LB/20N/29/00

## FROM COMMODITY TO PLACE:

A STUDY OF THE PROCESS OF "MAKING HOME' IN DEVELOPER – ORIENTED HOUSING IN SRI LANKA.



A dissertation Presented

To

The faculty of Architecture

The University of Moratuwa

Sri Lanka

For

M.Sc Architecture Examination.

71705

72 "99"

728 (548.7)

Niroshi Liyanamana

August 1999

Home is one of the fundamental needs of man. There is a deep rooted attachment between man and his home as the institution where family is natured. It reflect people's values, aspirations and future expectations and their social cultural identity. It is also considered that home consists of the history and memories of the family. It is a store house for the physical, social, psychological or emotional wealth of its occupants.

Home making is a fundamental human activity. Which anchors man to his place on earth.

Due to the industrialization and other various complexities of today's life the easiest and best way is to buy a house available, which is constructed by developers. These developer – oriented houses are mostly typified and catering to the utilitarian needs of people such as habitable space and shelter. And it has became another commodity which caters to the supply and demand conditions prevailing in the market. It has been identified as a very profitable and attractive business today. Yet in many occasions these have failed to enable meaningful homes as house developers (mostly private developers) prime aim is profit oriented. They sell the idea of home with a materialistic illusion, where is in terms of finishes, services and facilities provided an not considering a environment needed for psychological well being of man.

Thus the significance of the concept of home and its making process should be understood and sufficiently applied and highlighted to be able to interpret it in terms of development process in the developer – oriented housing.

I am extremely grateful to Dr. Ranjith Dayaratna, and Dr. L. S. R. Perera Lecturers, Department of Architecture University of Moratuwa who has been constant source of inspiration to me in the task of writing this dissertation. Had it not been for their services in way of providing me with valuable criticism, giving me patient guidance and assistance me in numerous other ways, I would not have been able to bring out this dissertation in this form. So I meet express my heart-felt gratitude to them.

Next I must thank sincerely Acht. Vidura Sri Nammuni and Dr. Daynanda Waduge, Lecturers, University of Moratuwa for giving the inspiring initiative pulses for this assignment.

I deeply appreciate the patient guidance and constant assistant offered by miss Lakma Walgampala right through the dissertation. Had it not been for her kind assistance this could not have been materialized.

My since thanks also go to Acht. Renuka, Acht. Jagath Bogahawatta, Acht. Sudath Lakshman, Rohan Abedheera for giving me valuable guidance and help.

Thanks are also due to the residents of keels Housing, Vajira Housing and Ceylinco Housing for the kind co-operation and hospitality extended to me during the study.

Finally I am ever greatfull to my husband Isuru Lakpura, my mother, sister Anusha and father and mother – law for their persistent encouragement and constant guidance.

## **CONTENTS**

		F	Page No
ABSTRACT			ii
ACKNOWLE	EDGEM	MENTS	iii
LIST OF FIG	URES		vii
LIST OF PLA	ATES		x
INTRODUCT	ΓΙΟΝ		1
0.1	Backg	ground to the study	1
0.2	Need	of the study	2
0.3	Intenti	ion of the study	2
0.4	-	and limitations of the study	3
0.5	Metho	od - organization of the study	3
CHAPTER O	NE:	DEVELOPER - ORIENTED HOUSING AND ITS	}
DEVELOPM	ENT P	ROCESS	6
1.1	Devel	oper – oriented housing	6
	1.1.1	Introduction	6
		Genesis and Development	
		Present day practice	
	1.1.2	A housing developer, marketing process and related	
		institutions	9
	1.1.3	Legal constrains and opportunities	18
1.2	Devel	opment Process	19
	1.2.1	Planning and design of houses	19
	1.2.2	Development Management and financial control	21
	1.2.3	Marketing and selling houses	27
	1.2.4	Mortgages	28

