

**SUCCESSFULNESS OF GOVERNMENT FUNDED
HOUSING PROJECTS FOR LOW INCOME
INHABITANTS IN COLOMBO AREA**

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DECLARATION

I hereby declare that this particular work is my own work and this dissertation does not incorporate without acknowledgement any material previously submitted for a Degree or Diploma in any other Institute of higher education and to the best of my knowledge it does not consist of any material published previously by any other person except in the places where the acknowledgement is mentioned.

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ABSTRACT

Successfulness of Government funded housing projects for low income inhabitants in Colombo area

With rapid urbanization and growth in population, the poor community in urban areas like Colombo, have to be provided houses in high rise buildings due to the limited available area. This research is motivated by an effort to practically address the issues and critical factors of housing for low income dwellers in the Colombo city.

To achieve that, a proper study of the current issues which makes them dissatisfied has to be carried out. And this research tries to fill up the vacuum of knowledge about the low-income housing, analyzing the research contribution of the theory, the contribution to the research industry as well as to the profession. To achieve that objective, issues related to dwellers in government funded low income housing projects were identified by carrying out a comprehensive literature survey. And through user complains and case studies these issues were recognized and confirmed. At the first phase to establish a list of the issues which are affecting the successfulness of low income housing projects, complaint registry survey and interview of professionals who were involved in mentioned projects were used. These issues were analyzed to identify most critical issues which affects the successfulness of low-income housing projects. Interviews were conducted by using professionals who are involved in such projects from different backgrounds by using identified key issues. From the interviews with the participation of different parties of these projects, several point of views were received.

With these suggestions and key points, a framework was introduced. In that particular framework key strategies which can be used to enhance the successfulness of low-income housing projects are presented with relevant implementations. Therefore, in the framework, how to enhance the construction quality by providing solutions to low quality materials and fittings and construction defects are discussed. How to overcome design and planning errors will be analyzed with suggestions.

Eventually, this particular research provides recommendations to the professionals and policy-makers who are involved in low-income housing on ways to avoid issues related with low-income housing projects. Therefore, this framework will be a proper guideline for upcoming low-income housing projects in Sri Lanka.

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ABBREVIATIONS

UN	United Nations
CMC	Colombo Municipal Council
UDA	Urban Development Authority
SMIB	State Mortgage and Investment Bank
HDFC	Housing Development Finance Corporation
NDB	National Development Bank
NHB	NDB Housing Bank
NGO	Non-Governmental organization
CPA	Centre for Policy Alternatives
URP	Urban and Regional Policy Program
ICC	International Construction Consortium
CECB	Central Engineering Consultancy Bureau
SEC	State Engineering Corporation
QA & QC	Quality Assurance and Quality Control
NBRO	National Building Research Organization
EIA	Environmental Impact Assessment
TIA	Traffic Impact Assessment
CEA	Central Environmental Authority
CEB	Ceylon Electricity Board
WRT	With Respect To