

UN – Habitat Sustainable Cities Programme  
Sustainable Sri Lankan Cities Programme (SSLCP)

Executed by

MINISTRY OF HOUSING AND PLANTATION INFRASTRUCTURE

# CITY PROFILE

DEHIWELA MOUNT LAVINIA  
MUNICIPAL COUNCIL

October 2003

- 
- UN-Habitat (SCP)
  - Government of Sri Lanka (Western Provincial Council)
  - Dehiwela MountLavinia Municipal Council
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## 1.0 Introduction

This City Profile has been prepared under the Sustainable Sri Lanka Cities Programme (SSLCP) which began in 1999. The programme was first confined to the Municipal Councils of Colombo, Sri Jaywardenapura Kotte and Dehiwela Mount Lavinia. Later, it was expanded to cover five other Urban Local Authorities (ULAs) viz Kolonnawa UC, Wattala, Mabole UC, Negombo MC, Moratuwa MC and Panadura UC, all of which lie in the Western Province. Recently (2003) the project activities were further extended to the Central and Sabaragamuwa Provinces, by which the cities of Matale, Kandy, Nuwara Eliya and Ratnapura were included under the SSLCP.

The main objective of the Sustainable Cities Programme (SCP) is to build up the capacities of ULAs towards good Urban Governance. This it does by a range of activities such as skills development (training), awareness building and the preparation of an environmental information system.

The SCP promotes a participatory planning and management process involving the cities' many stakeholders. The SCP process consist of four stages of activities as follows:-

- |         |   |  |
|---------|---|--|
| Stage 1 | - | Organization of activities and stakeholder mobilization  |
| Stage 2 | - | Issue prioritization and stakeholder involvement         |
| Stage 3 | - | Finalization of strategies and implementation mechanisms |
| Stage 4 | - | Follow up, consolidation and institututilization         |

The preparation of a City Profile under the SCP in an important task in Stage 1 where stakeholder mobilization and issues identification are made. It also helps to facilitate the follow up actions on City development strategies.

A City Profile as prepared under the SCP is neither a comprehensive research document nor is it a statistical booklet. It is basically a document providing vital information on the city's historical development, socio-economic aspects, Municipal services delivery matters on governance and highlighting the current issues of city development. As the Profile is prepared at a point in time it needs to be updated and improved by including more information for solving the city development issues.

This City Profile of Dehiwela Mount Lavinia Municipal Council has been prepared on the basis of information gathered through review of existing documents interviews and the consultation process already carried out with the City's stakeholder groups.

It provides a ready overview of the development pattern of the City and its issues to its many stakeholders so that they are enlightened and able to participate in the development of their city.

It is intended to present this City Profile at the follow up City Consultation scheduled to be held in March 2004.

## **2.0 Overview**

### **2.1 Basic Data**

|                                    |                   |
|------------------------------------|-------------------|
| Urban Designation                  | Municipal Council |
| Extent (hectares)                  | 2109              |
| Population 1981                    | 173,529           |
| Density/persons/Ha 1981            | 82                |
| Population 1991                    | 191,639           |
| Density/persons/Ha 1991            | 90.5              |
| Population 2001                    | 209787            |
| Av. Annual Growth rate (1994-2001) | 0.90              |
| Density/pp/Ha 2001                 | 99                |

Dehiwala Mount Lavinia Municipal (DMMC) is the second largest Municipality in Sri Lanka, and covers an extent of 2109 hectares. It lies south of the Colombo Municipal Council area and separated from it by the Dehiwala canal which forms the northern boundary of DMMC. Its southern limits lie in Borupana Road and the eastern boundary is Weras Ganga with its canal system and including some areas to its east (Pepiliyana, Gangodawila and Kohuwala). See Fig. 1. The location of DMMC in relation to other local bodies in the Colombo District is shown in Fig. 2. DMMC is composed of 29 wards whose extents vary from 29Ha.(Galkissa) the smallest and the largest 305.6 Ha (Kandawala) see Fig. 3.

It would be seen from Fig. 1 that the coastal belt (either side of Colombo Matara highway) and coloured red is highly built up (commercial and mixed residential uses) and forming almost three quarter of the area of the Municipality and contiguous with the city of Colombo.

## **3.0 Historical and Geographical Aspects**

### **3.1 Evolution of the City**

Before colonization of the maritime region by the Portuguese, the area covered by the present DMMC was part of the Kingdom of Kotte. It comprised of a number of villages such as Pepiliyana Nedimala, Attidiya and Kalubowila, while Ratmalana and areas south of Dehiwala were together one large expanse of marshland, and scarcely populated.

During the Portuguese occupation, the Kingdom of Kotte was ruled by king Don Juan Dharmapala, and it encompassed the above mentioned villages. Early records also indicate that in the year 1510 AD the village of “Galkissa” is mentioned and named after the rocky mound (Lihiniyagala) protruding into the Bay. Fascinating tales are woven round this rock and the village “Galkissa”. The Dutch invaders called the mound “the pregnant wench”. Later, the area assumed the name of Mount Lavinia alluding to the factual story of a romance between the then British Governor Thomas Maitland (1805-1812) and a dancing girl called Lovina of the area.

The administrative structure of the Dehiwela Mt Lavinia area (a number of small villages) during Portuguese occupation, and under the puppet king Don Juan Dharmapala was the Gansabha system as prevailed earlier. With the arrival of the Dutch in the early seventeenth century, a more organized administrative structure was in place, whereby a broad based taxation and legal system evolved. However, it was only during British occupation (19<sup>th</sup> Century) that a Provincial administrative (Kachcheri) system and a form of Local Government developed.

Dehiwela, Mount Lavinia attained Municipal status in December 1959. An Area map of 1937 shows Dehiwela Mount Lavinia as a Local body of 6 wards extending over a land extent of only 16.3 sq. Km (1630 Hectares). Due to rapid urban growth and for administrative reasons this area was extended and divided into 19 wards in 1959 and given Municipal status. Later in 1967 the Municipal area of approximately 2109 Hectares was apportioned into 29 wards as it exists today (Fig. 3).

The growth of the town in terms of its population and administrative status is shown in Table 1. It would be evident that the town developed as a suburban center of the city of Colombo at an average annual high growth rate of 3 to 4 percent (4.6 in 1953 and 4.1 in 1971)

**TABLE 1**

**Administrative Status and  
Population of Dehiwela Mount Lavinia (Census years)**

| <b>Year</b> | <b>Population</b> | <b>AA GR</b> | <b>Administrative Status</b>               |
|-------------|-------------------|--------------|--|
| 1901        | 13953             |              | Small Town under<br>Sanitary Board         |
| 1911        | 18466             | 2.8          |  |
| 1921        | 25341             | 3.2          |  |
| 1931        | 34288             | 3.0          | Urban District Council (UDC)<br>since 1929 |
| 1946        | 56881             | 3.3          | Urban Council 1940                         |
| 1953        | 78213             | 4.6          |  |
| 1963        | 110934            | 3.5          | Municipal Council since 1959               |
| 1971        | 154194            | 4.1          |  |
| 1981        | 173529            | 1.2          |  |
| 1991*       | 191639            | 0.99         |  |
| 2001        | 209787            | 0.90         |  |

AAGR – Average Annual Growth Rate

\* Estimated

Figure 1

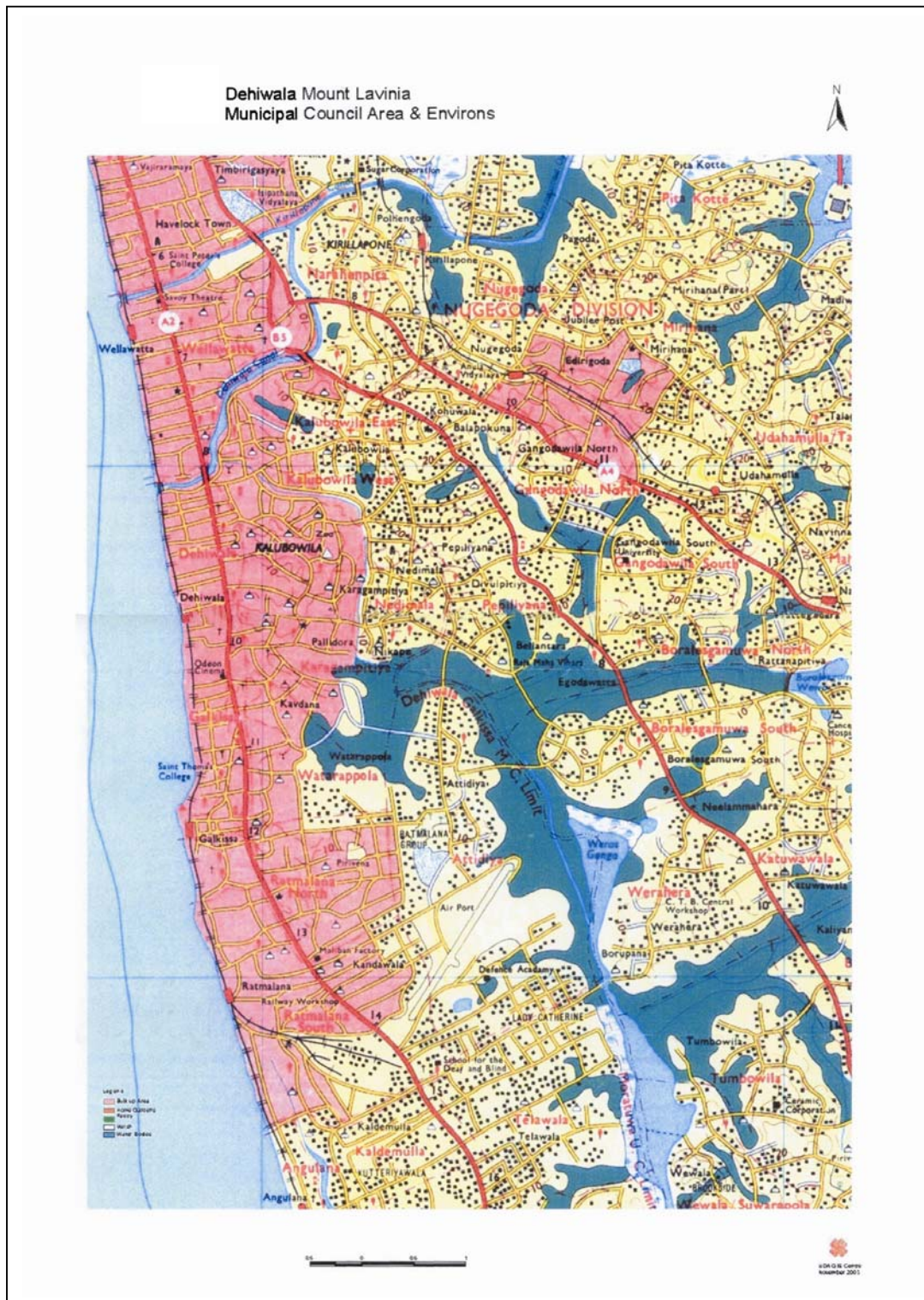
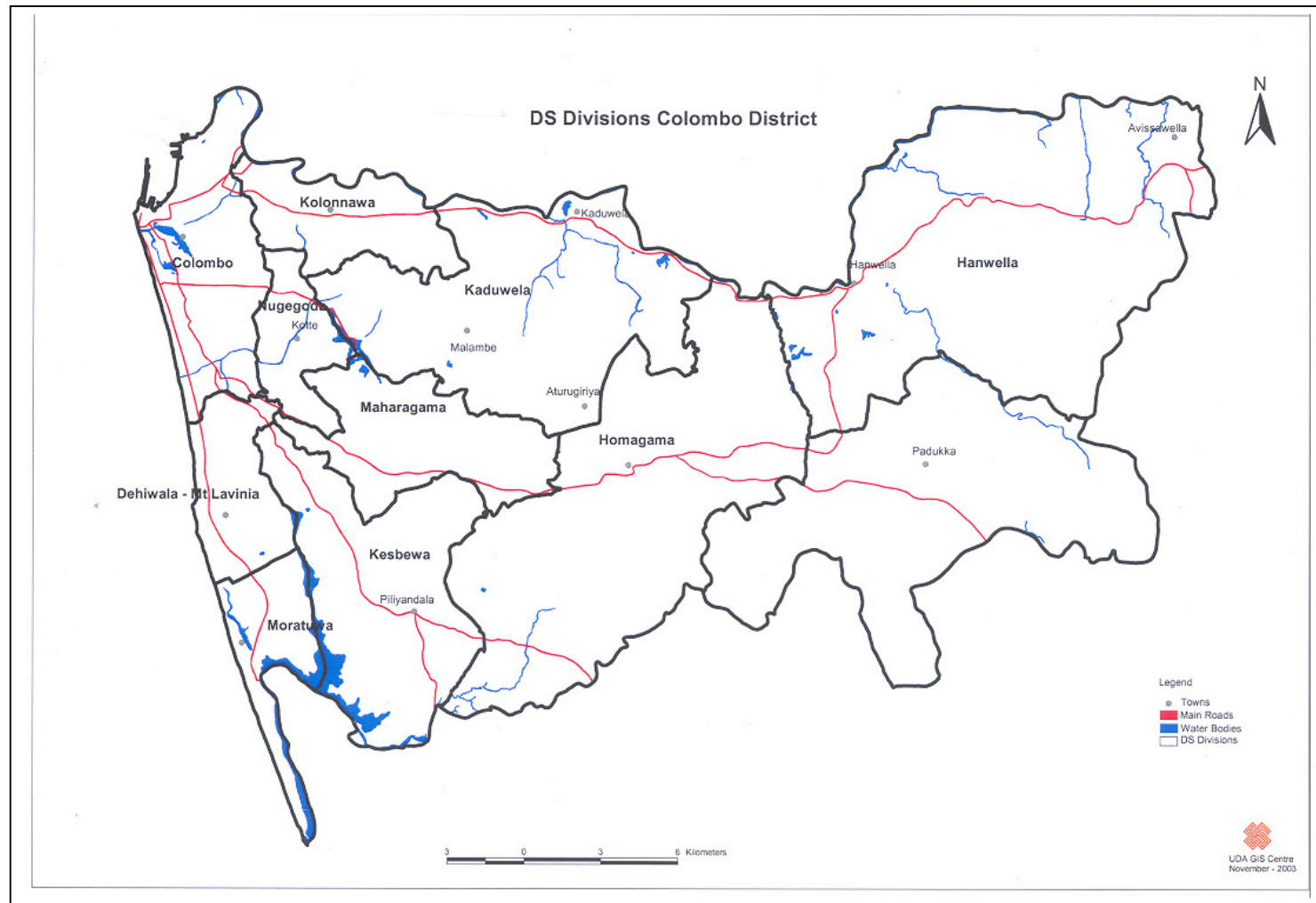
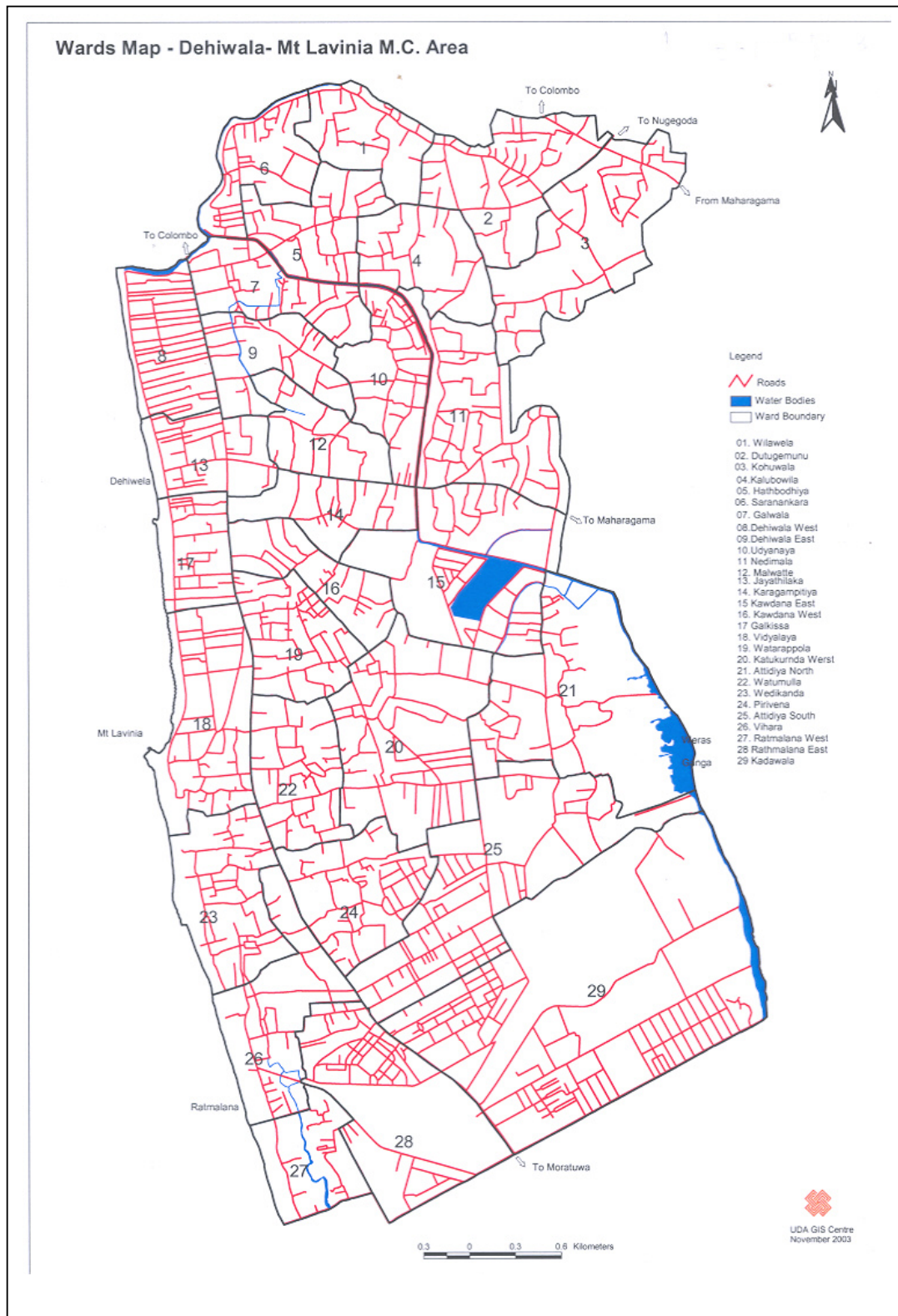