CHAP	TER TY	WO: H	OUSE, HOME AND THE PROCESS OF 'MAKING	
HOMI	Ξ'			29
	2.1	Space ,	, place and house	29
		2.1.1	Significance of a space and place in a life of an individua	1
			Enabling place and the dwelling environment	29
		2.1.2	House and the concept or dwelling.	38
	2.2	Home	- The concept of home	40
		2.2.1	The idea of home and its importance	42
		2.2.2	The concept of 'place' and its bearing on 'home'	47
	2.3	Home	making	48
		2.3.1	Need and related factors	48
		2.3.2	The process of 'making home' and its manifestations	49
		2.3.3	The process of making home in developed oriented	
		2.3.3	housing the process of 'making home' in developer- oriented	50
			housing	54
СНАБ	TER T	HREE	: MANIFESTATION OF THE PROCESS OF 'MAKING	
HOM	E' IN D	EVELO	OPER - ORIENTED HOUSING	90
3.1	Introd	uction		90
	Achiev	ving the	process through manifestation of the attributes of home	92
		3.1.1	Orientation	
		3.1.2	Identity	
		3.1.3	Privacy	
		3.1.4	Territoriality	
		3.1.5	Sociability	

3.2	CASE STUDIES			116
	Case study one	:	PD Keels Ltd , House By	117
			Moratuwa, Nugegoda, Rajagiriya,	
			Talawathugaoda projects	
	Case study two	:	Ceylico Homes International Ltd, Houses by Lotus grove - Dehiwala	139
	Case study three	:	Vajira House Builders, Houses by Nugagoda, Pepiliyana	154
CONCLUSI	ON			170
REFERENC	ES			174
ANNEXTUI	RE			177



## **LIST OF FIGURES**

Chapter one		
No	Description	Page No.
1.1	Comparisons of the two concepts.	11
	The production concept and the marketing concept	
1.2	Influence on the consumer purchase decision process	12
1.3	The four Ps of the marketing mix source	13
1.4	Five product levels	14
1.5	New- upper middle class housing - the advertisement, Austra	alia 16
Chapter two		
2.1	primary territories	36
2.2	Attributes of place	47
2.3	Overhanging keeps our the sun.	53
2.4	Direct sunlight direction and wind direction in Sri Lanka.	53
2.5	Pada Bedeema William Lack	54
2.6	Bhumi chakra	54
2.7	Most auspicious position of siting the building	55
2.8	Location of different activities	59
2.9	Position of main door.	60
2.10	Different directions and their effects	60
2.11	Arrangements of living rooms	61
2.12	Ideal bed positions	62
2.13	Upgraded the bed arrangement in this room by using a mirro	r. 62
2.14	Variations in house forms.	79
2.15	Typology of Sri Lankan houses.	80
2.16	The forms and layout express the diverse values,	81
	attitudes and personalities.	
2.17	Diverse values, attitudes and personalities manifested in	
	house forms.	82

2.18	Display diagrammatically the effect on the transformation	83
	of housing from a total entity with spiritual, cultural	
	psychological economic and physical dimensions to physical	
	entity alone.	
2.19	Tailor made, stereotyped house.	84
2.20	Extroverted house form	84
2.21	Introverted hose form	85
2.22	House form helps one to present his ego	85
2.23	In the past cultures orientation was a mythical concept,	
	rather than a perceptual or a logical requirement.	86
Chapter T	hree	
3.1	Shape of sites	93
3.2	Topography of the site	94
3.3	Villagers select near natural element for their settlements.	95
3.4	Sunlight and wind direction of Sri Lanka	96
3.5	A circular organizing and place gives orientation.	97
3.6	Activities defined by astrological associations	98
3.7	Composition gives orientation	98
3.8	A good plan eliminates the line - up look, divides lots in to	100
	a variety of shapes and size.	
3.9	The ways to improve the view lines by siting or planting	101
3.10	The illustration above dramatizes the effect good siting or	
	block - view planning has one home's interior.	102
3.11	Auspicious and Inauspicious forms.	102
3.12	Primary territories.	
3.13	Sketches improving siting	109
3.14	Composition help to achieve privacy	109
3.15	A good siting or block view planning has on a home interior.	110
3.16	Introduction of court – yard and use of verandah to control	
	interaction.	111
3.17	Different volumes of a house to achieve privacy.	112
3.18	Hierarchy of community spaces.	114
3.19	Above location map don't show any identical location.	119

