

**IMPROVING OF LAND ACQUISITION
PROCEDURE IN MAJOR CONSTRUCTION
PROJECTS**

**MASTER OF SCIENCE
IN
CONSTRUCTION PROJECT MANAGEMENT**

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**IMPROVING OF LAND ACQUISITION
PROCEDURE IN MAJOR CONSTRUCTION
PROJECTS**

BY

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“This dissertation was submitted to the Department of Civil Engineering of the University of Moratuwa in partial fulfilment of the requirement for the Master of Science in Construction Project Management”

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July 2022

DECLARATION

I certify that this thesis does not incorporate without acknowledgement any material previously submitted for a degree or diploma in any university to the best of my knowledge and believe it does not contain any material previously published, written or orally communicated by another person or myself except where due reference is made in the text. I also hereby give consent for my dissertation, if accepted, to be made available for photocopying and for inter library loans, and for the title and summary to be available to outside organizations.

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Signature of the candidate

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Date

The above particulars are correct, to the best of my knowledge.

.....

Signature of the Supervisor

.....

Date

DEDICATION

**DEDICATED
TO
MY LOVING MOTHER AND FATHER
FOR THEIR PAINS AND TEARS
THAT PROVIDED
PROTECTION, GUIDANCE AND GROWING UP
OF
SEVEN GEMS**

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ABSTRACT

With the view of winning the global economic race and achieving inspiration of the nation, Sri Lanka is undergoing several number of major construction projects all over the country. It is one of the key ways of investment process that leads towards growth of economic of the country consequently. Thus, the completion of the construction phase in time, is important to commence the next scheduled process of the chain.

This phase of development requires the government to use private lands for development projects in addition to the use of state lands. It is the responsibility of the government to acquire the private land as appropriate as well as recognize and emphasize the need to secure the rights of persons who have been acquired private land restore their live hood and resettlement.

It is necessary that all the parties such as acquiring officers, project development officers, affected persons gain a comprehensive knowledge on the legal process of acquisition of private lands, particularly methodologies for valuation of acquired properties, determination of entitlements for compensation, compensation payment procedures, of LARC and super LARC procedures as it would facilitate a smooth implementation of the entire process. It would further help facilitate their participation in the development process in effective and efficient.

As development is ultimately intended for the wellbeing of the people, it should be implemented with least inconvenience to the people so that development projects can win the support and confidence assuring sustainable development.

Land acquisition is one of the main components having considerable impact for these development projects. The land value has gone up compared to few decade back and people are keen on their lands now. Hence, it is much difficult to handle land matters relevant to development matters. The original schedule of the Colombo – Katunayaka express way project was delayed for more than ten years and the government had to compensate huge amount of money to the duly awarded contractor as the land acquisition matter could not attended as scheduled.

During this research, the topic is studied in two main aspects that ;Technical issues and Safeguard issues. The main organizations involved in the land acquisition process such as Divisional secretariats, Department of Valuation, Department of Surveying, Printing

corporation, Ministry of lands, Ministry of public Administration, were closely considered during the research.

Although the developments projects were delayed due to delay in Land Acquisition it has not recognized/highlighted or count the real reason. Hence, studying and evaluating of the ways and means of smooth and efficient Land Acquisition process which get benefit each stakeholder for better future of the country.

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LIST OF ABRIVIATIONS

ADB	Asian Development Bank
CEA	Central Environmental Authority
DS	Divisional Secretary
GOSL	Government of Sri Lanka
GRC	Grievance Redress Committee
LAA	Land Acquisition Act
LARC	Land Acquisition and Resettlement Committee
NEA	National Environmental Act
NGO	Non-governmental Organization
NIRP	National Involuntary Resettlement Policy
PD	Project Director
PMU	Project Management Unit
RF	Resettlement Framework
RDA	Road Development Authority
ROW	Right-of-Way
UDA	Urban Development Authority

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