

Trends-land and property market in Kandy city

RG.DW Karunasekara¹

Kandy is the largest urban center in Central Sri Lanka, functioning as a district and a provincial Capital. The distractions caused to the morphology of the center by colonial invaders made the urban Centre takes the shape of the present landscape on the triangular grids. After independence in 1948, A large influx of population from the western and southern part of Sri Lanka increased the size the population of the city. Land transaction and property transfers increased after 1960 as a result of a large capital flow in to Kandy. The recent development of the city is induced by the competition to develop land and property in the city. Land and property within the city has an added value for its specific characteristics, namely compactness as a result of its landlocked nature, accessibility, availability of infrastructure facilities, perception towards living standard based on educational and employment facilities. The value of land and property continue to increase depending on the location, Infrastructure and perception. Nevertheless, the competition for land and property for Commercial and housing has become more distinct than any other urban functions. The size of land continuously reduces as a result of, land: house ratio continues to shrink.

Unless a proper planning with strict guidelines¹ to control haphazard development within this urban environment is implemented; the city will have several problems in the future. Using primary and secondary data with Arc GIS, Arc View, & SPSS soft ware to analysis this hypothesis.

Key words: Urban, Land, Property, Sri Lanka

¹ Faculty of Social Sciences & Languages, Sabaragamuwa University of Sri Lanka