

REFERENCES

- Affordable housing programme for urban middle income sector of Sri Lanka by UDA. (2017, 3 7). *Cabinet Memorandum*. Sri Lanka: Ministry of Megapolis and Western Development.
- Atuheire, K., & Karyeija, G. K. (2014). The role of financial institutions towards affordable housing to urban middle income earners: Evidence from Kampala City, Uganda. *4*(2).
- Baker, L. (2006). Observation: A Complex Research Method. *Library trends*, *55*(1), 171-189.
- Bamunusinghe, R. (2014, December 07). *Middle Class: As insight into the contemporary middle class of Sri Lanka*. Retrieved from The Sunday Times Sri Lanka: <http://www.sundaytimes.lk/141207/business-times/todays-middle-class-an-insight-into-the-contemporary-middle-class-of-sri-lanka-130841.html>
- Baqutayan, S. M. (2015, November). The Impact of Housing Issue on the Well-being of Middle-Income Group. *Mediterranean Journal of Social Sciences*.
- Boafo, H. K., Wuni, I. Y., & Agyeman-Yeboah, S. (2017). The Role of Financial Institutions in Housing Delivery in the Kumasi Metropolis of Ghana: An Institutional and Client Analysis. *Journal of Economics and Sustainable Development*, *8*(14).
- Bourne, D. (2011). Advising upwards: Managing the perceptions and expectations of senior management stakeholders. *Management Decision*, *49*(6), 1001 - 1023.
- Bureau, U. C. (2003). *2000 Census of Population and Housing: Population and Housing Unit Counts*.
- Burke, T. (2004). *Measuring housing affordability*. Australian Housing and Urban Research Institute.
- Calvert, S. (1995). Managing Stakeholders:.. *The Commercial Project Manager*.
- Chan, A. P., & Oppong, G. D. (2017). Managing the expectations of external stakeholders in construction projects.
- Chepsiror, E. (2013). *The Challenges of Housing Development for the Low Income Population in Kenya;a case of Eldoret Town*. University of Nairobi.
- Chun, N. (2010). *Middle Class Size in the Past, Present, and Future: A Description of Trends in Asia*. Manila: Asian Development Bank.
- Cleland, D. I. (1999). *Project Management Strategic Design and Implementation* (3 ed.). McGraw-Hill, New York, US.

- Condominium Apartment Complex at Angoda. (2017, 9 12). *Cabinet memorandum, 2017/CP/83*. Sri Lanka: Ministry of Megapolis and Western Development.
- Czischke, D. (2018). *International Journal of Housing Policy*, 18(1), 55–81.
- Dayaratne, R., & Kellett, P. (2008). Housing and Home-making in Low-Income Urban Settlements: Sri Lanka and Colombia. *Journal of Housing and the Built Environment*; Vol 23, No. 1, 53-70.
- De Luque, M. S., Washburn, N. T., Waldman, D. A., & House, R. J. (2008). Unrequited Profit: How Stakeholder and Economic Values Relate to Subordinates' Perceptions of Leadership and Firm Performance.
- De Silva, M., Dharshani, G., & Munasinghe, J. (2016). Defining 'Urban' among urbanizing Rural: the case of Sri Lankan Urbanization. *Proceedings of the 9th International Conference of Faculty of Architecture Research Unit (FARU), University of Moratuwa* (pp. 282-304). Colombo: Faculty of Architecture Research Unit (FARU).
- Djebarni, R., & Al-Abed, A. (2000). Satisfaction level with neighbourhoods in low income Public Housing in Yemen. *Property Management*.
- DTZ New Zealand. (2004). *Housing costs and affordability in New Zealand*. Wellington Centre for Housing Research Aotearoa New Zealand - Kainga Tipu.
- Eryürük, Ş., Varolgüneş, F. K., & Varolgüneş, S. ((2022)). Assessment of stakeholder satisfaction as additive. *Journal of Housing and the Built Environment*, 505–528.
- Etikan, I., Alkassim, R., & Abubakar, S. (2016). Comparision of snowball sampling and sequential sampling technique. *Biometrics and Biostatistics International Journal*, 3(1), 55.
- Faith, J. (2014). The Perceived Impact of Population Growth on Housing in Asaba. *Journal of Research in Arts and Social Sciences*, 8 (2), 1-8.
- G. Stacy Sirmans, L. M. (2006). The Value of Housing Characteristics: A Meta-Analysis. *The Journal of Real Estate Finance and Economics*.
- Goodman, L. A. (n.d.). Snowball Sampling. University of Chicago.
- Hassanali, F. (2009). *Understanding reduced Private – sector participation in Low Income Housing delivery in Nairobi*.
- Henilane, I. (2016). Housing Concept and Analysis of Housing Classification. *Baltic Journal of Real Estate Economics and Construction Management*, 4(1), 168-179.
- Herath, N., & Jayasundara, D. (2007). *Colombo Living High: A City in Transition*. Colombo: The Institute of Town Planners Sri Lanka.