Figure 2



**Figure 3**



### **3.2 Geographical Aspects**

As the DMMC area lies on the coastal plain the land is mostly flat and undulating towards the inland areas to MSL 30. Soils are made of red yellow podzols (Laterite) and Regosols with low Humic Gleys in valleys and stream beds. A significant feature is the large extent of wet lands around the Weras Ganga (river) and Bolgoda Lake the two major water bodies. The Bellanwila and Attidiya marshes are noteworthy for their bio-diversity and as such are considered as an Ecological protected zone.

Lying in the wet zone, the DMMC area receives an average annual rainfall between 2000 to 3000 mm mainly during the south west monsoon and the intermonsoon periods. Mean average day temperature is around 28<sup>0</sup>c and average maximum between 30.5 to 31<sup>0</sup>c Minimum night temperature varies from 26<sup>0</sup>c to 27<sup>0</sup>c

### **3.3 Regional setting**

Dehiwela Mount Lavinia and Sri Jayawardenapura Kotte being two large suburban centers of the city of Colombo function together as one large urban agglomeration in the Region (Western Province). The overspill from the City in residential and commercial uses of land have rapidly urbanized these suburban centers. Dehiwela Mount Lavinia MC (DMMC) and Sri Jayawardenpaura MC (SJMC) along with Colombo MC (CMC) form the most urbanized part of the core area of the Colombo Metropolitan Region (CMR) <sup>1</sup> see Fig. 4. In the hierarchy of towns in the CMR, DMMC ranks 2 ie. next to the capital city (CMC). This is an indication of the status of the MC in terms of its service functions in the region. A good road network and transport system links it to the rest of the region and other parts the country

## **4.0 Physical Aspects**

### **4.1 Land Extent**

The total extent of 2109 Ha of the Municipality is distributed in 29 wards as given in Table 2 and the wards shown in Fig 3 (Page 7)

### **4.2 Land Use**

The lands in the city of Dehiwela Mount Lavinia are predominantly in mixed residential uses. The properties along main highways (Galle Road) and Dehiwela - Nugegoda roads are almost entirely used for commercial activities. A few public institutions and industries are interspersed in the ribbon development as characteristic of the urban places in Sri Lanka. The proliferation of mixed uses, and some incompatible, have created an unpleasant living environment in residential areas, where most of the by roads are encroached by such uses.

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<sup>1</sup> Colombo Metropolitan Region encompasses the whole of the Western Province. Core Area comprises of CMC, DMMC, SJMC and 10 other Urban Local authorities in Colombo District

**TABLE 2**  
**Land Extend by Wards**

| WD No | Ward             | Extent (Ha) | WD No | Ward             | Extent (Ha) |
|-------|------------------|-------------|-------|------------------|-------------|
| 1     | Wilawila         | 50.2        | 16    | Kawudana West    | 51.8        |
| 2     | Dutugemunu       | 76.9        | 17    | Galkissa         | 29.1        |
| 3     | Kohuwela         | 85.0        | 18    | Vidyalaya        | 74.9        |
| 4     | Kalubowila       | 50.6        | 19    | Wattarappola     | 39.5        |
| 5     | Hathbodhiyawatta | 40.2        | 20    | Katukurundawatta | 115.8       |
| 6     | Saranankara      | 36.5        | 21    | Atthidiya North  | 114.3       |
| 7     | Galwala          | 45.8        | 22    | Wathumulla       | 54.6        |
| 8     | Dehiwela West    | 47.5        | 23    | Wedikanda        | 64.3        |
| 9     | Dehiwela East    | 46.7        | 24    | Pirivena         | 63.2        |
| 10    | Uddiyana         | 51.7        | 25    | Atthidiya South  | 140.2       |
| 11    | Nedimala         | 74.0        | 26    | Vihara           | 68.3        |
| 12    | Malwatta         | 36.6        | 27    | Ratmalana West   | 38.4        |
| 13    | Jayatilake       | 39.5        | 28    | Ratmalana East   | 106.3       |
| 14    | Karagampitiya    | 40.7        | 29    | Kadawala         | 305.6       |
| 15    | Kawudana East    | 120.7       | Total |                  | 2109        |

The available land use distribution pattern in DMMC is that adopted in the Colombo Metropolitan Regional Structure Plan study (CMRSP) in 1998, and the total extent amounts to 2106.8 Hectares.

It should be noted that the total extent of Dehiwela Mt Lavinia MC area is 2109 Hectares according to the Municipal Council records, as given in Table 2

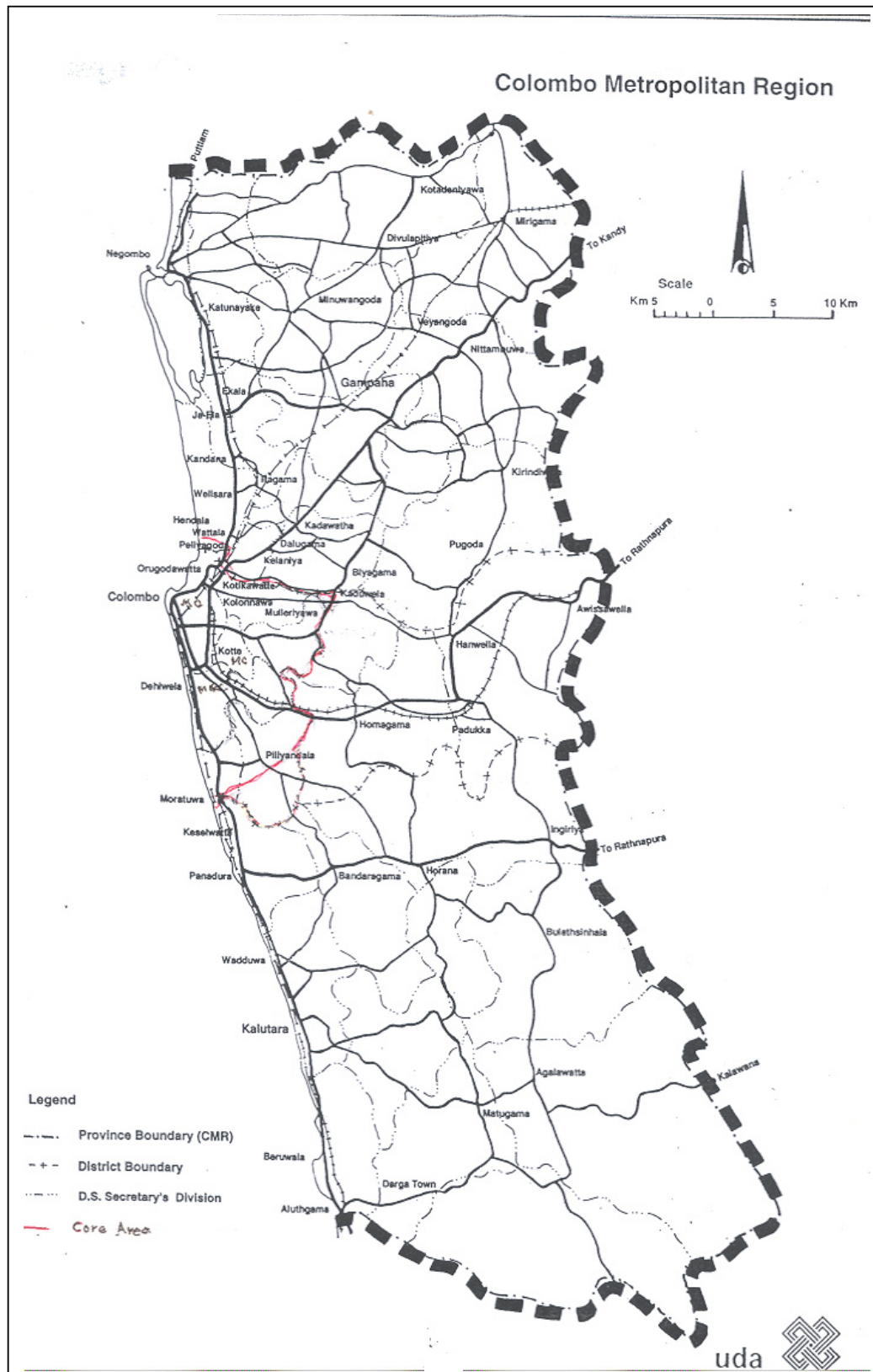
The land use in DMMC as recorded above is given in Table 3 below and map (Fig. 5).

