

**IDENTIFICATION OF ISSUES IN CONDOMINIUM  
DEVELOPMENT PROJECTS BY  
URBAN DEVELOPMENT AUTHORITY**

Laleendra Harsha Ranepura

PG/PM/07/2001



University of Moratuwa, Sri Lanka.  
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Degree of Master of Science in Project Management

Department of Building Economics

University of Moratuwa  
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## DECLARATION

I declare that this is my own work and this thesis does not incorporate without acknowledgement any material previously submitted for a Degree or Diploma in any other University or institute of higher learning and to the best of my knowledge and belief it does not contain any material previously published or written by another person except where the acknowledgement is made in the text.

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The above candidate has carried out research for the M.Sc. Dissertation under my supervision.

Signature of the supervisor: .....

Date .....

Dr. (Mrs.) Nayanthara De Silva

## **ACKNOWLEDGEMENT**

It is with great appreciation and pleasure that I wish to convey my gratitude to so many persons who helped me generously to carry out this exercise.

I'm also thankful to Mr. Indunil Seneviratne, Head of the Department of Building Economics, Senior Lecturer and Course Director of this M.Sc. Course for his kind assistance extended to me.

I owe a special debt of gratitude to my supervisor Dr. (Mrs.) Nayanthara De Silva, Senior Lecturer, Department of Building Economics, University of Moratuwa, for her guidance, encouragement and the freedom allowed me to do my dissertation.

I'm also appreciative of Mr. U.G. Upawansa - General Manager and Mrs. Nayana – Engineer Condominium Management Authority, Officials of the NHDA, Mr. H.M. Dayananda – General Manager, Real Estate Exchange (Pvt) Ltd., Mr. A.M. Weerasena – Director (Land Development & Management) and Officials of the UDA who generously helped me by providing relevant data, information and their valuable opinions and lessons of experiences

Finally, remember with gratitude my family members (my loving wife Chamila, daughter Pubudi, son Sanija and my brothers Mahendra, Raveendra, Ariyaratne) and my loving friends Anura, Nilantha, Janak, Priyashantha who was with me throughout my study by giving valuable guidance.

## ABSTRACT

Urban Development Authority (UDA) has initiated number of urban development projects throughout the country to uplift living standard of the urban people. Accordingly, UDA has acquired hundreds of acres of urban lands to implement the developments. Most of lands were found from the heart of capital city and few others out of the city limits. As per the location those were prime and suitable for urban and commercial developments.

UDA has identified more than 80% of those lands were highly encumbered and therefore, relocation programmes had prepare to relocate the affected parties. With the consideration of location, sacristry of urban lands, land values and relevant other factors, UDA had decided to construct condominiums to provide alternative accommodation to the affected parties. The main objective of construction of condominium was to clear the encumbered lands by providing alternative accommodation and make available the urban lands for compatible developments to address the urban issues. Accordingly, UDA has already constructed ten condominiums. It was observed that most projects implemented have given less return than expected. For instances some projects were unsuccessful in generating expected monitory and social returns due to lack of planning and technical defects and political influence.



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Therefore, this study is conducted to identify the issues that for not giving expected return for condominium development projects carried out by the UDA. To achieve the objective, all condominium development projects were evaluated and experts who are involved in the urban development sector were interviewed. In addition, past records available at UDA, NHDA, REEL and CMA were referred to collect necessary information. Based on the information collected, it was found forty one issues which had been directly affected the projects. The main objective of this study is to suggest solutions to overcome the issues. Further ten strategies were proposed to overcome the issues and guideline for condominium projects to be implemented in future.

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## LIST OF ABBREVIATIONS

BOM	:	Board of Management
CMA	:	Condominium Management Authority
CMC	:	Colombo Municipal Council
COC	:	Certificate of Conformity
NHDA	:	National Housing Development Authority
NWS&DB	:	National Water Supply & Drainage Board
REEL	:	Real Estate Exchange Limited
RUSP	:	Resettlement Underserved Settlement Project
SEC	:	State Engineering Corporation
SLLR&DC	:	Sri Lanka Land Reclamation & Development Corporation
UDA	:	Urban Development Authority
UNCH	:	United Nations Center for Housing