- Hopkin, T., Lu, S.-L., Rogers, P., & Sexton, M. (2017). Key stakeholders' perspectives towards UK new-build housing defects. *International Journal of Building Pathology and Adaptation*, 35(2), 110-123.
- Ibem, E., & Aduwo, E. (2013). Assessment of residential satisfaction in public housing in Ogun State, Nigeria. *Habitat International*, 40, 163-175.
- Igwe, P., Okeke, C., Onwurah, K., & Nwafor, D. (2017). A Review of Housing Problems. *International Journal of Environment, Agriculture and Biotechnology (IJEAB)*; Vol-2, Issue-6, 3092-3099.
- Jiboye, A. D. (2010). Evaluating the pattern of residential quality in Nigeria: The case of Osogbo Township. *Architecture and Civil Engineering*, 8, 307 - 316.
- Judge, L., & Tomlinson, D. (2018). *Home improvements: Action to address the housing challenges faced by young people*. Resolution Foundation; Intergenerational Commission.
- Kariyawasam, T., Weerakoon, K., Wickramarachchi, N., & Udawattha, C. (2022). Sustainable Housing for Middle-Income Society in Sri Lanka. *International Conference on Real Estate Management and Valuation – 2022*.
- Kehinde, F. (2010). Housing Policy and Development in Nigeria. In Governance, Policies and in Nigeria. Port-Novo, Editions Sonoud Afrique.
- Kiduanga, J. (2015). Challenges for Urban Housing Development for Improving Livelihoods and Well-being of Population of Low-Income Group in Tanzania: The Case of Dar es Salaam. *7th African Population Conference in Session 805 Urban Livelihoods: Urbanization and Well-being*.
- Kissick, D., Leibson, D., Kogul, M., Bachmann, J., Anderson, J., & Eckert, J. (2006). Housing for All: Essential to Economic, Social, and Civic Development. *The World Urban Forum III Vancouver*.
- Lawanson, T., & Onifade, V. (2014). Comparative assessment of housing satisfaction in medium income estates of Lagos, Nigeria.
- Lizarralde, G. (2011). Stakeholder participation and incremental housing in subsidized housing projects in Colombia and South Africa. *Habitat International*, 175-187.
- Malik, S. (2020, July 8). *Resources & Stakeholders: Rethinking Collaboration for Affordable Housing Provision*. Retrieved from The Forum for Housing Related Research and Debate: <https://www.housing-studies-association.org/articles/200-resources-stakeholders-rethinking-collaboration-for-affordable-housing-provision>
- Malika, K. (2021). *An Evaluation of stakeholder's satisfaction in post conflict resettlement housing projects in Sri Lanka*. Sri Lanka.

- Mayank, H., & Robin, S. (2015). *On.Point Real Estate in Sri Lanka - Prospects and Potential: Translating Economic Growth into Real Developments in Colombo*. Colombo: Jones Lang Lasalle.
- Mitullah, W. (2003). *Urban Slums Report: The case of Nairobi, Kenya*.
- Mohlasedi, K., & Nkado, R. (1997). The role of stakeholders in the delivery of affordable housing schemes in South Africa. *13th Annual ARCOM Conference, Vol. 2* (pp. 633-642). Cambridge: Association of Researchers in Construction Management.
- Muhamad Hilmi b Mohamad @ Masria, A. H. (2016). Review of Building, Locational, Neighbourhood Qualities Affecting House Prices in Malaysia. *AMER International Conference on Quality of Life*, 234, pp. 452 – 460. Medan, Indonesia.
- Mwita , K. (2022). Factors to consider when choosing data collection methods. *Research in Business and Social Science*, 11(5), 532-538.
- Nallathiga, R. (2018). Affordable Housing Development in India: Current Models and Their Replication. *Shelter; Volume 19 No. 1*, 43-57.
- National Intelligence Council, USA. (2012). *Global Trends 2030: Alternative Worlds*. National Intelligence Council, USA.
- NHDA. (2023). Retrieved from <https://www.nhda.gov.lk/>
- Niriella, C. (2017). Housing Market in Metropolitan Colombo: New Trends. *Sri Lanka Journal of Advanced Social Studies- Vol.1-1st Issue*, 53-100.
- Niriella, N. C. (2010). *Urban Housing Policy in Sri Lanka: A Study of Relationship between State, Market and Social Classes in South Asia (Published by VDM Verlag Dr. Muller GmbH & Co. KG: Saarbrücken, Germany) - ISBN: 978-3-639-30400-8*. VDM Verlag Dr. Muller GmbH & Co. KG, Saarbrücken: Germany ISBN: 978-3-639-30400-8.
- Noonan, J., & Watson, J. (2017). Against Housing: Homes as a Human Life-Requirement. *Austerity Urbanism and the Social Economy*. Retrieved from <https://www.researchgate.net/publication/315477247>
- Ogunbayo, B., Alagbe , O., & Ogundipe, E. (2016). Determining the Individual Significant Contribution of Public and Private Sector in Housing Delivery in Nigeria. *British Journal of Earth Sciences Research Vol 4 No. 3*, 16-26.
- Okafor, B. (2016). The Residential Housing Problem in Anambra State (A Case Study of Onitsha Metropolis). *International Journal of Civil Engineering, Construction and Estate Management*, 4(2), 1-18.