**TABLE 3**  
**Land Use Pattern**

| Use   | Extent Hectares | % of Total | % of Developed |
|---|-----------------|------------|----------------|
| Residential (mixed)                           | 1343.0          | 63.75      | 70.76          |
| Commercial                                    | 68.0            | 3.23       | 3.58           |
| Industrial                                    | 124.3           | 5.90       | 6.55           |
| Transport incl. Airport                       | 235.8           | 11.19      | 12.42          |
| Recreation, parks incl. of zoological gardens | 28.8            | 1.37       | 1.52           |
| Institutional                                 | 98.2            | 4.66       | 2.46           |
| Water Bodies                                  | 24.7            | 1.17       | -              |
| Marsh land                                    | 114.0           | 5.41       | -              |
| Agriculture and Vacant land                   | 70.0            | 3.32       | -              |
| Total   | 2106.8          | 100        | -              |
| Total Developed                               | 1898.1          | 90.1       | -              |
| Total Undeveloped                             | 208.7           | 9.9        | -              |

*Source : Urban Development Authority 1985 CMR structure Plan 1998*

### Figure 4



As aforesaid the predominant land use in DMMC is residential, ie 64% of the total extent or approximately 71 % of the developed land. This has been due to immigration and the availability of large tracts of vacant land mostly in agriculture and scrub land in an area adjacent to the city of Colombo and which were contiguous with the undeveloped areas of the latter. The high growth rate 3 to 4% during this period 1920 to 1971 is shown in Table 1 (page6)

The above is reflected in the population influx and the use of lands for housing development in the DMMC area especially in Kalubowila, Ratmalana, Mount Lavinia, Attidiya and Dehiwela. A special characteristic was that approximately 53% of the houses were rented, which was uncommon in other towns at that time.

As seen from the land use distribution in Table 3, approximately 90% of the MC area is developed and the balance 10% consisting mainly of marshland and water bodies (approx 7%) while the balance 3% in some form agriculture. However, a land use survey if carried out today would indicate a further depletion in the extent of marshland and low lying lands which have been filled for development activities.

Commercial use take up approx 3.2 % or 3.6% of the developed area. 6% of the land is used in Industries. Transport (Roads including the Airport) use around 11% (12% of developed). Open spaces are restricted to approx 1.4% of the total land use, and this includes a large extent of land of total open space concentrated in one location ie the zoological gardens. There is inadequate open spaces or parkland for the residential population in DMMC. (Fig 5)

The total undeveloped land amounts to 209 hectares ie 10% of the total extent. Approx 139 Hectares of the above land consist of marsh and water bodies ie 66.5% of the total undeveloped. Indiscriminate filling of marshland and low lying areas can reduce this extent further. As such some wards (Attidiya, Ratmalana, Kandawala, Kalubowila and Dehiwela experience flooding during rainy weather. Poor drainage and the stagnant water have led to the prevalence of mosquito (vector) borne diseases like Filaria for which Dehiwala – Mt Lavinia area is noted. The Municipality, by dumping garbage on low lying areas (Attidiya marsh) is also a responsible for the above situation. Solid waste disposal is a serious issue in DMMC, and this aspect is discussed in detail in section 6.0.

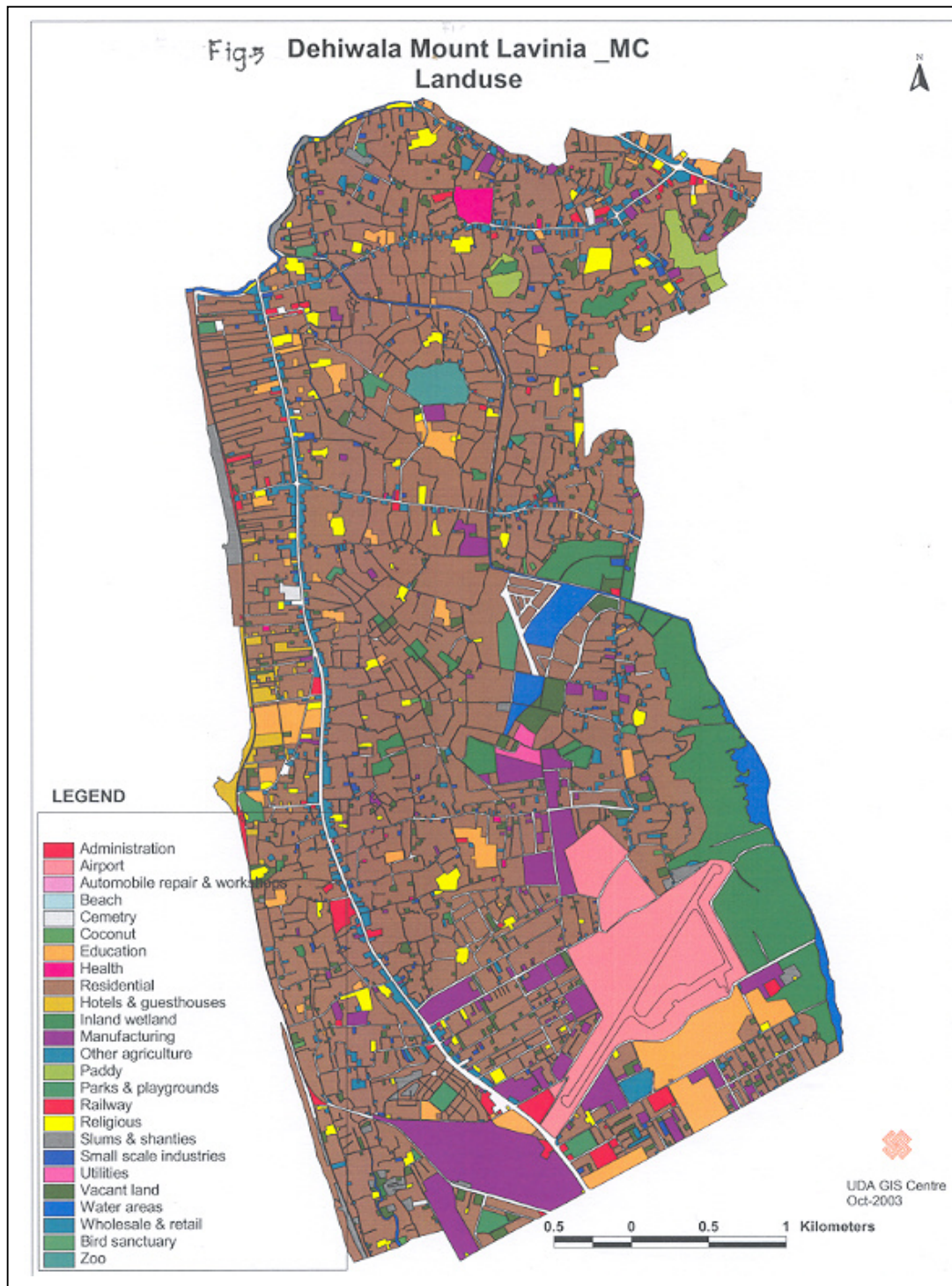
## **5.0 Demography**

### **5.1 Population Growth**

From 1901 to 1921 Dehiwela Mount Lanvinia existed as a small township administered under the Sanitary Board. Being in the suburbs of the capital city it had a high growth rate 2 to 3% from 1901 to 1921 when its population increased from about 14000 to over 25000 inhabitants in 1921. From 1929 to 1940 Dehiwela Mt Lavinia town functioned as an Urban District Council under Small Towns Ordinance with an elected body of representatives in Council. Later in 1940 it was upgraded to an Urban Council when its population was about 60,000 persons. With a continuing high growth rate of 4.6 % the population stood at 78213 persons at the 1953 census. (See Table 1 page 6).



Figure 5



The Town became a Municipality in 1959 when its population was over 100,000. During an 8 year period from 1963 to 1971 the population further increased at a high growth rate of 3 to 4% from 110934 persons to 154194 persons (census figures), after which there was a declining trend.

**TABLE 4**  
**Population Projections**

| Ward No | Name              | Population 1971 | AA GA       | Population 1981 | AAGR        | Population 1991 | AA GA       | Population 2001 | AA GA       | Population 2011 |
|---------|-------------------|-----------------|-------------|-----------------|-------------|-----------------|-------------|-----------------|-------------|-----------------|
| 1       | Wilawila          | 4708            | 1.36        | 5391            | 1.46        | 6240            | 1.3         | 7106            | 0.50        | 7470            |
| 2       | Dutugemunu        | 5410            | 0.22        | 5532            | 0.27        | 5683            | 0.2         | 5798            | 0.18        | 5903            |
| 3       | Kohuwela          | 6130            | 1.50        | 7137            | 1.45        | 8249            | 1.2         | 9300            | 1.0         | 10278           |
| 4       | Kalubowila        | 5363            | 0.23        | 5489            | 0.47        | 5752            | 0.36        | 5964            | 0.4         | 6207            |
| 5       | Hathbodhiya       | 5760            | 0.12        | 5829            | 0.27        | 5986            | 0.20        | 6107            | 0.15        | 6199            |
| 6       | Saranankara       | 5102            | 0.49        | 5354            | 0.47        | 5611            | 0.35        | 5811            | 0.30        | 5988            |
| 7       | Galwala           | 4913            | 1.78        | 5867            | 1.27        | 6654            | 1.0         | 7354            | 0.5         | 7731            |
| 8       | Dehiwela (West)   | 4760            | 0.68        | 5096            | 0.72        | 5477            | 0.65        | 5845            | 0.5         | 6145            |
| 9       | Dehiwela (East)   | 4869            | 0.26        | 4997            | 0.38        | 5188            | 0.30        | 5346            | 0.25        | 5481            |
| 10      | Uddyana           | 5743            | 0.98        | 6331            | 1.06        | 7036            | 0.95        | 7737            | 0.74        | 8331            |
| 11      | Nedimala          | 6973            | 1.69        | 8252            | 1.44        | 9531            | 1.6         | 11154           | 0.6         | 11844           |
| 12      | Malwatte          | 3831            | 1.07        | 4261            | 1.06        | 4739            | 0.9         | 5185            | 0.9         | 5673            |
| 13      | Jayatilake        | 5166            | 1.34        | 5907            | 1.06        | 6567            | 1.0         | 7258            | 0.8         | 7872            |
| 14      | Karagampitiya     | 5289            | 0.65        | 5643            | 0.47        | 5912            | 0.5         | 6215            | 0.65        | 6632            |
| 15      | Kawdana (East)    | 4582            | 2.0         | 5593            | 1.56        | 6537            | 1.4         | 7519            | 1.2         | 8478            |
| 16      | Kawdana (West)    | 5117            | 1.45        | 5917            | 1.25        | 6710            | 1.3         | 7642            | 0.8         | 8278            |
| 17      | Galkissa          | 4314            | 2.4         | 5489            | 1.85        | 6611            | 1.9         | 7994            | 1.2         | 9014            |
| 18      | Vidyalaya         | 5150            | 1.06        | 5725            | 0.85        | 6241            | 0.80        | 6694            | 0.5         | 7037            |
| 19      | Watarappola       | 5608            | 0.99        | 6190            | 0.75        | 6678            | 0.50        | 7020            | 0.3         | 7234            |
| 20      | Katukurunduwatte  | 3985            | 1.60        | 4678            | 1.55        | 5474            | 1.40        | 6296            | 1.2         | 7099            |
| 21      | Attidiya (North)  | 4892            | 1.68        | 5790            | 1.45        | 6699            | 1.50        | 7783            | 1.0         | 8602            |
| 22      | Wathumulla        | 5127            | 0.56        | 5419            | 0.67        | 5793            | 0.70        | 6213            | 0.5         | 6532            |
| 23      | Wedikanda         | 6181            | 0.96        | 6806            | 0.67        | 7280            | 0.75        | 7847            | 0.45        | 8208            |
| 24      | Pirivena          | 4970            | 1.55        | 5805            | 1.07        | 6455            | 0.8         | 6993            | 0.8         | 7575            |
| 25      | Atthidiya (South) | 6196            | 1.04        | 6877            | 0.85        | 7488            | 0.7         | 8031            | 0.8         | 8700            |
| 26      | Vihara            | 6078            | 1.45        | 7029            | 0.85        | 7653            | 0.60        | 8126            | 0.4         | 8458            |
| 27      | Ratmalana (West)  | 5573            | 1.53        | 6495            | 1.06        | 7217            | 0.8         | 7818            | 0.7         | 8385            |
| 28      | Ratmalana (East)  | 5465            | 1.36        | 6263            | 0.96        | 6891            | 1.2         | 7770            | 1.0         | 8587            |
| 29      | Kandawala         | 6939            | 1.87        | 8367            | 1.04        | 9287            | 0.6         | 9861            | 0.3         | 10161           |
|         | <b>Total</b>      | <b>154194</b>   | <b>1.18</b> | <b>173529</b>   | <b>0.99</b> | <b>191639</b>   | <b>0.90</b> | <b>209787</b>   | <b>0.66</b> | <b>224102</b>   |

The total population and its distribution wardwise from 1971 to 2001, according to census years is given in Table 4. Projections of the population wardwise to year 2011 according to observed growth trend are also given in Table 4. The population increased from 154194 to 173529 in 1981 at an AAGR of 1.18. From 1981 to 1991 a decrease in the AAGR gave a population of 191639 in 1991 and which at the recent census in 2001 stood at 209787, the AAGR further decreasing to 0.90.

A projection of the population for the next 10 year period ie till 2011 has been made on a declining growth rate of 0.66 percent based on the following assumptions:-

1. Land scarcity and high land values



2. High density and development of commercial and other small scale industrial activities discouraging immigration.
3. Levels of infrastructure services being inadequate to meet needs of resident population.

On the above basis, the population in 2011 is estimated at 224,102. The densities ward wise and the increase in the gross density of population in DMMC are indicated in Table 5.

## 5.2 Population Density

The average gross population density of DMMC in 2001 was 99 persons per hectare. But this figure does not convey the intensity of the urbanization that has taken place since Census of 1971. The DMMC area of 2109 Hectares is carved up into 29 wards whose extents vary from 29 Ha in Galkissa, the smallest, and 306 hectares in Kandawala, the largest. There is also the case where some wards contain a comparatively large extent of marsh land/water bodies, and other wards where the uses such as the Airport, and the Railway yard at Ratmalana occupy a sizable tract of land in the ward. Here again the density figures do not reveal the true picture of the settlement profile. These large open spaces are not of much benefit to the resident population in the sense of recreational space.

