TABLE 3.3	TOTAL SCORE OBTAINED BY EACH AGA DIVISION	55
TABLE 3.4	POPULATION DENSITY BY LOCAL AUTHORITY AREAS	59
TABLE 3.5	HOUSING UNITS AND AVERAGE PLOT SIZE	60
TABLE 3.6	DENSITIES FOR RESIDENTIAL DEVELOPMENT (DETACHED HOUSES)	61
TABLE 3.7	RESIDENTIAL LAND PRICES FOR 1980, 1985 AND AS AT PRESENT IN THE REGION; MINIMUM AND MAXIMUM (IN S L RUPEES PER PERCH)	61
TABLE 3.8	ANNUAL AVERAGE PERCENTAGE INCREASE OF LAND PRICES IN SELECTED CENTERS - GAMPAHA DISTRICT	62
TABLE 3.9	TOTAL NUMBER OF LAND SUBDIVISIONS CARRIED OUT IN THE REGION 1985/90	63
TABLE 3.10	TOTAL LAND EXTENT DEVELOPED BY F.P.D.s -1985-1990	66
TABLE 3.11	EXTENT OF THE LAND PARCELS DEVELOPED	69
TABLE 3.12	TOTAL NUMBER OF PLOTS CREATED BY THE FORMAL PROPERTY DEVELOPERS (1985-1990)	71
TABLE 3.13	CATEGORY AND ROAD LENGTHS KATANA PSU AREA	74
TABLE 3.14	LAND USE OF KATANA PRADESHIYA SABHA UNIT - 1993	75
TABLE 3.15	FACTORS REFLECTING THE ECONOMIC LEVEL IN THE AREA	78
TABLE 3.16	EMPLOYMENT OPPORTUNITIES CONNECTED TO THE COCONUT INDUSTRY	79

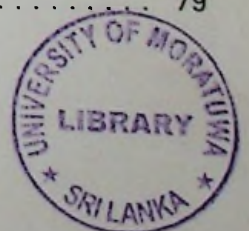


TABLE 3.17	LAND DEVELOPMENT BY THE FORMAL PROPERTY DEVELOPERS CARRIED OUT IN THE KATANA PSU AREA - 1985 TO 1992	80
TABLE 3.18	PLACE OF EMPLOYMENT	84
TABLE 3.19	PROBLEMS PRESENTED BY RESIDENTS	85
TABLE 4.1	EXISTING HEALTH FACILITIES AND RECOMMENDED STANDARDS	94
TABLE 4.2	EDUCATIONAL FACILITIES - RECOMMENDED STANDARDS AND PRESENT AVAILABILITY	94
TABLE 5.1	EXPECTED RETURNS FROM THE PROPOSED PERENNIAL INTERCROPS THAT COULD BE CULTIVATED IN COCONUT LANDS	113
TABLE 5.2	PROPOSED LAND USE - KPSU - 2001	116
TABLE 5.3	ZONING BY-LAW	117

LIST OF FIGURES

FIGURE 1.1	INCREASE IN LAND VALUE WITH CHANGES IN USE	7
FIGURE 1.2	SUBURBAN GROWTH DUE TO INTENSIVE PROPERTY DEVELOPMENT	11
FIGURE 1.3	INTENSIVE PROPERTY DEVELOPMENT WITH CHANGES IN LAND VALUE	12
FIGURE 1.4	HIGHEST & BEST USE OF URBAN LAND DETERMINED BY REAL PROPERTY MARKET	13
FIGURE 3.1	SOIL TYPES OF GAMPAHA DISTRICT (Appendix A)	
FIGURE 3.2	LAND USE MAP - GAMPAHA DISTRICT, 1991	44
FIGURE 3.3	LAND USE MAP - GAMPAHA DISTRICT, 1983	
FIGURE 3.4	MAJOR INFRASTRUCTURE FACILITIES IN GAMPAHA DISTRICT, - 1993	
FIGURE 3.5	LIFE TIME MIGRATION STREAMS 1981	
FIGURE 3.6	LOCAL ADMINISTRATIVE UNITS - GAMPAHA DISTRICT - 1993 . . .	46
FIGURE 3.7	LAND USE CHANGES IN GAMPAHA DISTRICT 1980 - 1990	48
FIGURE 3.8	LAND PRICES IN THE DISTRICT -1993	49
FIGURE 3.9	TOTAL NUMBER OF LAND SUB-DIVISIONS FOR THE YEARS, 1985 - 1990	50
FIGURE 3.10	ANNUAL AVERAGE RATE OF POPULATION GROWTH 1981 - 1990	51
FIGURE 3.11	PUBLIC SECTOR INVESTMENT ON PHYSICAL & SOCIAL INFRASTRUCTURE FACILITIES - 1989-1993.	52
FIGURE 3.12	RANK OF URBAN CENTERS, 1987	53
FIGURE 3.13	AVAILABILITY OF BASE MAPS AND DATA	54
FIGURE 3.14	THE REGIONAL STUDY AREA	57
FIGURE 3.15	THE SCALE OF OPERATION AND SHARE OF LAND DEVELOPMENT BY FPDs	64
FIGURE 3.16	AREAS HIGHLY SUBJECTED TO PROPERTY DEVELOPMENT	67
FIGURE 3.17	EXTENT OF LAND PARCELS DEVELOPED	68
FIGURE 3.18	LOCATION OF LARGE LAND SUB DIVISIONS	70
FIGURE 3.19	LAND USE - KATANA PSU, 1984	76
FIGURE 3.20	LAND USE - KATANA PSU, 1993	77
FIGURE 3.21	LOCATIONS OF SITES DEVELOPED BY FPDs	81
FIGURE 4.1	LAND DROP IN COCONUT PRODUCTION 1986 - 1991	99
FIGURE 5.1	ZONNING MAP - KATANA PSU	115