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PLANNING GUIDE LINES FOR PROPERTY DEVELOPMENT
IN THE SUBURBS OF COLOMBO

A Dissertation presented

To

The Department of Town and Country Planning

University of Moratuwa Sri Lanka

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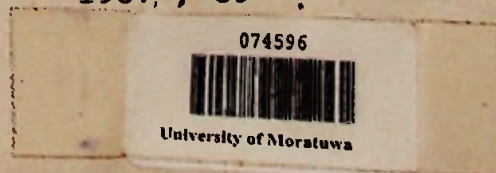
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SYNOPSIS

Chapter I Development Plans of the city of Colombo and suburban growth.

In the Sri Lankan context urban areas are defined by the size of population as large medium and small towns. Colombo with its cluster of cities around it forms a large conurbation where there are fourteen towns including Colombo. Though attempts were made from time to time plan the growth and development of Colombo, no effective steps were taken to plan suburbs of Colombo, until very recent times. After the preparation of the master plan for Colombo and its region, attention is now focused in the development of the suburbs of Colombo.

Chapter II Land Market property development and Urbanisation.

property development that takes place in urban areas via the land market takes a pattern of land uses. In this pattern of land uses the outer most zones are generally occupied by high income groups and middle income groups. The suburbs of Colombo come within this zone. In the past few decades the land market had been very active in the suburbs of Colombo resulting in land subdivision and property development.

Chapter III Planning Implication of property development.

As allocation of resources for property development is induced by the land market the function of the planner is largely to correct the imperfections in the land market. The planner uses many different techniques for this purpose. Traditionally it had been the preparation

of a master Plan. Owing to its rigidity and expenses involved, presently the structure Plans are used which are more action oriented than Master Plans.

Chapter IV The structure of the Suburbs of Colombo.

The suburban towns of Colombo comprises 13 local authorities, one Municipal Council Five Urban Councils and Seven Town Councils. The town councils have now been incorporated with pradeshiya Sabhas. The Local Authority areas also differ from 3.2 square kilometers to 20.8 square kilometers. Most of the suburban towns have growth rates with consequent property development. But suburban towns are lacking infrastructural facilities associated with high urban concentration.

Chapter V Planning Frame work for property development.

Until very recent times property development in the suburbs of Colombo was regulated by the Housing and Town Improvement Ordinance. Preparation of development plans for some of the local authority areas are now in progress. However, there are several institutions that have direct control over the property development in the suburbs of Colombo. They are national Housing Development Authority, Land reclamation board, Coast Conservation Development Authority. The infrastictural services for prperty development are done by institution such as the Electricity Board and Water and Drainage Board.

Chapter VI Selection of a Case Study Area.

Local Authority in the Suburbs of Colombo have many constraints for harmonious property development. Some

areas could be identified as stress areas that needs planning intervention. As it is not possible to make a detailed study of the entire suburb of Colombo, multivariant technique was used to identify a stress areas which in this case is Battaramulla.

Chapter VII Development Constants and Potentials of Battaramulla.

Though Battaramulla is within the ten largest towns in Sri Lanka it is only a Pradeshiya Sabhs with limited powers and financial resource. It has a very poor service index and needs to be urgent remedial measures. Battaramulla form part of new capital city Kotte, therefore it has to be planned to keep to the status dignity of a capital city. There is land available to plan the growth and development of Battaramulla.

Chapter VIII

The following recommendations are made for property development in the suburbs of Colombo.

1. Principle of participatory planning.
2. Principle of functional identity.
3. principle of harmonious development.
4. Principle of regulatory control.
5. principle of investment promotion.
6. Principle of development management.
7. Principle of participatory management.
8. Principle of economic viability.

PLANNING GUIDE LINES FOR PROPERTY DEVELOPMENT IN THE SUBURBS

OF COLOMBO