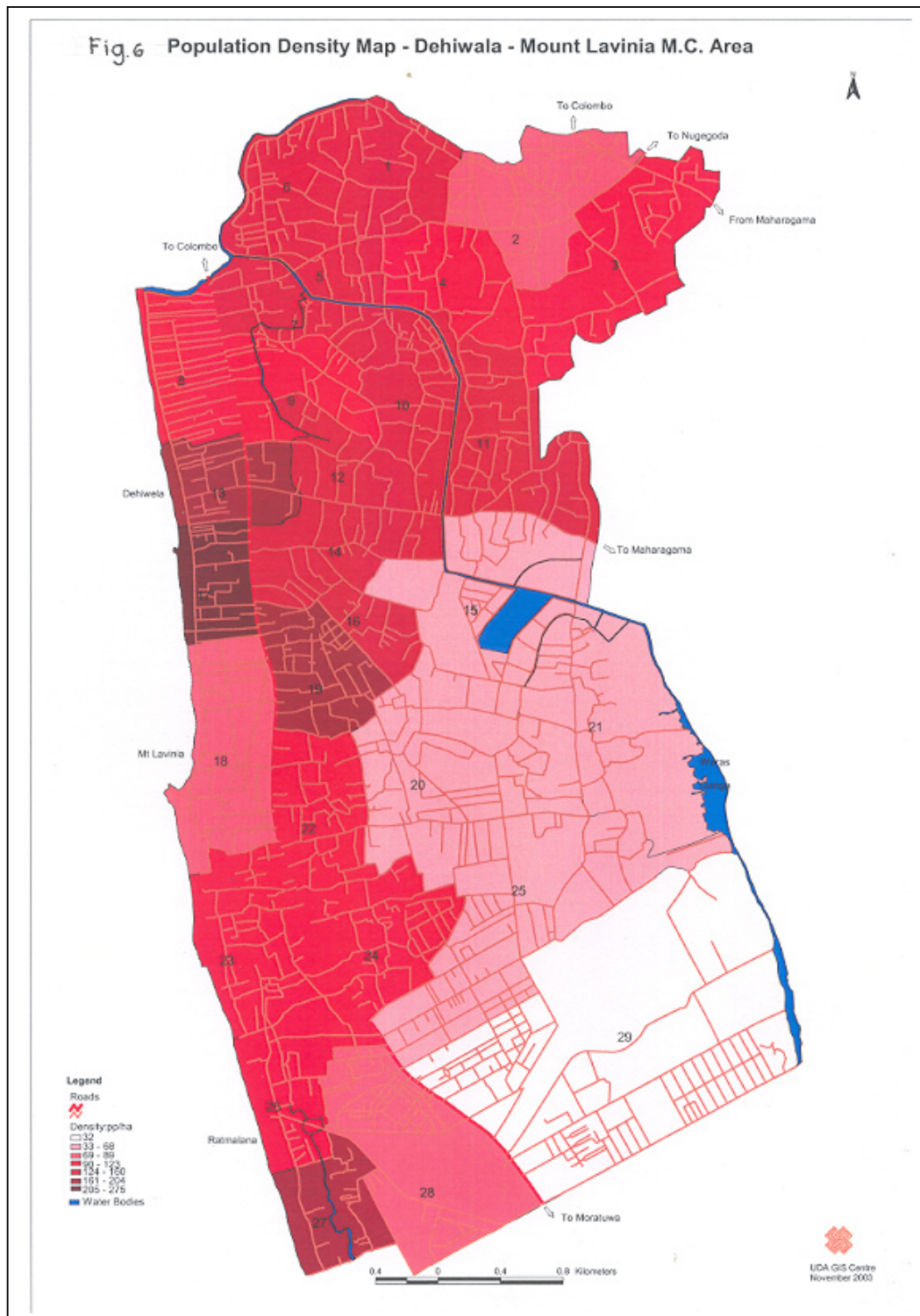
DMMC is highly populated and the wards have very high densities even since the 1971 Census when the figures, persons/hectare have exceeded 100 persons. eg ward 5 Hathbodiya (143) “Ward 6, Saranankara (140), and ward 17 Galkissa (148), ward 19 Watarappola (142), and ward 27 Ratmalana West (145) while 8 other wards had densities of over 100 to 130 person/Ha and 6 close to 100 person/Ha. The other 10 wards of the 29 had densities between 35 to 70 except Kandawela with an land extend of 305.6 Hectares (Airport is located here) had a density of 24 persons/Ha.

Table 5 shows the increase in densities ward wise from 1971 to 2001 computed from Census figures on population. In general it would be seen that the densities (2001) in all the wards are very high and even exceed the Colombo District figures of 160 persons/Hectares (1999 – 1994). ie Ward 17 Galkissa (275) in 2001 and expected to increase to 310 in 2011. See Figure 6

Ratmalana West (204) exceeds the gross density of the Colombo Municipal Council area (194 persons/Hectare). The population projections for 2011 on an assumed low AAGR of 0.60 would still increase the population levels to unmanageable levels in the DMMC. Galkissa would be very congested with a density of over 300 persons per hectare. Generally almost all wards would have densities between 125 to 150 with Jayatileke (ward(13) and Ratmalana West (Ward 27) are expected to have over 200 persons per hectare in 2011 (Table 5).

The comparatively low figures for population densities ie 70 (Kawdana East) 75 (Attidiya North) 62 (Attidiya South) are due to the existence of a large area of marsh land (almost 50% of the ward extent of 120.7 hectares in Kawdana East) so that the actual density in the settlement areas would be much higher than the figures computed on the basis of the whole extent of these wards.

**Figure 6**



The low rise residential development within the limited land extents of wards and without adequate open space is typical of DMMC. The overcrowding has led to many issues in the City such as the large volume of solid waste generated and the existing water supply system being unable to cope with the demand.

**TABLE 5**  
**Ward-wise Population Densities 1971-2011**

| Ward No | Ward             | Extent Ha | Density /Persons per Hectare |      |      |      |      |
|---------|------------------|-----------|------------------------------|------|------|------|------|
|         |                  |           | 1971                         | 1981 | 1991 | 2001 | 2011 |
| 1       | Wilawila         | 50.2      | 94                           | 107  | 124  | 142  | 149  |
| 2       | Dutugemunu       | 76.9      | 70                           | 72   | 74   | 75   | 77   |
| 3       | Kohuwela         | 85.0      | 72                           | 84   | 97   | 109  | 121  |
| 4       | Kalubowila       | 50.6      | 106                          | 108  | 114  | 118  | 123  |
| 5       | Hathbodiya       | 40.2      | 143                          | 145  | 149  | 152  | 154  |
| 6       | Saranankara      | 36.5      | 140                          | 147  | 154  | 159  | 164  |
| 7       | Galwala          | 45.8      | 107                          | 128  | 145  | 160  | 169  |
| 8       | Dehiwela West    | 47.5      | 100                          | 107  | 115  | 123  | 129  |
| 9       | Dehiwela East    | 46.7      | 104                          | 107  | 111  | 114  | 117  |
| 10      | Uddiyana         | 51.7      | 111                          | 122  | 136  | 150  | 161  |
| 11      | Nedimala         | 74.0      | 94                           | 112  | 129  | 151  | 160  |
| 12      | Malwatha         | 36.6      | 105                          | 116  | 129  | 142  | 155  |
| 13      | Jayathileke      | 39.5      | 131                          | 150  | 166  | 184  | 199  |
| 14      | Karagampitiya    | 40.7      | 130                          | 139  | 145  | 153  | 163  |
| 15      | Kawdana East     | 120.7     | 38                           | 46   | 54   | 62   | 70   |
| 16      | Kawdana West     | 51.8      | 99                           | 114  | 129  | 147  | 160  |
| 17      | Galkissa         | 29.1      | 148                          | 189  | 228  | 275  | 310  |
| 18      | Vidyalaya        | 74.9      | 69                           | 76   | 83   | 89   | 94   |
| 19      | Watarappola      | 39.5      | 142                          | 157  | 169  | 178  | 183  |
| 20      | Katukurundawatta | 115.8     | 34                           | 40   | 47   | 54   | 61   |
| 21      | Attihidiya North | 114.3     | 43                           | 50   | 59   | 68   | 75   |
| 22      | Wathumulla       | 54.6      | 94                           | 99   | 106  | 114  | 120  |
| 23      | Wedikanda        | 64.3      | 96                           | 106  | 113  | 122  | 128  |
| 24      | Pirivena         | 63.2      | 78                           | 92   | 102  | 110  | 120  |
| 25      | Attihidiya South | 140.2     | 44                           | 49   | 53   | 57   | 62   |
| 26      | Vihare           | 68.3      | 89                           | 103  | 112  | 119  | 124  |
| 27      | Ratmalana West   | 38.4      | 145                          | 169  | 188  | 204  | 218  |
| 28      | Ratmalana East   | 106.3     | 51                           | 59   | 65   | 73   | 81   |
| 29      | Kandawala        | 305.6     | 23                           | 27   | 30   | 32   | 33   |
|         | DMCC             | 2109.0    | 73                           | 82   | 91   | 99   | 106  |

## 6.0 Infrastructure Assessment

As characteristic of most urban centers in Sri Lanka the delivery of infrastructure services in DMMC has not kept pace with the growing demand of the increasing population. This is reflected in the poor quality of the built environment. Even an important stretch of land between the sea coast and Galle Road has not been redeveloped at any point, in time, although it is an area through which many tourists pass. A general assessment of the capacity and quality of the physical and social infrastructure in DMMC is as follows:-

## **6.1 Physical Infrastructure**

### **6.1.1 Water supply**

Approximately 65% of the households are served with pipe borne water through individual connections ie around 35,000 families. Assuming a household size 4.5 approximately 160000 persons are benefited, while approximately 50,000 have to depend on communal taps or dug wells. This category is mainly the urban poor who live in underserved settlements and shanties. Around 508 stand pipes and 41 community wells are dispersed in the 29 wards in the city. While the quality of the pipe borne water is satisfactory and safe for drinking, the water from dug wells, especially the shallow ones are polluted, due to the poor drainage and the presence of septic tanks and latrine pits in close proximity to them.

The water supply in DMMC requires augmentation due to its inadequacy as it is erratic with water being not available in some parts of the city during peak hours.

### **6.1.2 Sanitation**

#### **(a) Sewage Disposal**

The existing sewer system which runs from Mount Lavinia to Wellawatte serves only a very limited area of the town ie the coastal strip. The rest of the town depends on septic tanks and pit latrines for disposal of night soil. Some people who have settled near canals and marshland discharge the effluents directly into the waterways, thereby polluting the environment and posing health hazards.

Also, in Ratmalana where industries are located, the factories discharge raw untreated effluent into open drains leading to natural waterways or low lying land and thereby polluting the ground water table which is very high in this area. Further, the fragile eco system of the marsh is adversely affected by chemical pollution with the result that many endemic flora and fauna are found to be disappearing. The prime cause for this situation is that industries have been located and encouraged without the provision of necessary infrastructure for the disposal of industrial waste.

#### **(b) Drainage**

A drainage canal runs across the northern part of the DMMC area and connected with the Dehiwela canal. To the south, the canal is linked with Weras Ganga and the marshland surrounding it. Except for the above, there is no proper drainage system for the entire area. This is very necessary as much of the low-lying lands (paddy and marshland) which functioned as water retention areas have been filled for development causing flash floods.

The extent of flood area in DMMC is estimated at 462 Hectares and affecting over 12000 families. Another factor, besides land filling that contributes to the flood problem is that road drains are not regularly cleaned and are clogged with waste matter.



The storm water drainage conditions in Attidiya – Kawadana area could be expected to improve with the implementation of phase III of the Greater Colombo flood control and environmental improvement project.

( c) Solid Waste

As discussed in section 5.0 DMMC is densely populated, and a large quantity of solid waste is generated both by households and commercial establishments. The problem is further exacerbated by waste generated in the large and medium scale industries located in the South of the City ie in Attidiya and Ratmalana areas, a situation not faced by the adjacent MC of Sri Jayawardenapura Kotte . The Colombo South Teaching Hospital located at Kalubowila and a few medical centers also generate approximately 1 metric ton of waste which the DMMC has to also deal with.

An estimate of the solid wastes generated in the city has been prepared by the Municipal Council. This has been quantified on the basis of two distinct areas of DMMC ie Dehiwela area consisting of wards 1 to 14 and Ratmalana area (wards 15 – 29), This information is given below in tabulated form.

**TABLE 6**

**Daily Volume of Solid Waste**

| Source     | Dehiwela         |                   | Ratmalana         |                   |
|------------|------------------|-------------------|-------------------|-------------------|
|            | No of Households | Waste Metric tons | No. of Households | Waste Metric tons |
| Households | 24510            | 77                | 26578             | 82                |
| Trades     | 2893             | 58                | 2739              | 54                |
| Total      | 27403            | 135               | 29317             | 136               |

It is seen that the quantity of solid waste generated in Dehiwela area is 135 metric tons and in Ratmalana area it is 136 M.Tons, and totaling 271 metric tons. With 1 ton of hospital and similar waste in addition, DMMC has to dispose 272 metric tons of solid waste daily. The problem is aggravated each year with an average increase of about 1000 new buildings adding to the total stock.

The Municipal Council has also analyzed the composition of the waste generated from all of the sources above and found to be as follows:-





| Type                 | Percentage |
|----------------------|------------|
| Organic Waste        | 64         |
| Tree branches etc    | 10         |
| Plastics & Polythene | 7          |
| Glass pieces         | 1          |
| Paper                | 6          |
| Metal parts          | 1          |
| Coconut Shell        | 1          |
| Others               | <u>10</u>  |
|                      | <u>100</u> |

As there is a highly commercial zone in DMMC ie the Galle Road stretch extending from the Dehiwela bridge upto Ratmalana, a large quantity of non bio degradable waste accumulates in this area. Biodegradable waste from the two Public markets at Dehiwela and Mount Lavinia is also generated here. While the Municipality disposes of these wastes daily on a regular basis, the disposal of solid wastes in other parts of the city is very unsatisfactory.

