

Abstract

Constructing condominiums for residential use is not a new phenomenon to many developed countries. The experience in Sri Lanka on this sector is rather new compared to the developed world. Until recently the provision of residential accommodation as a form of high rise living especially in urban areas of the country was through the mechanism of developing multi storied housing complexes popularly known as 'flats'. These flats were constructed mainly in and around Colombo with basic facilities.

During the recent period preferably within last 10 years time, the demand for housing in Colombo and its suburbs has been escalated remarkably along with urbanization and urban development process. The governments could not cope up this increasing demand and left with no options but encourage the private sector to build housing apartments by formulating appropriate regulations. However this has gone out of control and hundreds of high rising condominium complexes have come up haphazardly like mushrooms in Colombo and its suburbs with many more to come. It is observed that development of condominiums has been seen as the key feature of the urban and real estate development. The development of this nature has both positive and negative impacts. Having considered the existing background this research is therefore to find the determinant factors for the growing demand and assess the negative and positive impacts of such development on the basis of available data. As the research is focused to urban area the case study areas were selected from Colombo and its immediate urban area.

It is imperative to analyze whether the existing infrastructure facilities such as water, sewerage, solid waste disposal systems are adequate to meet the demands of thousands of

occupants. For an example the existing underground sewerage network is more than hundred years old and it is doubtful whether this system is sustainable to cater for further demands. Therefore the main objectives of this research are to look into the reasons for the growing demand for the condominiums in Colombo and suburbs, the negative and positive impacts and whether the authorities are in a situation to response positively to provide necessary infrastructure facilities.