3.20	One of the blocking out map of KEELS	119
3.21	Special names provided to the different projects	120
3.22	Three types but no significant different.	121
3.23	Layouts of different projects	121
3.24	Front Elevations in different types	121
3.25	layout – NO special views, vistas	
3.26	linear layout plants	127
3.27	Courtyards used to reduce interactions	132
3.28	Layout - No space to gather	134
3.29	Different layout, same solid - void ratio	135
3.30	Location maps	140
3.31	Plan- no court yard	144
3.32	Less spaces to interact	153
3.33	Location map	155
3.34	Typical floor plan	155
3.35	Layout plan	156
3.36	Plans of houses versity of Moratuwa, Sri Lanka.	157
3.37	Location map well miles lk	163
3.38	Road network ground the site	163
3 39	Sketch of houndaries around a house	164

## LIST OF PLATES

Chapt	ter One	
No.	Description	Page No.
1.1	Well established developer -oriented housing - Singapore	7
1.2	Sri Lanka Government-housing development and upgrading	7
1.3	Housing becomes a major industry	8
1.4	Co-operated group of builder's housing - Singapore	16
1.5	The house is not just a shelter as shown	20
Chapt	ter Two	
2.1	Kathmandu – Character as a result of manifestation of the build fab	ric 31
2.2	Venice – a place of a unique character due to its traditions,	
	historical and natural conditions.	31
2.3	Kandy - an 'imageble place'	32
2.4	Old Delhi - image to understand and respond to events and persons	s. 32
2.5	'Spirit of place' uplifts one's innermind and soul	33
2.6	Identity of a built form helps one to present 'ego'	
	Ekneligoda Walawwa.	37
2.7	Extroverted house form	38
2.8	Interverted house form	38
2.9	House as a centre of large domain	41
2.10	A house without 'filling with presence'	52
2.11	A house with 'filling with presence'	52
2.12	Home making involves many individual physical acts	56
2.13	Home making involves many social acts	57
2.14	Boundary between home and outer world	58
2.15	The boundaries are not well define – lack of privacy	58
2.16	Furnishing and decorations also help to relate others in the	
	same household and to friends and strangers.	63
2.17	Furnishing and arrangement give a meaning to a place.	63
2.18	Various techniques of decoration can solve the privacy problems	64

2.19	Furnishing and decorations makes room comfortable and cheerful	65
2.20	Rooms 'talk' the large conversational grouping indicates they like to	
	entertain and converse with guests. The profusion of plants ties in the	
	indoors with the outdoors and suggests that someone in the family loves	
	gardening.	66
2.21	Accessories can add personality to a room. Here the collection of	
	'pets' - china dog, china owl, pillow cats and wicker swan - add a	
	note of whimsy and informal warmth.	66
2.22	From decoration, can make a magical transformation by artful use	
	of mirrors and an abundance of lights and plants. What could have	
	been a dreary, small windowless bathroom has, in this case, become	
	a sparkling, spacious bathroom with a glamorous indoor - outdoor	
	feeling.	67
2.23	This seems like a relaxing spot for conversations and curling up	
	with a book. The mood of relaxation comes from the wood tones	
	and textures of the sofa fabric, the painted wood floor and woven	
	basket of pine cones. Inversity of Moratuwa, Sri Lanka.	67
2.24	Off- white rugs define the separate living and dining areas in a typical	
	L- shaped room, jet the red, white, and blue colour scheme throughout	
	gives the room unity. The fleece - like rugs and modern paintings add a	
	contemporary noted to the traditional furnishings which include queen	
	Anne dining chairs.	67
2.25	The boy's bedroom does more them provide him sleeping space,. The	
	trundle bed provides efficient guest bed storage, leaving room	
	for his drumset. Cushioned window seat provides a spot for reading,	
	study, or just daydreaming.	68
2.26	Furniture and its arrangement gives meaning to a space	68
2.27	Places are meaningless without furnishing	69
2.28	Surrounded by out things we are rooted in	69
2.29	Panting memorabilia helps to establish sense of home	71
2.30	Planting memorabilia for display present one's 'ego', social	
	class, state and power.	72
2.31	House should not be on the ground but of the ground	74