This is due to breakdowns of the vehicles used for collecting and transporting the waste. As such, piles of garbage are seen at street junctions and by roadsides in residential areas. The canal running across Kalubowila ward is particularly affected by garbage being dumped into it by people living in the settlements along the canal. The main roads and connecting roads are unclean as sweeping and garbage collection are not done regularly. The Municipality is also an offender by dumping all the collected garbage in the Attidiya marshes which have been declared as an environmental sensitive area, and of much ecological importance.

While the above conditions visibly exist, a Solid Waste Management Project (SWMP) is being implemented by the Municipality as a solution to the garbage problem. It is a follow up of a demonstration project carried out earlier in a settlement called Badowita, and which proved to be very successful.

### ***The Badowita Project***

The Badowita project was carried out under the UNDP/UN – Habitat Sustainable Core Area Project (SCCP). It is a demonstration project on Community Based waste recycling in partnership with the Municipality and other stakeholders (key partners). The main objective of the project was to promote active participation of the community in managing its solid waste, by considering it as a potential source of income and not something to be discarded or thrown away. Such an approach was also expected to help reduce the quantity of mixed waste entering the volume of solid waste generated in the DMMC.

Badowita is a low income housing settlement that was formed to accommodate approximately 1140 households displaced in the implementation of the Greater Colombo Flood Control and Canal development project. With poor infrastructure and no solid waste collection system in operation the settlement was very squalid and unsightly. The DMMC also paid no attention to the plight of these people as they were not rate payers.



However, under the Urban Settlements Improvements Project (USIP) and the intervention of SEVANATHA (a local NGO functioning as an urban resource Centre), it was possible to improve the living environment of the Badowita community by the implementation of the Badowita Waste Management Project. The project<sup>2</sup> has been documented and could be referred to at SEVANATHA .

The salient features in the implementation of the Project are:

- Identification of the stakeholders and their mobilization towards a participatory consultative approach to the project.
- The Federation of CBOs in Badowita, the DMMC, SLRDC, National Paper Corporation, Ceylon Glass Company, Sethsevana (NGO) JICA and the USIP and SCP programmes being the partners.
- Creation of a community awareness in the separation of garbage at household level into bio-degradable and non bio-degradable (recyclable) waste ie paper, plastics, glass, polythene, cardboard etc.
- Sorting out and stacking the different categories of the recyclable waste at the waste recycling center by the community members, themselves.
- Sale of the separated and stocked items by the community to buyers such as the National Paper Corporation, Ceylon Glass Company etc.
- Income derived by the sale and accruing to the CDC Federation being apportioned as 60% for running costs and 40% as income to the Federation.

The significant impacts of the project on the Badowita community and the DMMC are:

- Sense of self confidence being built in a poor community, and also motivated to interact with their local authority for improving their lot.
- The Urban Local Authority realizing the importance of the partnership approach even with the Urban poor in solving the city's solid waste problem.
- The realization that garbage is a resource and not be thrown away, and if handled properly is a source of income, while creating a clean living environment.

The project is being sustained by the commitment of the households in Badowita towards Solid Waste Management, the cooperation and assistance from the DMMC and the continuous support given by SEVANATHA (NGO).

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<sup>2</sup> SEVANATHA – Documentation of Demonstration, Project Experiences Community Based Waste Recycling Project Dehiwela Mount Lavinia MC



The Badowita SWM project helped to reduce the volume of garbage coming to the Municipal waste stream as much as 30%. The success of this demonstration SWM project has motivated the DMMC to apply it to other parts of the Municipality. The above, also being the first ever community based solid waste management strategy reaping financial benefits in the process has attracted the attention of other Municipalities of the country in starting such projects.

A private sector organization called Burns Lanka located at Sedawatte in Colombo MC also worked in partnership with DMMC on the above project by collecting separated waste. Assistance also came from Careclean Company, based in Ward 4 (Kalubowila).

Two collection points have been set up ie at the Dehiwela market complex and at the Railway Housing Scheme at Ratmalana. In expanding the project another collection yard has been now set up at Srigal Mawatha and a plant for crushing plastic bottles has also been recently acquired. The Solid Waste Management unit of DMMC is presently organizing the extension of the community based Waste Recycling system to all wards by:

- Involving the traders and people in the wards
- Identifying community leaders and Samurdhi
- Forming committees in each ward with a Work Plan
- Identifying and setting up 16 other collection Centres
- Encouraging the use of composting barrels in households where possible.
- Providing seedlings/plants free of charge to above households
- Involving other workers in the Health sector ie on immunization and mosquito control etc.

DMMC would be starting the project in Nedimala (Ward 11) and has indicated that the cooperation of all the households in the city is needed for its success. As such SEVANATHA could play a lead role in disseminating information on the project along with the sale of composting barrels, and assisted by the UNCHS Sustainable Cities Programme (SCP)

### **6.1.3 Roads Transport**

The road network in DMMC consist of three classes of roads. Three highways, the Colombo Matara highway (A2) to the West of DMMC, Colombo – Ratnapura, High Level road running through Nugegoda (A4) at the northern periphery and the Colombo Horana road (B5) see Fig. 1 page 3) Other class roads maintained by RDA/PRDA) are:

- Dehiwela – Nugegoda – Sri Jayawardenapura Kotte – Borella road
- Dehiwela- Nedimala – Maharagama road
- Dehiwela – Pepiliyana – Boralesgamuwa road
- Nugegoda – Attidiya – Ratmalana road.

The rest are minor link roads of total length of 190 km maintained by the Municipality. 16 km of these MC roads are of gravel.

The road network in DMMC is generally good with accessibility to the Capital City as well as to other parts of the Country.

However, some of the bad features observed in the road network are:

- Encroachment of sidewalks obstructing pedestrian movement.
- Dumping of garbage at street points blocking road drains causing flooding and environmental pollution
- Parking of vehicles all along street junctions slowing traffic movement and causing congestion
- Insufficient lighting, especially on the minor roads maintained by the Municipality
- Poor maintenance of minor roads

#### ***6.1.4 Power and Communications***

##### **(a) Power**

Electricity supply within the DMMC is entirely handled by the Ceylon Electricity Board (CEB). Two CEB offices have been established, one at Dehiwela and the other at Ratmalana for billing and handling applications for new connections, Maintenance Depots have also been set up and functioning under the authority of the CEB Engineers at Dehiwela and Ratmalana.

The power supply to the DMMC area has not been augmented to meet the power requirements of the increasing population and the corresponding increase of the service sector. As such there are voltage drops during peak hours and occasional power outages. As this problem is of national significance in a country which meets its power requirements mainly through hydropower generation, alternate sources of energy should be pursued. In DMMC where a large proportion (64%) of the solid waste of over 200 metric tons per day is biodegradable. Bio-gas production can be a feasible option in meeting the energy needs.

As the SWM project is proposed to be expanded to cover all the wards, it should be coupled with an alternate energy producing project. A community based approach is again relevant to the energy issue. Motivating the households to use energy efficient bulbs for lighting can also bring about a significant reduction in energy consumption. The poor and the low to middle income families can be provided a subsidy on the cost of the bulbs and / or deduct the cost of bulbs in small installments with the electricity bills.

##### **(b) Telecommunications**

The improvement in the Telecommunication sector during recent times is the only redeeming feature in our cities and towns. This has been achieved through privatization of the sector by the state.

The Telecom network in DMMC is quite satisfactory, and is not an issue, especially with other operators like Lanka Bell and Suntel etc also providing such services.

## 6.2 Social Infrastructure

The Quality of life of the people in a city depends on the standard and accessibility to its social amenities, DMMC is fairly well served in this respect as follows:-

### *1. Educational facilities*

There are 39 public schools, and 8 private schools of which 2 are international schools, also 6 Private schools and 97 preschools of which 15 are run by the Municipality. Of the private schools, St. Thomas' College, Mount Lavinia earns a special place, as it is one of the most prestigious educational institutions in the country dating back to 1851. Among its illustrious products are three Prime Ministers of the country. The total student population in the schools in DMMC amount to around 40,000 and with a staff of about 1100 teachers the student pupil ratio is 1:36 according to DMMC sources. There are also 2 technical colleges in the area.

### *2. Medical facilities*

DMMC in general is well served with medical services both public and private. The Colombo South Teaching Hospital at Kalubowila with a bed strength of about 700 along with the construction of new wards, all provide the medical needs of DMMC. However the number of inpatients seeking treatment out number the available beds, so that most wards are crowded with patients being accommodated in verandahs of wards, and some even on the floor.

The number of other medical centers in DMMC are as follows.

|   |    |
|---|----|
| Central Dispensary/ Maternity Clinics / MOH | 10 |
| Dental Clinics                              | 03 |
| Health Care Centers                         | 01 |
| Private Ayurvedic Hospital                  | 01 |
| Private Hospital s                          | 01 |
| Auyurvedic Clinics                          | 04 |
| Private Dispensaries/Clinics                | 85 |
| Private Ayurvedic Clinics                   | 12 |
| Homeopathic Clinics                         | 03 |

The above list is according to DMMC records in 1994 and there could be an increase of private medical practices since then.

There is also another private hospital (Delmon) located between Dehiwela and Wellawatte and which provides all the specialist services.

### *3. Postal Facilities*

There are 3 main Post Offices ie at Dehiwela, Mount Lavinia and Ratmalana, 23 sub post offices and a few Agency Post Offices in DMMC. These provide an adequate service to the resident population.

#### ***4. Administrative/Institutional***

The following institutions serve the public on administrative/security/welfare matters:

1. Divisional Secretariat
2. Municipal Council
3. Divisional Secretariat Sub office
4. Police Stations (03)
5. Forest Department (Branch office)
6. Fisheries Department (Branch Office)
7. Agriculture Service Centre

#### ***5. Recreational Facilities***

Open spaces and green areas for leisure and recreation in the sense of their accessibility to communities within walking distance are never found. Housing development and subdivisions of land have been permitted without adequate attention being paid to open space among residential areas, so that the people live in a crowded environment.

The only public open spaces available in DMMC are the national Zoological Gardens to which people also come from distant places, and the small park close to it. Except for the school playgrounds (some schools do not have one) the extent of open space available to the residential population falls short of the standards. Only 1.37% of open space which includes the zoo is found in DMMC for a population of over 200000 inhabitants. The redevelopment of residential areas may be the only available solution in providing open space among the settlements.

### **7.0 Socio Economic Indicators**

#### **7.1 Economic Base**

Dehiwela Mount Lavinia M.C. area is a place where a great deal of commercial and trade activities take place. The town, being part of the large urban agglomeration, the Greater Colombo Area, it has accommodated the expansion of commercial activities of the country's capital city. Many large scale industries are also found in Ratmalana/Attidiya areas to the South of the town. Tourism and the Hotel Trade are other significant economic activities.

However the above attributes have not been fully exploited for optimum benefit towards the development of the town. The Local Authority has failed on its part to make use of the opportunity in mobilizing the private sector for mutual benefit. Thus, during the last decade no visible improvement in the built environment has taken place. This is long overdue, and DMMC should pay attention to rectify this situation. The following account on the sectors in the economy of DMMC would help to convey the above view point.

**a) Fisheries Industry – Dehiwela Coast**

The Fisheries Industry is organized under two societies, the Ratmalana and Dehiwela Fisheries Co-operative Societies. Some of the constraints that the fisher-folk experience are lack of gear, more boats, absence of a fisheries harbour and lack of boat repairing facilities. Their indebtedness, and lack of alternate employment opportunities during lean periods brings untold misery and social tension within the community. The growth of shanties along the coastline have made their lot worse. Housing is a prime need for these unfortunate people who contribute to the economy of the town and provide some of her food needs.

**b) Manufacturing Industries**

The Ratmalana ward in the DMMC became a major industrial area as a consequence of the place been identified as such in the Abercrombie Plan prepared for the city of Colombo in 1949. However, along with Industrial development, the Local Authority had allowed housing development on the large tracts of land available at that time in the vicinity of the Industries. This has now caused serious environmental issues in the residential areas.

Some of the large scale industries located in Ratmalana are as follows:-

|         |   |  |
|---------|---|--|
| Singer  | - | Sewing machines and home appliances such as TV's etc |
| Bata    | - | Footwear manufacture for export and local markets    |
| Glaxo   | - | Pharmaceuticals, milk powder infant food products    |
| Maliban | - | Biscuits   |
| Uswatte | - | Confectionery  |

The scale of the Industrial development in Ratmalana may be inferred by referring to Appendix 1. It would be seen that there are approximately over 500 industries located in the Ratmalana area alone of which about 140 are large scale. These figures are from a survey done in 1995 so that today this number should be higher, also taking into account some small scale industries scattered in other parts of the town. From the foregoing it can be concluded that the economic base of DMMC is greatly enhanced by much industrial activities, unlike that of the adjoining Municipality of Sri Jayawardenapura Kotte.

**c) Tourism and the Hotel Industry**

The Mount Lavinia beach and the prestigious hotel named after the place is a popular tourist resort. This five star hotel sited on the mound protruding into the sea, and the bay is a place of much attraction. It is around this old colonial and avant garde hotel that the tourist industry in Mount Lavinia is centred. Many other hotels, Guest Houses, Holiday homes have come after it, and today, Mount Lavinia is a vibrant tourist center, but still to be developed to its true potential.