- Olander, S., & Landin, A. (2005, February 11). Evaluation of stakeholder influence in the implementation of construction projects. *International Journal of Project Management*, 23, 321–328.
- Omolola , A., Adeoye-Olatunde, Nicole , L., & Olenik. (2021). Research and scholarly methods: Semi-structured interviews. *Journal of the American college of Clinical Phamrcy*, 4(10), 1358-1367.
- Othman, A., & Abdellatif, M. (2011). Partnership for integrating the corporate social responsibility of project stakeholders towards affordable housing development A South African perspective. *Journal of Engineering, Design and Technology*, 9(3), pp. 273-295.
- Palmquist, R. B. (1984, August). Estimating the Demand for the Characteristics of Housing. *The Review of Economics and Statistics*, 66(3), 394-404.
- Parker, C., Scott, S., & Geddes, A. (2019). Snowball sampling. *SAGE research methods foundations*.
- Pfnür, P. (2015). Multiple interests as management challenge for German housing companies: How diverse and conflicting are their stakeholders‘ expectations? *European Real Estate Society Conference 2015*. Istanbul, Turkey.
- Prentice, L. M. (1977). Community size, housing characteristics and housing satisfaction. *Retrospective Theses and Dissertations*. Retrieved from <https://lib.dr.iastate.edu/rtd/6751>
- Ravallion, M. (2009). *Policy Research Working Paper 4816: The Developing World's Bulging (but Vulnerable) "Middle Class"*. The World Bank.
- Reserve Bank of India. (2018). Affordable Housing in India. In S. Kumar, J. Raj, G. Chatterjee, & R. Ranjan, *Reserve Bank of India Bulletin: Volume LXXII No. 1* (pp. 13 - 25). India: Reserve Bank of India.
- Ruggiero, F. (2020, November 23). *Who Are The Stakeholders In Affordable Housing?* Retrieved from <https://d30uyl14mn7i7z.cloudfront.net/who-are-the-stakeholders-in-affordable-housing.html>
- Samaratunga, T. &. (2013). Reflections on over 100 years of urban housing policies in Sri Lanka.
- Samaratunga, T., & O, Hare, D. (2013). Reflections on over 100 years of urban housing policies in Sri Lanka. *Social Sciences 2013*; 2(1), 14-21.
- Shadiya Mohamed Baqutayan, F. R. (2015). The Impact of Housing Conditions on the Emotion, Behaviour, and Psychological Wellbeing of Middle-Income Groups. *Journal of Sustainable Development*, 8(8).
- Sheibani, G., & Havard, T. (2020, November 17). *Housing concept, problem, and policies*. Retrieved from <https://www.irbnet.de/daten/iconda/CIB16799.pdf>

