

**COMPARATIVE STUDY OF THE PRACTICES OF
TRADITIONAL PROCUREMENT METHOD AND THE
PUBLIC-PRIVATE PARTNERSHIP IN HOUSING
DEVELOPMENTS OF
SRI LANKA**

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DECLARATION

I declare that this is my own work and this dissertation does not incorporate without acknowledgement any material previously submitted for a degree or diploma in any other University or Institute of higher learning and to the best of my knowledge and belief it does not contain any material previously published or written by another person except where the acknowledgement is made in the text. I retain the right to use this content in whole or part in future works (such as articles or books).

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ABSTRACT

This comparative study investigates the practices of traditional methods and public-private partnerships (PPPs) in housing developments within Sri Lanka. With housing scarcity and urbanization challenges escalating, understanding the efficacy of these approaches is critical for informed policy-making. The study sets out three main objectives: firstly, to delineate the extent of traditional methods and PPPs in current Sri Lankan housing projects; secondly, to study the performance of these methods, pinpointing existing drawbacks; and finally, to proffer recommendations for enhancing the PPP framework to better address housing development limitations in Sri Lanka.

Employing a mixed methods approach, the study integrates quantitative and qualitative analyses. Qualitative data collection involves interviews, focus groups, and document scrutiny to ascertain the prevailing practices and perceptions surrounding traditional methods and PPPs. Quantitative data, sourced through surveys and statistical analysis RII, substantiate findings with empirical evidence regarding efficiency, cost-effectiveness, and stakeholder satisfaction.

The comparative examination reveals nuanced insights. While traditional methods, often led by the government, exhibit familiarity and historical precedence, they frequently encounter challenges such as bureaucratic delays and resource constraints. Conversely, PPPs, leveraging both public and private sector expertise and resources, demonstrate potential for efficient delivery and innovation in housing solutions. However, shortcomings such as limited community engagement and financial sustainability emerge as significant concerns. By fulfilling these objectives, this study contributes valuable insights for policymakers, developers, and stakeholders invested in addressing Sri Lanka's housing challenges. Through a nuanced understanding of traditional methods and PPPs, coupled with targeted recommendations, this research endeavors to catalyze more effective and equitable housing development practices in Sri Lanka.

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TABLE OF CONTENTS

DECLARATION	iii
ABSTRACT.....	v
ACKNOWLEDGEMENT	iv
TABLE OF CONTENTS.....	vi
LIST OF FIGURES	ix
LIST OF TABLES	x
LIST OF ABBREVIATION	xi
CHAPTER ONE: INTRODUCTION	1
1.1 Research Background.....	1
1.2 Problem Statement	5
1.3 Aim.....	5
1.4 Objectives.....	6
1.5 Research Methodology.....	6
1.6 Scope and Limitation	7
1.7 Chapter Breakdown.....	8
1.8 Chapter Summery.....	9
CHAPTER TWO: LITRATURE REVIEW	10
2.1 Introduction	10
2.2 Background study of PPP method & Traditional method.....	10
2.2.1 Background of PPPs	10
2.2.2 Bakground of Traditional mechanism.....	13
2.3 Global PPP context.....	15
2.3.1 Evaluation of PPP	15
2.3.2 Spread volume of PPP	16
2.3.3 Spread of number of projects.....	17
2.3.4 Spread of industry	18

2.3.5	Global PPP farmework	20
2.4	Comparative literature on PPP with Traditional Mechanism.....	21
2.5	Practice of PPP for Housing Development	24
2.6	Housing Development.....	27
2.6.1	Government’s Challenges	27
2.6.2	Benefits to the private investors from PPP	28
2.7	Sri Lankan PPP concept for housing development	28
2.7.1	History of PPPs in Sri Lanka	28
2.7.2	PPPs framework in Sri Lanka	31
2.7.3	Housing developments in Sri Lanka	32
2.7.4	Problems in Housing sector in Sri Lanka.....	37
2.7.5	Chapter Summery	41
CHAPTER THREE: METHODOLOGY		42
3.1	Introduction	42
3.2	Methods of Data Collection	42
3.2.1	Primary data	42
3.2.2	Interviewing(Annex 1).....	43
3.2.3	Questionnaire	43
3.2.4	Secondary Data	43
3.2.5	Target Data sample	44
3.3	Theoratical Framework of Study.....	44
3.3.1	Policy Framework.....	44
3.3.2	Legal Framework	45
3.3.3	Investment Framework	46
3.4	Analysis of Data	47
3.5	Chapter Summery.....	48
CHAPTER FOUR: ANALYSIS AND DISCUSSION RESULTS		49