2.32	Narrow the gap between space and object. House becomes pleasant	74
2.33	Neighbourhood provide grounds for continuous meaningful existence	
2.34	Extroverted house form	
2.35	Introverted house form	
Chap	ter Three	
3.1	Rathnavibhushana house - Angulana	99
3.2	Visible and invisible or even symbolic boundaries of villagers	104
3.3	Elements used to define territories	105
3.4	Different ways of defining thresholds	106
3.5	fences, gates walls express high degree of territory	107
3.6	Gate – high degree of territory	108
3.7	Transparency – lack of privacy	112
3.8	Balcony fiction to the common street encouraging interaction	115
3.9	Villagers symbolically represent their wealth and territory	114
3.10	Same size placement	
3.11	Lack of composition wersty of Moraluwa, Sri Lanka.	122
3.12	Different locations, but same variations	123
3.13	Row like layout	123
3.14	Togetherness	124
3.15	Different types same appearance	124
3.16	Change the boundary wall to achieve privacy	125
3.17	Different furniture arrangement express different social classes	125
3.18	Landscaping help to recognize one's own home: individuality	126
3.19	Different landscaping patterns	126
3.20	Slightly defined territory	127
3.21	Same type of entrances to the houses	128
3.22	Change the entrance	128
3.23	Elements used to define territory	129
3.24	Unable to define territories	129
3.25	Different furniture arrangements define different territorial spaces	129
3.26	Boundary wall and entrance gate defined territory	
3.27	Raise the boundary wall	130
3.28	Raise the boundary wall and landscaping	130

3.29	Level difference to make privacy	131
3.30	Windows with louvers	131
3.31	Different opening sizes	131
3.32	Decorations used to achieve privacy	132
3.33	Row like houses same solid - void ratio	133
3.34	No pleasant environment to gather	133
3.35	Streets only for circulation	134
3.36	People make openings to interact each other	135
3.37	Short wall separate living and dining	136
3.38	Furniture, object helps to interact	137
3.39	Site locate near reference place	140
3.40	Linear – layouts	141
3.41	Badly constructed roads	141
3.42	Small front gardens	142
3.43	Small front garden and main entrance	142
3.44	Special view – Raja Maha Viharaya – Pepiliyana	142
3.45	Lock of composition of form Moraluva Sti Lanka	143
3.46	Less gaps between houses mitacile	143
3.47	Identical elements	143
3.48	Limited space	
3.49	Change the front elevation to get identity	144
3.50	Lot of modifications	144
3.51	Identity get only from decorations	145
3.52	Used highly decorative elements to express identity, personality	145
3.53	Highly furnished and decorated	146
3.54	Demarcate territory	146
3.55	Well defined boundaries	147
3.56	Small garden spaces	147
3.57	No territorial demarcations between private and public domains	148
3.58	Distance away from main road – to achieve privacy	149
3.59	One entrance to entire the area	149
3.60	All the houses oriented internal path way	150
3.61	Main entrance to ward the Road- lack of privacy	150

3.61.1	Make different height variations	151
3.62	Furniture arrangement used to achieve privacy	151
3.63	Furniture arrangements outdoor and indoor	152
3.64	Different furniture arrangements -outdoor and in door	152
3.65	No special areas provided for social activities	152
3.66	Some possibility to interact each other - short walls	153
3.67	Furnishing and decoration -highly appreciated	
3.68	Views towards bird's sanctuary	156
3.69	Same width of gap equal solid – void ratio	157
3.70	Residential identity	157
3.71	Less possibilities for identity	159
3.72	Typical front elevation	159
3.73	Equal of solid – void relationship	159
3.74	Proportion to make sense of place	160
3.75	Furnishing decorations and panting memorabilias can help to	
	express one's identity ersity of Moratuwa, Sri Lanka.	161
3.76	Main entrance to the complex	161
3.77	Strong well defined boundaries for each and every individual houses	162
3.78	No any considerable level changes or direction	162
3.79	Define territorial space	163
3.80	Same line of setting our	165
3.81	Different furnishing and decorations to achieve different levels of	
	privacy	166
3.82	Different sizes, shapes to achieve maximum lover level of privacy	166
3.83	Provide recreations areas	167
3.84	Wide inner roads provide spaces for interactions	168
3.85	Roads not only for circulation	168
3.86	Tranceparant front boundary	168
3.87	Typical house form	169
3.88	No balconies	169
3.89	Furnishing help to provide personality	169
3.90	Furnishing and decorations make the home more comfortable	
3 91	openings helps visual interaction	