- Siriwardena, N., Haigh, R., & Ingirige, B. (2011). Managing Stakeholder Expectations of Post-Disaster Housing Reconstruction Projects in Sri Lanka.
- Sousa, J. (2012). Stakeholder Analysis for Housing. Elsevier Ltd.
- Spengler, J., Neas, L., Nakai, S., Dockery, D., Speizer, F., Ware, J., & Raizenne, M. (1994, June). Respiratory Symptoms and Housing Characteristics. *International Journal of Indoor Environment and Health*, 4(2), 72-82.
- State Ministry of Rural Housing and Construction & Building Materials Industries Promotion. (2016, January 19). *Professionals' Articles - Evolution fo housing in Sri Lanka*. Retrieved from State Ministry of Rural Housing and Construction & Building Materials Industries Promotion: <https://houseconmin.gov.lk/evolution-housing-sri-lanka/>
- Stemler, S. (2000). An overview of content analysis. *Practical assessment, research, and evaluation*, 7(1), 17.
- Tanaphooma, W., & Bartb, D. (2015). An overview of public housing characteristics and living satisfactions: old and new public housing project in Bangkok. *Procedia Environmental Sciences*, 28, 689 – 697.
- The million houses programme in Sri Lanka. (2001). Retrieved from <https://www.semanticscholar.org/paper/The-million-houses-programme-in-Sri-Lanka-Lanka./eaa268fb14e5fff944c953a123bef52b675c5b1a#citing-papers>
- The standard for project management and a guide to the project management body of knowledge* (7 ed.). (2021). Project Management Institute.
- Tuan Hai, D., & Kim Hoang, N. (2023). Evaluating the Stakeholders' Satisfaction with Design and Construction of Resilient Houses in Vietnam. *Sustainability*.
- UDA. (2023). Retrieved from <https://www.uda.gov.lk/middle-income-housing.html>
- UN-Habitat. (2016). *World Cities Report 2016*. Nairobi: United Nations Human Settlements Programme - UN-Habitat.
- UN-Habitat. (2020). *World Cities Report - 2020*. Nairobi: United Nations Human Settlements Programme - UN-Habitat.
- UN-Habitat, U. N. (2010). *A Practical Guide for Conducting Housing Profiles*.
- Urban Development Authority, Sri Lanka. (2019). *Colombo Commercial City Development Plan - 2019-2030 - Volume I*. Colombo: Urban Development Authority, Sri Lanka.
- Urban Development Authority, Sri Lanka. (2020, November 17). *Middle Income Housing Programme*. Retrieved from Urban Development Authority: <https://www.uda.gov.lk/middle-income-housing.html>

- Vale, L., Shamsuddin, S., Gray, A., & Bertumen, K. (2014). What Affordable Housing Should Afford: Housing for Resilient Cities. *Cityscape: A Journal of Policy Development and Research*; Volume 16, Number 2, 21-49.
- Wahi, N., Zin, R. M., Munikanan, V., Mohamad, I., & Junaini, S. (2018). Problems and Issues of High Rise Low Cost Housing in Malaysia. *OP Conf. Series: Materials Science and Engineering* 341 (2018) 012027. IOP Publishing Ltd.
- Wilson, V. (2011). Research Methods: Content Analysis. *Evidence Based Library and Information Practice*, 6(4).
- Winch, G., & Bonke, S. (2002, January). Project stakeholder mapping: Analysing the interests of project stakeholders. *The Wiley Guide to Managing Projects*.
- World Bank Data Team. (2019, July 01). *New country classifications by income level: 2019-2020*. Retrieved from World Bank Blogs: <https://blogs.worldbank.org/opendata/new-country-classifications-income-level-2019-2020>
- World Economic Forum. (2019). *Insight Report; Making Affordable Housing a Reality in Cities*. Geneva: World Economic Forum.
- World Population by Income*. (2015, August 13). Retrieved from Pew Research Center: <https://www.pewresearch.org/global/interactives/global-population-by-income/>
- Yakob, H., Yusof, F., & Hamdan, H. (2015). Stakeholders' Perception on the effectiveness of Housing Planning and Control in Urban Areas: A Preliminary Survey. *Science Direct*.
- Yam, L. S., & McGreal, W. (2010). House-buyers' expectations with relation to corporate social responsibility for Malaysian housing. *International journal of housing markets and analysis*, 3(2), 132-145.
- Yu, T., Shen, G. Q., Shi, Q., Lai, X., Li, C. Z., & Xu, K. (2017, August). Managing social risks at the housing demolition stage of urban redevelopment projects: A stakeholder-oriented study using social network analysis. *International journal of Project Management*, 35(6), 925-941.
- Zavei, S., & Jusan, M. (2012). Exploring Housing Attributes Selection based on Maslow's Hierarchy of Needs. *Procedia - Social and Behavioral Sciences*, 42, 311-319. Retrieved from *Procedia - Social and Behavioral Sciences*: <https://doi.org/10.1016/j.sbspro.2012.04.195>