The National Zoological gardens at Dehiwela being in close proximity to it, also adds to the popularity of the place, especially for tourists transiting the Island after a very brief stay in Colombo (city tours ). There are 21 hotels in Mount Lavinia including the five star Mount Lavinia Hotel, two at Dehiwela with a total room strength of 675 of which Mount Lavinia Hotel alone take pride with 204 rooms. A number of residences in the vicinity of the hotels also provide paying guest accommodation, which is a thriving business.

The tourist industry in DMMC provides many employment opportunities, generates incomes and brings in revenue to the council. Besides the sand and the sea and Zoological gardens, there are also the Bird sanctuary (Attidiya marshes) and many historic religious places of worship.

An idea of the turn out at the Zoological gardens and the income earned can be had from an assessment made during the years 1996 to 1998 as given below in Table 7.

**TABLE 7**

**Visitors to the Zoo – 1996 – 1998 and income derived**

| Year | Local visitors |            | Foreign Visitors |           | Total No visitors | Total Income Rs |
|------|----------------|------------|------------------|-----------|-------------------|-----------------|
|      | Number         | Income Rs  | Number           | Income Rs |                   |                 |
| 1996 | 769,269        | 10,376,335 | 14,769           | 1,219,470 | 784038            | 11,595,805      |
| 1997 | 1,162,325      | 15,567,590 | 16,015           | 1,480,240 | 1,178,340         | 17,047,830      |
| 1998 | 1,221,911      | 19,512,200 | 13,461           | 1,308,100 | 1,235,372         | 20,820,300      |

*Source : National Zoological Department*

Ecotourism is possible in the Bellanwila marshes and the Weras Ganga and environs. This is an area of great bio-diversity and many endemic species of Flora and Fauna are found – Bird life (migratory and endemic species) Fish species and butterflies etc. Many foreign and local nature enthusiasts visit the marshes. However this valuable resource has been threatened in recent times by land filling, dumping of garbage (the Municipality being the main offender) etc, with the result that there is a gradual extinction of the many species of bird life and fish. This is a sad state of affairs, where the politician (the council representatives) and the administrators are so insensitive to the protection of the natural environment, even in their area of authority. Further, the city councilors should utilize such resources in a sustainable manner for bringing revenue to the council for developing the town.

Another place of tourist interest in the town is the Karagampititya temple (Subodraramaya). Located close to the Zoological gardens, this temple is a a revered place of worship for the local people, and as a Buddhist temple visited by foreign tourists. This temple was constructed in the year 1795 at a site where a Devalaya (Hindu shrine) stood and was destroyed by the Portuguese. It is famous for its wall paintings (murals) and the Buddha images.

Very close to the above is another temple called the New Polonnaruwa temple, it is stylized according to the famous Gal Viharaya in Polonnaruwa. Many tourists visit this temple, and on seeing which, the tour guides say, have motivated the visitors to travel to Polonnaruwa to see the real sculptures.

It would be apparent from the foregoing that DMMC has a strong economic base, but due to the absence of any programme or plan for making optimum use of this resource base, the town remains undeveloped. If the progress in the construction industry is an indication to the change in a towns' urbanscape, the status of DMMC in this respect can be inferred from Table 8 below showing such progress in comparison with CMC and Sri Jayawardenapura Kotte, which do not have industrial resources etc like DMMC.

**TABLE 8**

**New Buildings Constructed, Additions etc within Municipalities 1999**

|      | Residential |                   | Non Residential |                   | Additions and Alterations |                     |
|------|-------------|-------------------|-----------------|-------------------|---------------------------|---------------------|
|      | Nos         | Floor Space Sq.Ft | Nos             | Floor Space Sq.Ft | Nos                       | Floor Space Sq. Ft. |
| CMC  | 966         | 1,811,769         | 95              | 246,363           | 171                       | 254,104             |
| SJMC | 225         | 510,222           | 24              | 75,024            | 58                        | 133,837             |
| DMMC | 332         | 699,254           | 13              | 35,722            | 46                        | 58,379              |

It would be seen that in DMMC the construction of non residential buildings (commerce, stores, factories) is almost half of that of SJMC, which is a smaller municipality in terms of land extent and other resources.

**d) Commercial and Service Sectors**

As discussed in section 5.0 Dehiwela Mount Lavinia is a densely populated town, where almost 75 p.c of the area have densities ranging between 100 to 150 persons per hectare and 64 per cent of the land is in residential use. The commercial and service sectors are thus well developed to cater to a population of 209,787 persons (2001).

The commercial activities are concentrated along Galle road, from Dehiwela to Mount Lavinia and include many Banks and business institutions. Commercial activities are also well developed along the Nugegoda - Kohuwela – Kalubowila road to Dehiwela (see Fig 5). A large number of residents also commute to Nugegoda Town which is a more attractive and better shopping center than Dehiwela or Mount Lavinia. However the Municipal Council receives an annual income of approximately Rupees 60 million as revenue from Trade Licenses and property taxes on commercial establishments.

The Tourist and Hotel Trade which is well established in Mount Lavinia have also contributed to the development of the commercial and service sectors, especially in the Mount Lavinia area. As such, many shops dealing with gems and jewellery, curios local handicrafts, textiles (Batik and handlooms) are seen along the access roads to the hotels.

## **7.2 Land Values**

The DMMC area being located to the immediate south of the City of Colombo have accommodated the expansion of the Commercial activities of the latter.

Much changes in Land Use for commercial activities have taken place along the main roads within DMMC. The rapid growth in the population from 1971 to 1991 have also resulted in many properties being subdivided for Housing. As such there is a severe scarcity of new lands for development, and this has affected the land prices. The construction of modern commercial buildings on properties with good road frontage have also escalated land prices of adjacent or underutilized plots for which there is a big demand.

A guide to the present land values is given in Table 9A for which the DMMC area is divided into the Dehiwela, Mount Lavinia and Ratmalana areas in a north south axis along Galle road. As a portion of Nugegoda falls within DMMC to the North, the land values are given under Nugegoda.

**TABLE 9 A**

**Land Values in DMMC**

| Area          | Land Values Rupees per perch |                      |
|---------------|------------------------------|----------------------|
|               | Commercial                   | Residential          |
| Dehiwela      | 1,000,000/ to 1,200,000/     | 350,000/ to 550,000/ |
| Mount Lavinia | 500,000/ to 700,000/         | 300,000/ to 350,000/ |
| Ratmalana     | 400,000/ to 500,000/         | 300,000/ to 350,000/ |
| Nugegoda      | 1,200,000/ to 1,500,000/     | 400,000/ to 500,000/ |

The above land values are approximate and relate to prime land with main road frontage under commercial uses. Values given for residential properties are similarly applicable for unencumbered land with good access. The latter values progressively reduce by about 50,000 to 100,000 as the distance from the main road increases, which is generally not more than 1 to 2 kilometers. There is evidence that low lying lands are filled and even such filled plots fetch between Rs. 90,000/ to Rs.150,000 a perch due to the scarcity and demand for land.

### 7.3 Employment and Unemployment

Dehiwela – Mount Lavinia is a town in which there is much economic activities in the sphere of commerce, trade and industry. As such many employment opportunities are available to those in the working age group or labour force at the same time a large proportion of the resident population commute to work in the City of Colombo. The most recent data available on employment are those of 1994.

| Population<br>1994 | Labour<br>Force | Employment | %<br>Labour<br>force | Unemployed | % of<br>Labour |
|--------------------|-----------------|------------|----------------------|------------|----------------|
| 196884             | 84266           | 75,755     | 89.0                 | 8511       | 10.1           |

it is seen that 10.1% of the Labour force is unemployed. This may be compared to the unemployment rates in the other Divisional Secretaries divisions in the District of Colombo as given in Table 9B below.

**TABLE 9 B**

**Employment and Unemployment in Colombo District in 1994  
by DS Divisions**

| <b>Divisional Secretaries Division</b> | <b>Total labour Force</b> | <b>Employed</b> | <b>Unemployed</b> |
|--|---------------------------|-----------------|-------------------|
| Colombo                                | 239154                    | 82.5            | 17.5              |
| Dehiwala                               | 84249                     | 89.9            | 10.1              |
| Hanwella                               | 54266                     | 85.0            | 15.0              |
| Homagama                               | 57198                     | 84.7            | 15.3              |
| Kaduwela                               | 58710                     | 86.5            | 13.5              |
| Kesbewa                                | 66975                     | 89.1            | 10.9              |
| Kolonnawa                              | 61533                     | 84.2            | 15.8              |
| Maharagama                             | 49047                     | 85.0            | 15.0              |
| Moratuwa                               | 73502                     | 87.6            | 12.4              |
| Nugegoda                               | 46503                     | 91.9            | 8.1               |

*Source : Census & Statistics Department – 1994*

The above indicates that while the Employment and Unemployment rates for DMMC stands at approximately 90% and 10% respectively, Sri Jayawardenapura Kotte has a higher rate of employment 92%. The highest unemployment rate is in the Colombo D s Divisions which was 17.5% in 1994.

#### **7.4 Low Income Settlements**

It is generally accepted that 20% to 40% of the Urban population in Sri Lanka are from the low income category, the Urban Poor. The higher values are applicable to the city of Colombo and some major urban centers in the coastal areas. Based on available information in DMMC there are 16 such settlements in the area, including those along the coastal stretch extending from Dehiwela to Ratmalana and considered as one agglomerate. There has been no survey done to ascertain the exact number of housing units in these settlements, except at Badowita (1141) where a solid waste management project is in operation . The approximate number of units according to the DMMC totals 3042 which includes about 950 shanty units along the coast. See appendix 2 for details.

On the basis of a household size of 4.7 the population in these settlements total 15700 persons which is about 7% of the total population of 209787 persons in DMMC in 2001. It should be noted here that the figures given by DMMC are only very approximate. The lack of a poverty profile of DMMC area has been highlighted in the CDS Programme carried out in 2000. Further the absence of such a “Data base on the poverty situation is a major constraint in organising target specific poverty alleviation programmes.”

Whatever development programme is envisaged for DMMC area, it would not be sustainable without addressing the needs of the urban poor. Unlike in Colombo MC area the squatter settlements in DMMC are not occupying prime land. As such private investment on Housing through a Real Estate Exchange process is not possible. Therefore a combination of sites and services improvement projects

coupled with a phased construction of 2 to 3 storey walk up flats may be the answer.









## 7.5 Housing

Dehiwela Mount Lavinia was once mainly a residential suburb of the city of Colombo and with large house plots, the homes of the upper and middle class. The 150 year old St. Thomas' College and the avant garde Mount Lavinia Hotel gave the area a stamp of its colonial past.

But this exclusively residential character of the town changed after 1960, when many industries were located in the Mount Lavinia Ratmalana area. With increased immigration and a high population growth rate during 1960 to 1980, the town is now densely populated with a large proportion of it in mixed residential use. The growth of squatter settlements along the beach front and canal banks together with the dense housing has become a major issue today.

This has been mentioned in the CDS programme done in 2000 under urban poverty and social development issues as poor housing facilities of fishermen and coastal squatters being a major problem.

The housing stock in DMMC consists of permanent dwelling units, in good condition, the old housing and shanties. The CRMSP Report has estimated the total housing units as follows:.

|                 |       |   |      |
|-----------------|-------|---|------|
| Permanent units | 30640 | - | 73%  |
| Old settlements | 6442  | - | 15%  |
| Shanties        | 4648  | - | 12%  |
| Total           | 41730 | - | 100% |

According to the Divisional Secretariat of the Colombo District the total number of housing units in the Dehiwela Mount Lavinia area in 49307. When the above values are compared with the total population and the household size the latter appears to be high.

A Demographic and Housing survey carried out by the Census Department in 1994 have recorded the total number of Housing units in Dehiwela Mount Lavinia as follows:-.

### Housing units by type

| Total | Single Houses | Flats | Anexe | Row House | Slums Shanty | Others |
|-------|---------------|-------|-------|-----------|--------------|--------|
| 42750 | 33793         | 1800  | 5728  | 1034      | 278          | 36     |

### Housing units by construction materials

| Total | Brick | Cabook | Cement Blocks | Mud | Planks Metal Sheets | Cadjan | Others |
|-------|-------|--------|---------------|-----|---------------------|--------|--------|
| 42750 | 33126 | 2223   | 1415          | 658 | 4951                | 35     | 342    |

## Housing Units by Roofing

| Total | Tiles | Asbestos | Metal Sheet | Cadjan | Others |
|-------|-------|----------|-------------|--------|--------|
| 42750 | 14134 | 21384    | 5024        | 832    | 1376   |

When the above figures are examined together, it appears that out of the total 42750 units in 1994 approximately 35500 units can be considered as good housing while approximately 7250 units consist of semipermanent and temporary shelters (slums, shanties) and row housing . Therefore there had been a short fall of 7250 units in 1994. According to the Municipal Council records taken for a period of 5 years from 1999 an average of 900-1000 building applications are processed of which approximately 90% is housing.

According to the Census in 2001 the population was 209787. assuming a Household size of 4.6 which is the average for DMMC, approximately 45600 housing units were required in 2001. With about 6300 new units being added to the housing stock between 1994 and 2001 the total number of housing units would be 41800 (35,500 + 6300) ie a short fall of 3800 units. this number along with the requirement to house the poor (row housing shanties etc) approximately 11000 housing units were required in 2001 to provide proper shelter to all the households in the DMMC. This is an indication of the magnitude of the shelter issue in the City.

## 8.0 Stakeholder Perceptions

### 8.1 CDS Programme in DMMC

The preparation of this City Profile for the DMMC is part of the ongoing City Development Strategies (CDS) Programme under the auspices UNHCS (Habitat) and World Bank. As discussed under section 1.0 the CDS Programme is essentially a bottom up approach to the planning and development of cities, where the participation of all stakeholders in the public and private sectors, as well as the community is encouraged and solicited towards resolving the many issues in their cities. Such a CDS programme was carried out for DMMC in the year 2000 and has been documented by SEVANATHA<sup>3</sup>. The outcome of the proceedings of the consultation process would be briefly recapitulated here due to its relevance to the findings in this City Profile.

