

## The Analysis of Existing Land Ownership in Urban Development with Special Reference to Meda-Minuwangoda Grama Niladhari Division

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This study scrutinizes the intricate interplay between land ownership and urban development within the Meda-Minuwangoda Grama Niladhari Division of Sri Lanka. Employing questionnaires, Bimsaviya data, and a literature review, the study attempted to analyse nuanced dynamics shaping the urban landscape. Findings indicate that individual ownership is linked to higher land quality, while co-owned lands exhibit characteristics suggesting lower perceived quality. The study emphasizes the pivotal role of well-defined property rights in shaping urban landscapes, despite acknowledging data discrepancies. Recommendations for policymakers focus on more effective ownership transfer mechanisms and enhanced land title maintenance. The research advocates for the integration of advanced geospatial technologies in future investigations to improve data accuracy and deepen the understanding of the complex relationship between land ownership and urbanization dynamics. Future work could extend the analysis to specific local authority areas, incorporating quality mapping components to provide investors with valuable insights. The study concludes by proposing the adoption of advanced geospatial technologies, such as GNSS receivers and the latest land information system data, to enhance the precision and comprehensiveness of research on the impact of existing land ownership on urban development in the Meda Minuwangoda GND. This technological integration may not only improve research data quality but also contribute to a more sophisticated understanding of the intricate relationship between land ownership and urbanization dynamics in the specified area.

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