

**INVESTIGATION ON FACTORS AFFECTING THE PERFORMANCE  
OF LOW-INCOME HIGH-RISE HOUSING IN COLOMBO**

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## **DECLARATION**

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## ABSTRACT

Currently, Colombo is being developed very fast as the Commercial Capital, to make the most vibrant commercial and logistic hub of Asia under the vision of “The miracle of South Asia”. As a part of the process, the government allocates prime lands encroached by underserved settlers for city developments accommodating underserved settlers in modern high-rises in Colombo. However, the degree of sustainability of high-rise housing for underserved settlement people is arguable. There were approximately 68,000 substandard households in underserved settlements in Colombo which are unfit for human habitation. The percentage of underserved settlement population to the city population is 44 %.

The intention of this thesis is to find out factors affect to residential satisfaction, one of the main criteria affects the success of resettlement projects and hence, the most appropriate housing model for urban poor in Colombo. Because, if houses are not in accord with the norms, it tends to give rise to residential dissatisfaction which leads to residential mobility.

Colombo Municipal Council area is selected as a study area and the case study method was selected as a strategy for the research since it provides an opportunity for an in-depth understanding of high-rise’s real-life context. Informal and structured interviews with residents, key informants, focus group discussions, non-participants observations were used for primary data collection whereas literature review, documentary researches, case study analysis were used to secondary data collection. SSPS software package was used for quantitative analysis.

Results developed by the research states that land-sharing is the best strategy for upgrading underserved settlement people. Research further shows that overpopulation has serious implications for the overall management of resettlement schemes. Finally, results show that how government commitment and positive attitudes of the community are significant for the successful implementation of resettlement programs as well as building sustainable urban communities.

**Keywords:** *Residential satisfaction, residential mobility, underserved settlement, sustainability, rapid urbanization,*

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## LIST OF ABBREVIATIONS

<b>Abbreviation</b>	<b>Description</b>
ADB	Asian Development Bank
BBC	British Broadcasting Corporation
CCDP	City of Colombo Development Plan
CHP	Ceiling on Housing Property Law
CIFC	Colombo International Financial City
CMC	Colombo Municipal Council
CPF	Central Provident Fund
CSP	Clean Settlement Program
GDP	Gross Domestic Product
GOPP	General Organization of Physical Planning
HDB	Housing and Development Board
IMCAP	Improving Capacities for Poverty and Social Policy Research Program
ILO	International Labor Organization
LRT	Light Railway Transit
NHDA	National Housing development Authority
NHA	National Housing Authority
REEL	Real Estate Exchange (PVT) Limited
USS	Under Served Settlements
UN	United Nations
UDA	Urban Development Authority
UNCHS	United Nations Center for Human Settlement
USDA	Urban Settlement Development Authority
UBSIP	Urban Basic Services Improvement Programme
UNICEF	United Nations Children's Fund

USIP	Urban Settlement Improvement Project
UK	United Kingdom
UNESCO	United Nations Educational Scientific and Cultural Organization
WB	World Bank
WHO	World Health Organization

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