

**BARRIERS TO IMPLEMENTATION OF PUBLIC
PRIVATE PARTNERSHIP PROJECTS IN THE
AFFORDABLE HOUSING SECTOR IN SRI LANKA**

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Degree of Master of Spatial Planning Management & Design

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Thesis/ Dissertation submitted in partial fulfilment of the requirements for the degree
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DECLARATION

I declare that this is my own work and this thesis 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.

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Name of the supervisor: Priyanwada Indeewaree Singhapathirana

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ABSTRACT

Since recognizing the importance of Public-Private Partnerships (PPPs) for housing and infrastructure development in the 1990s, Sri Lanka has seen limited progress, with only two PPP housing projects implemented by 2023. This underscores the urgency to identify and address the barriers hindering effective PPP implementation in the housing sector specially in relation to the affordable housing sector. As the country finalizes the drafting of a comprehensive PPP Act aimed at resolving key challenges, this study investigates the primary obstacles to successful Housing PPP (HPPP) implementation in the Sri Lankan context. A mixed-methods research design was employed, incorporating a literature review, semi-structured interviews, and a questionnaire survey. Data were analyzed using SPSS and Microsoft Excel. The findings confirm the presence of significant barriers affecting PPP implementation in the housing sector. Among 29 identified barriers, five emerged as particularly critical: (1) absence of clear government guidelines and procedures; (2) bureaucratic delays and inefficiencies; (3) lack of local experience with PPPs; (4) escalating land costs; and (5) delays in obtaining necessary permits and approvals.

Keywords: Public-Private Partnerships, Housing, Implementation Barriers, Sri Lanka

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