

**AN EXAMINATION OF FACTORS INFLUENCING
INDUSTRIAL REAL ESTATE INVESTMENT
DECISIONS IN HAMBANTOTA, SRI LANKA**

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Master of Spatial Planning Management & Design Degree

Department of Town and Country Planning

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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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Abstract

Researchers highlighted that industrial real estate investment in an area concentrates the high employment in manufacturing, distribution, and finance and industrial real estate is essential to economic growth, because it offers a variety of investment opportunities. Stable economies draw long-term investment and economic, social and environmental factors influence the investment decision making. However, there is a noticeable scarcity of studies that examine the factors influencing industrial investments decision making on localized socio-economic, infrastructural, and policy-related factors unique to Hambantota. This study focuses on Hambantota, Sri Lanka, a fast-developing area with significant infrastructure projects like Hambantota International Port, transportation development and airport facilities associated with the industrial zones to examine the factors influencing industrial real estate investment and identify the constraints on industrial real estate investment decisions in Hambantota, Sri Lanka. Data were collected using an open-ended structured questionnaire and the analysis was conducted within the qualitative research approach. The findings of the research reveal the Environmental attributes, Social and demographic attribute, economic attribute and government and policy influence. By focusing on the study findings provide valuable insights for government and policymakers, planners, investment facilitated institutions, investors and academic and researchers to design more effective, sustainable, and investor-friendly industrial systems.

Key Words: Real Estate, Industrial Real Estate, Industrial Real Estate Investment Decisions, Influential Factors, Constraints

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