4.1	Analysis Results	49
4.2	Gap Analysis	49
4.3	Results Summary.....	49
4.3.1	Respondents profile	50
4.3.2	Current coverage of PPP and TP for Housing Development in Sri Lanka 51	
4.3.3	Comparing practice of PPP and TP in housing sector	56
4.3.4	Identified key issues in PPP housing projects in Sri Lanka and suggestion 64	
4.3.5	Identified Challenges and Expertise suggestions for policy, legal and investment framework in Sri Lanka.	72
4.3.6	Identified challenges in current policy framework and suggestions....	72
4.3.7	Identified challenges in current legal framework and suggestions	75
4.3.8	Identified challenges in Current Investment Framework and suggestions 78	
4.4	Relevance of PPP housing projects in Sri Lanka	80
4.5	Ranking the identified factors for build a better PPP framework for housing development in Sri Lanka	81
4.5.1	Summary of the respondent	81
4.5.2	Ranking the factors for preparing best PPP framework for housing development Sri Lanka.	83
4.6	Chapter Summery.....	85
CHAPTER FIVE: CONCLUSION AND RECCOMENDATION		86
5.1	Conclusion.....	86
5.2	Recommendation.....	86
REFERENCES		87
ANNEXURE 1: SAMPLE QUESTIONNAIRE		94

LIST OF FIGURES

Figure 2.1 Financing of Infrastructure Project through Traditional verse PPPs Models	13
Figure 2.2 Investment commitments in infrastructure projects with private participation in developing countries by sector, 1990-2005.....	15
Figure 2.3 Investment commitments in Infrastructure Projects with Private Participation in Emerging Market and Developing Economies (EMDEs), 2011-2020.....	16
Figure 2.4 Investment Commitments in Infrastructure Projects with Private Participation in Emerging Market and Developing Economies (EMDEs) by region, 2011-2020	17
Figure 2.5 Spread by no of projects	17
Figure 2.6 Spread by industry	18
Figure 2.7 Size Frequency Distribution of Infrastructure Projects with Private Participation in EMDEs, 2019 and 2020	19
Figure 2.8 Investment Commitments in Infrastructure Projects with Private Participation in EMDEs by Sector, 2011-2020.....	19
Figure 2.9 PPP options.....	25
Figure 2.10 the public sector finance perspective of PPPs	26
Figure 2.11 Phases in PPP.....	26
Figure 2.12 Urban Rural Population (%) by province	36
Figure 2.13 Growth Rates of Population and Housing Stock	40

LIST OF TABLES

Table 2.1 Element of the value chain Verse PPPs Approach.....	12
Table 2.2 Top Five Countries with Investment Commitments in 2020	18
Table 2.3 Indicator to compare on PPP with Traditional Mechanism	22
Table 2.4 PPPs Projects completed during 1997 to 2020 in Sri Lanka.....	29
Table 2.5 Housing projects used PPP in Sri Lanka.....	30
Table 2.6 Housing Policies in Post-Independence era to the present.....	33
Table 2.7 Government investment in social Infrastructure	37
Table 2.8 Housing stock District-Wise 2001-2012	38

LIST OF ABBREVIATION

ADB	Asian Development Bank
BII	Bureau of infrastructure Investment
BOI	Board of Investment
BOO	Build, Own & Operate
BOOT	Build, Own & Operate & Transfer
BOT	Build, Operate & Transfer
BTO	Build, Transfer & Operation
CEB	Ceylon Electricity Board
ICT	Information and communication technology
MSW	Municipal solid waste
OECD	Organization for Economic Co-operation and Development
PPI	Private Partnership in Infrastructure
PPP	Public Private Participation
PSIDC	Private Sector Infrastructure Development Corporation
SIDI	Secretarial for infrastructure development
TP	Traditional Procurement
UDA	Urban Development Authority