As discussed under section 7.0 Socio Economic Indicators, Dehiwela Mount Lavinia is a town with a strong economic base, but this is not reflected in the quality of life in the town and its growth. Unlike the adjoining Sri Jayawardenapura Kotte MC there are many stakeholders including those in Industry and the Hotel Trade in DMMC.

Therefore the above key stakeholders were included among others such as Bankers, major and minor businessmen, land and property owners, NGOs', representatives from Public and Private Institutions. The citizens, rate-payers,

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<sup>3</sup> SEVANATHA Report on the Consultation Process and Outline Development strategy for Dehiwela Mount Lavinia Dec. 2000

Fishermen and Shanty dwellers, commuters to the town, as well as municipal officials and workers were also consulted.

However the Report admits that “Except for a few occasions, participation was poor by almost all stakeholders. Poor participation by key stakeholder groups such as hoteliers industrialists and even the Councillors make the outcome of this exercise in fact questionable”, and even doubts the “usefulness of the bottom up approach for development planning in the DMMC area”. This situation is attributed to the lack of understanding between the Municipal Council and the stakeholder groups.

Nevertheless the CDS programme went ahead and the issues in the town were discussed under 5 broad sections. These would be briefly recorded here, as well as the strategies recommended, for addressing them through the consultative approach:

## **8.2 Major Issues in DMMC**

### ***1. Environment and Infrastructure related issues***

- Poor conditions of the roads and sidewalks, encroachments, lack of parking facilities, and dumping of garbage
- Poor lighting
- Poor drainage and flooding due to unauthorized land filling and encroachments
- Absence of facilities for disposing industrial waste, hospital waste and waste from the Zoo
- Pollution of waterways and wetlands by dumping of garbage
- Widespread mosquito menace
- Inadequate water supply

Some other special issues raised were:

- Pollution of Mount Lavinia beach with garbage
- Squatters on beachfront
- Anti social elements on beach
- Congested public markets
- Inadequate open space in City.

### ***2. Urban poverty and social development.***

The Report admits that there was no participation by the poor communities, not even by the Badowita low income settlement. How this ever happened is difficult to comprehend. It could well be the reaction of the poor to the Councils’ attitude towards the urban poor. The issues articulated by a few Councillors and representatives from the NGOs/CBOs were:

- Absence of any poverty alleviation programme and an enabling environment for the participation of the poor in Municipal affairs
- Increasing incidence of antisocial activities, theft, crime, drug abuse prostitution etc

- Lack of housing, security and social welfare facilities for factory workers and fisher folk.

### **3. *Public – Private participation***

As aforementioned the participation of the private sector on the CDS programme was very poor. Only a few representing the Industries and Banks showed some interest. This lack of initiative and interest of the private sector in Municipal affairs were attributed to the following:

- Lack of an initiative by the Council and a programme or mechanism to involve the private sector in City development
- Concomitantly the attitude of the private sector towards the development of their city being wanting.

### **4. *Good Governance***

The CDS Report more or less is of the view that the shortcomings in Municipal administration and services delivery is due to “limited human resources to manage even its own affairs”. In the preparation of this City Profile however, quite a different impression was created and do not subscribe to the above view for poor urban governance. The analysis of the Budget Report for successive years indicate that a large part of the revenue is spent on Administration and overheads in running the council, which is also heavily dependent on the government grant. The performance of the Municipal work force is far from efficient. None of the Budgets speak of a capital investment programme on any project for the city. Therefore good governance can only emerge through a Council that could reform itself so that more realistic taxes can be levied, Municipal By Laws are upheld, public/private partnerships are promoted for delivery of urban services and better interaction between the rate payers and the Council is established.

## **8.3 Vision Statements**

The consultation process resulted in 4 stakeholder groups making statements on their vision for the future of the city. These alternate vision statements have several elements in common and are related to the many issues discussed during the consultations.

They more or less focus on a vision for an environmentally friendly city devoid of poverty and where there is a high quality of life. Industry and Tourism to be the economic base, and opportunities provided for public participation in city development.

Based on the above, an outline development strategy has been formulated for realizing the envisaged development of the city, both on the short and long term. These strategies covering environment and infrastructure development, urban poverty public private partnership and good governance may be referred to in the Report on the CDS Programme for DMMC available at SEVANATHA.

## **9.0 Development Profile**

This City Profile for DMMC would not be complete without reference being made to past planning schemes in which the Dehiwela Mount Lavinia area was included. Further, the main features of a Development Plan prepared for this town by the Urban Development Authority would also be discussed.

Dehiwela Mount Lavinia area, with a population of about 80000 persons in 1959 was administered as an Urban council from 1940 to 1959, when it became a Municipality. Following the enactment of the Town and Country Planning Ordinance in 1946 the Colombo Municipality got a world renowned Town Planner, Sir Patrick Abercombie to prepare a plan for the city of Colombo in 1949. The Abercombie Plan identified Ratmalana as a satellite town for industrial development, and the large extents of land to the south and environs were earmarked for this purpose.

Subsequently in 1962, a Plan prepared by the Town and Country Planning Department made no reference to the Abercombie plan, and Ratmalana area was zoned for residential uses. The environmental problems in the residential area as existing today is as a result of this error.

The Colombo Master Plan under the United Nations Development Programme (UNDP) in 1978 re-established Ratmalana as an Industrial area, as industries were already established there. The Colombo Master Plan Project was the forerunner to all city planning efforts that came after it.

The Urban Development Authority prepared the City of Colombo Development Plan in 1985 based on the Colombo Master Plan Study. This plan was essentially a development plan incorporating new zoning and building regulations for the City of Colombo to meet the rapid changes in the socio-economic conditions and growth in the City. DMMC area was again identified in this plan by allocating land in Ratmalana, Borupana area for non polluting industries. Following the above, a development plan was prepared for the DMMC in 1990 by the UDA, based on which development activities are presently regulated by the Council. This plan for DMMC is briefly discussed under 9.1

From 1985 to 1998 and thereafter, the liberal trade policies (open economy) of successive governments led to rapid urban growth both in the City of Colombo and in the District. Its effect was even manifest in the Region with rapid urbanization and the need was felt for directing urban growth towards the periphery, i.e. to inland urban centers showing a potential for development as Growth Centres e.g. Horana, Gampaha etc.

Therefore, the whole of the Western Province was considered for integrated development and the Colombo Metropolitan Regional Structure Plan (CMRSP) was prepared by the UDA. The objectives of the plan was basically to relieve the City of the growing Urban problems, especially scarcity of land and congestion, so that the Port City could be planned as a mega business and Financial Centre.

Dehiwela Mount Lavinia has been identified for development as a Regional Centre in the CMRSP, and a number of proposals have been made in this regard. They are as follows:-

## Transport and Roads and Drainage Sectors

- New rail link (Dematagoda – Kotte – Ratmalana)
- Marine Drive
- Duplication Road extension
- Inland Container Depot at Ratmalana
- Widening of Dehiwela – Maharagama and Ratmalana Rajagiriya roads
- A sewerage scheme and treatment plant at Ratmalana
- Storm water drainage study in Dehiwela Mount Lanvinia MC area

## Housing and Environment

- Housing scheme (1438 units) at Ratmalana
- Weraganga – Bolgoda lake Catchment Master Plan
- Conservation of low lying land (marshes) for flood retention
- Removal of all unauthorised stretch construction along coastal
- Urban renewal/redevelopment project and relocation of squatter settlements

The CMRSP was gazetted in 1999 for implementation and most of the development projects, especially in the Core Area of the City were adhered to achieving the objectives of the Plan.

However it is regrettable to note that a plan conceived after much study, and adopting the right approach to the urban problems is now bypassed and a new plan is being formulated for the City by a Singaporean Team (SESMA) along with a few local counterparts.

### **9.1 UDA Development Plan for DMMC**

The above plan is discussed in brief in this City Profile, as the plan is being followed by the DMMC in granting planning clearance for different types of development projects. Hence its relevance to this study.

Basically, the DMMC area consisting of 29 wards has been broadly classified in the plan into 8 planning units with each planning unit comprising of two or more wards according to their physical and social characteristics. (Table 10A)

The 8 planning units are composed as follows:- (see Fig 7)



**TABLE 10 A****Planning Units and Extents – DMMC**

| <b>Planning Units</b> | <b>Designation</b> | <b>Wards included</b> | <b>Extent Hectares</b> |
|-----------------------|--------------------|-----------------------|------------------------|
| 1                     | Dehiwela           | 1,5,6,7,8,9,13        | 306.4                  |
| 2                     | Kalubowila         | 2,3,4                 | 212.5                  |
| 3                     | Galkissa           | 14,16,12,17           | 158.2                  |
| 4                     | Kawudana           | 10,11,15              | 246.4                  |
| 5                     | Watarappola        | 18,19,22              | 169.0                  |
| 6                     | Attidiya           | 20,21                 | 230.1                  |
| 7                     | Ratmalana          | 23,24,26,27,28        | 340.5                  |
| 8                     | Kandawala          | 25,29                 | 445.8                  |
| Total                 |                    |                       | 2108.9                 |

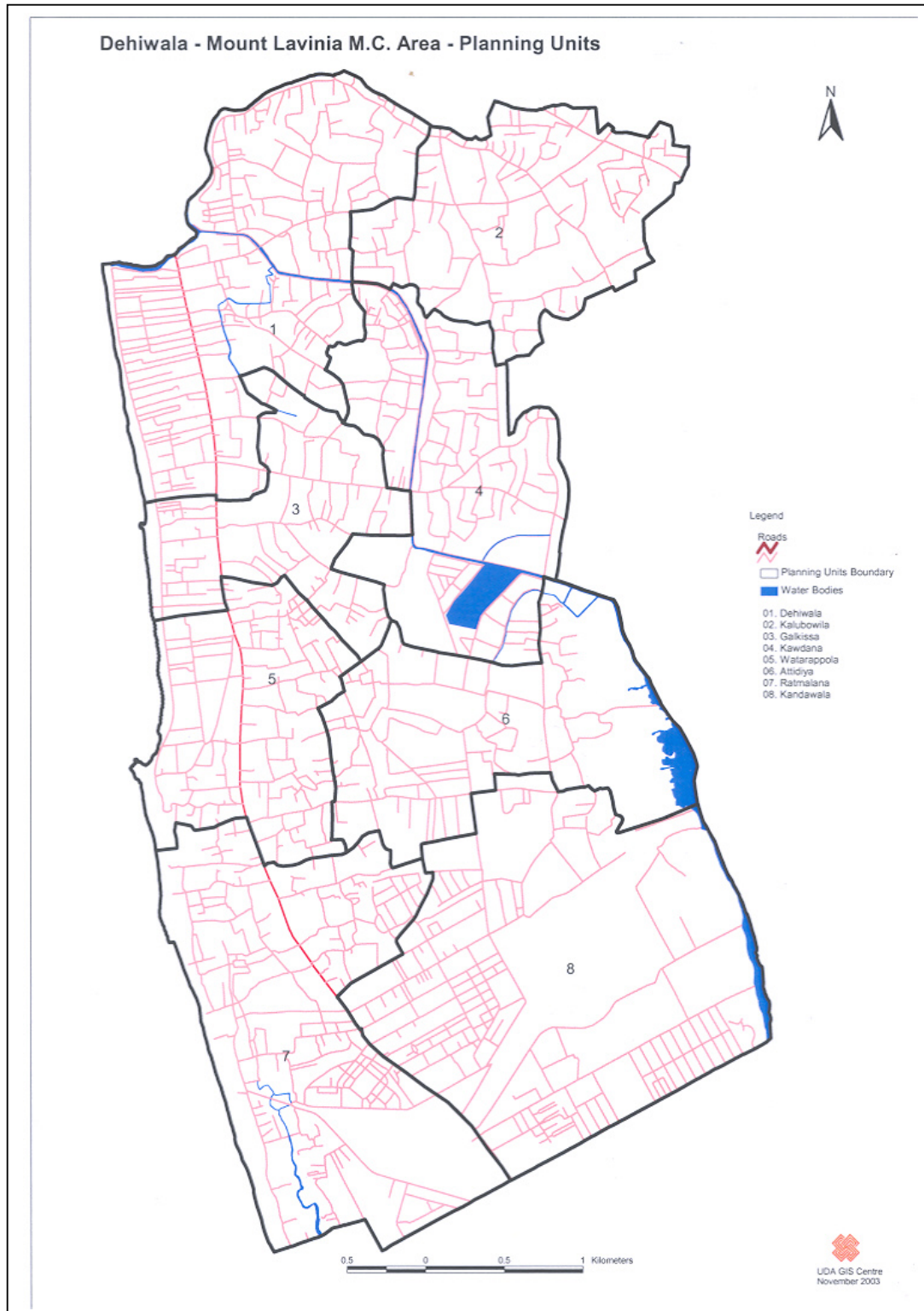
The 8 Planning Units are further grouped into 3 Zones indicating the type of development to be encouraged in each. These are given in Table 10B below.

**TABLE 10B****Zoning in DMMC**

| <b>Zone</b>           | <b>Planning Units</b> |  | <b>Type of Development</b>   |
|-----------------------|-----------------------|--|--|
|                       | <b>No</b>             | <b>Designation</b>                               |  |
| 1<br>974.1<br>Hectare | 1<br>3<br>5<br>7      | Dehiwela<br>Galkissa<br>Watarappola<br>Ratmalana | Residential and Apartment development, commercial development at Nodal points and Galle Road. Hotels Restaurants, Hotel conversions, on beachfront landscaping along Galle Road  |
| 2<br>458.9<br>Hectare | 2<br>4                | Kalubowila<br>Kawudana                           | Residential and Apartment development. Industrial warehousing to south, commercial development at Kohuwela and Nugegoda Maintain environmental attributes, and filling of low lying land prohibited.   |
| 3<br>675.9<br>Hectare | 6<br>8                | Attidiya<br>Kandawala                            | Industries and warehousing compatible with residential use. Commercial activities along Galle Road. Improve Airport. Relocate Industries on Borupona and Kandawala Roads. Relocate shanties and settlements near canal banks. Conserve Attidiya marshes and Weras Ganga. |

*Adopted from text in UDA Development Plan.*

**Figure 7**  
**Planning Units in DMMC**



## **Administration and Finance**

### **Organization**

The organizational Structure of the Dehiwela Mount Lavina Municipal Council is shown in Figure 8. Accordingly the Municipal Services as stipulated in Section IV of Part 1 of Municipal Councils Ordinance (Chapter 252) of August 1947 are provided to its ratepayers as follows:

1. Collection and disposal of garbage
2. Improvement of health and sanitation
3. Effecting of construction activities in all public thoroughfares and public vacant lands within the Municipality and ensure their maintenance and cleanliness.
4. Effecting construction activities in all private streets and lands and order their maintenance and cleanliness.
5. Prevention of all activities causing nuisance.
6. Provision of public facilities and social needs for the convenience and welfare of the community.
7. Lighting of all streets and thoroughfares
8. Provision of administrative services to all residents in the city in a timely manner.
9. Promoting Town planning activities according to accepted norms and standards.

The objectives of the above functions of the Municipality are to:

- Improve the quality of life of the city inhabitants by providing good urban services and creating a good living environment
- Interact with the ratepayers and assist non-governmental organizations (NGO's) to participate in the city development
- Formulate strategies for providing good urban services through private – public partnerships and or donor funding.
- Adopt new ways of increasing the revenue base of the municipality and timely collection of revenue without arrears so that the sound financial position so established would enable city development activities.

While the above objectives are a signal to good governance, the DMMC has also pledged in their 2003 Budget Report the following actions:-

- Introduction of Information Technology (IT) for the efficient functioning of the Municipal administration.
- Foster democratic principles in the interaction between the Councilors and the Administration so that such a team spirit would lead to better urban governance.
- Introduction of the Japanese System and the Kaizan Concept in urban administration ie. One Vision, one Mission and one Working Team.
- Contribute to the national development effort and make DMMC, an example to other Local Administration in Sri Lanka and in the Asian Region.

The above may be considered as noble aspirations of the DMMC, and assessment could only be made at the end of the term of office of the present Council.

The Organizational structure of the Dehiwela Mount Lavinia Municipal Council (DMMC) is given in Figures 8. Accordingly, the Municipality is comprised of the following seven Standing Committees to deal with extended services to the ratepayers.

- 1 Health & Sanitation
- 2 Establishment
- 3 Works, Fire & Electricity
- 4 Solid waste Management & Environment
- 5 Stores & condemned Goods
- 6 Finance
- 7 Sports & Social Welfare Services

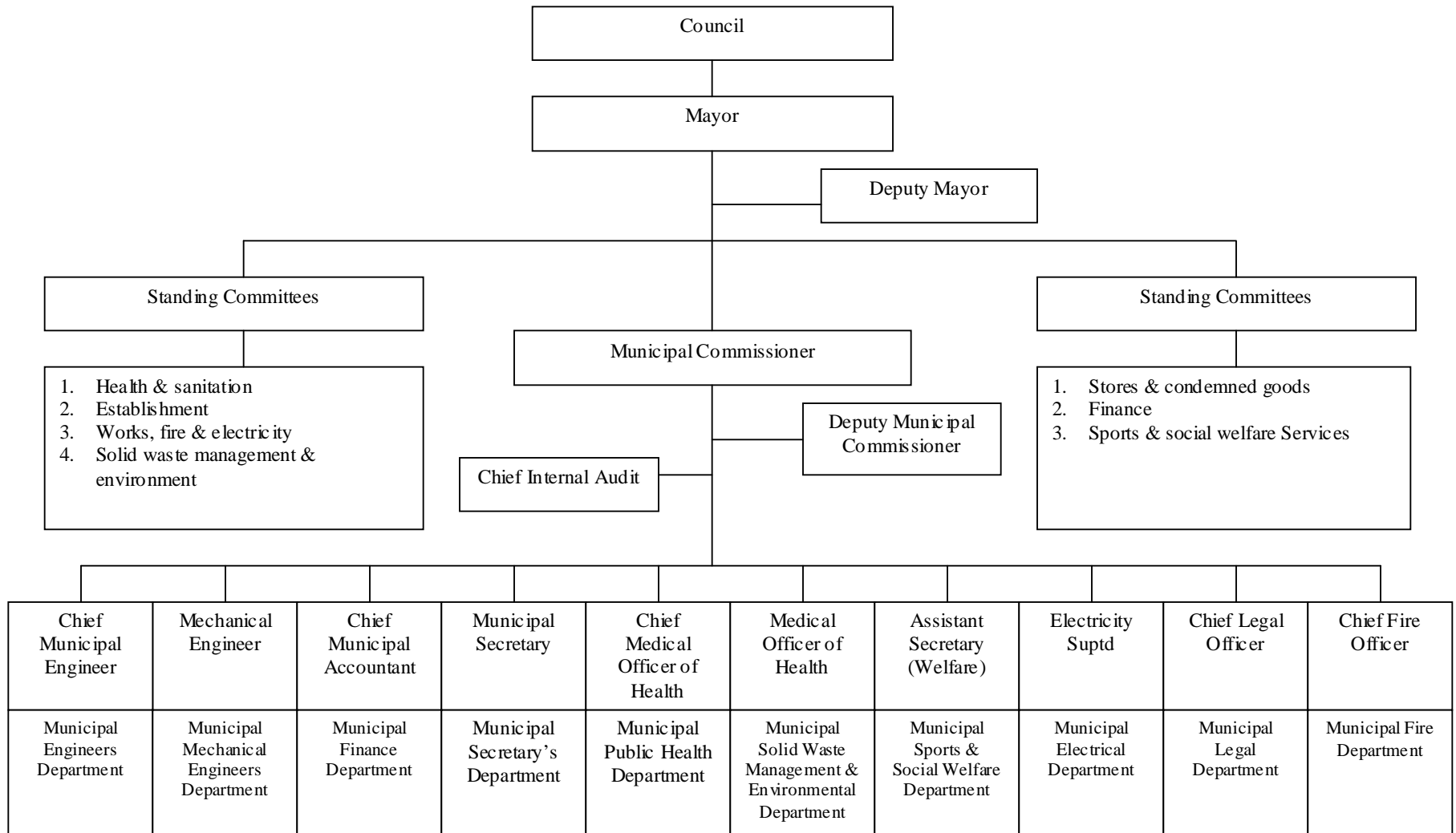
The services of the Councils are delivered through ten departments under the direct supervision of the Municipal Commissioner and headed by following officers.

|    | <b>Head</b>                     | <b>Department</b>   |
|----|---------------------------------|---|
| 1  | Chief Municipal Engineer        | Municipal Engineer's Department                           |
| 2  | Mechanical Engineer             | Municipal Mechanical Engineer's Department                |
| 3  | Chief Municipal Accountant      | Municipal Finance Department                              |
| 4  | Municipal Secretary             | Municipal Secretary's Department                          |
| 5  | Chief Medical Officer of Health | Municipal Public Health Department                        |
| 6  | Deputy Municipal Commissioner   | Municipal Solid Waste management & Environment Department |
| 7  | Asst. Secretary Welfare         | Municipal Sports and Social Welfare Department            |
| 8  | Electricity Superintendent      | Municipal Electrical Department                           |
| 9  | Chief Legal Officer             | Municipal Legal Department                                |
| 10 | Chief Fire Officer              | Municipal Fire Department                                 |

These departments are supported by an approved cadre of 2202 Municipal staff in the year 2003. The cadre has been gradually decreased to 2419 in the year 2001 and 2240 in the year 2002, The cadre includes staff drawn from the Sri Lanka Administrative service Accountancy service, Engineering Service, Health Service, Planning services, and Technical Service. Other middle and lower grade employees range from Health Inspectors, Valuers, Clerks, stenographers, Book Keepers, Revenue officers Librarian etc.

The bulk (60%) of the employees are labourers who generally undertake cleaning of the town, and attached to Municipal Public Health Department, Municipal Solid Waste Management & Environment Department, Municipal Engineer's Department and Municipal Mechanical Engineer's Department. Substantial number of staff such as Clerks etc. are attached to Municipal Finance Department and Secretary's Department.

**Figure 8**  
**Organizational Chart of DMMC**



Electricity services are the responsibility of the Ceylon Electricity Board (CEB) and water supply is under the National Water Supply and Drainage Board (NWSDB).

## **10.2 Financial Management**

The Budget is prepared and approved by the Council prior to commencement of each year as usually done by almost all ULAs. The revenue and expenditure of each programme of DMMC in summary form and in detail are given in Tables 11A & 11B. However, it is more convenient to monitor the actual programme of the year with that of the Budget.

The finance and accounting of facilities related to each programme are the responsibility of the Chief Municipal Accountant who is supported by a number of other staff such as book keepers, shroff, revenue officers and clerical hands. The workload of the Municipal Finance Department is largely encumbered due to the large number of employees attached to the municipality.

## **10.3 Financial Performance**

The actual income and expenditure for the year 2001 found in the Budget report of 2003 revealed that actuals of the year 2001 somewhat approximate to the budgetary estimate of the same year, but always with less performance than that of the budget. The budgeted income and expenditure for the years 2001, 2002 and 2003 are included in Table 11A & 11B. These tables depict that the DMMC has managed to have kept expenditure within the budget so that there was no burden to the Council. However the continuity of the financial management in the same manner cannot be ensured without updating such accounts throughout the period. The surplus of income over recurrent expenditure was marginally maintained in the Budgets in the range of Rs.105,000 – 110000. However in reviewing budgetary estimates and actuals in 2001 it is seen that this Council was able to maintain a surplus of Rs. 41,097,000/= in respect of recurrent revenue and recurrent expenditure. However, if the revenue grant of Rs. 88,531,000/= given by the Government/Provincial Council is taken away there will not be any surplus for the year 2001. The revenue grant received from the Government/Provincial council was in the range of Rs.93.0 to 123.0 millions from 2001-2003. However the sustainability of DMMC should be really assessed without taking into account the revenue grant. In such a case the Council is still to prepare a sound budget without depending on revenue grants receivable from the government. Also there is no evidence of investment on improvement of services, most of the outlay being consumed by overheads.

Budgeted revenue and expenditure which varies in respect of municipal services and general administration for the year 2003 are given in Tables 12A & 12B. If the budgeted income over expenditure is to be Rs. 87,000 it is worthwhile to review the expenditure details as against estimated revenue budgeted for the year 2003. Accordingly there would be Rs.141.0 million surplus of income over expenditure on general administration. One would assume that the Council manages to meet all expenditure that would be incurred in respect of general administration ie. Salaries, travelling, pensions, supplies etc. But in analyzing



other revenue and expenditure heads it shows a totally different picture. Tables 12A & 12B depict that there is budgeted over expenditure of Rs. 110m,59m,11m and 27m in respect of Health Services, Physical planning and Thoroughfares, Public Utilities and Welfare services respectively, showing a total of overall over expenditure of Rs.58.0 million. Hence distribution of expenditure among various revenue sectors and programmes has to be reviewed further.

On the other hand the Council has to bear a heavy outlay for the provision of health services. It is estimated as Rs.122 million for the year 2003 as against Rs.12 million receivable incomes from the sector thereby showing a deficit of Rs.110 millions in 2003. Same phenomenon could be seen in revenue and expenditure heads in respect of physical planning, thoroughfares buildings and welfare services, and large part of the out lay is on personel emoluments, supplies and other overheads.

#### **10.4 Property Tax**

The property tax is at 6% in respect of residential use and 30% for commercial use of annual rental value of the property. Number of assessment properties is counted as 61,430 in 2003. Annual property tax is estimated at Rs.70.0 millions for the year in 2003 as per Budget of the DMMC for 2003.

#### **10.5 Budget and Actual**

Budgeted income and budgeted expenditure do not always reconcile with the actual income and expenditure when taking into account the capital expenditure. DMMC has estimated Rs. 58.4 Million revenue as stamp fees by way of land sales etc. and fixed deposits during the Financial year 2001. However the ULA was able to earn Rs.83.7 million during the year 2001 showing a surplus of Rs. 25.3 million. Total budgeted income was Rs.279.5 million and the actual total income was 265.6 million showing a deficit of Rs.13.9 million. The budgeted expenditure was 279.4 million and actual expenditure was 224.5 million showing a saving of Rs.54.8 million for the year 2001. This gain could have come from unexpected sources such as stamp fees by way of lands sales etc.

#### **10.6 Capital Expenditure 2003**

Budgeted expenditure of Rs.53,151,000/= is expected to be channeled through the following programs:-

- General Administration and staff
- Health services & Sanitation
- Physical Planning, Thoroughfare and Buildings
- Public Utility Services
- Welfare Services

The major portion of the above expenditure is to be spent on Health and Sanitary services, Physical planning thoroughfare and buildings and also General Administration as shown in Table 12C.

**TABLE 11A****Revenue And Expenditure 1999 – 2003**

| A. Revenue                 | 2001 Budgeted<br>Rs.000 | 2001 Actual<br>Budgeted<br>Rs. 000 | 2002<br>Budgeted<br>Rs.000 | 2003 Budgeted<br>Rs.000 |
|----------------------------|-------------------------|------------------------------------|----------------------------|-------------------------|
| Rates & taxes              | 70,000                  | 67,138                             | 70,000                     | 105,000                 |
| Other Taxes                | 6,100                   | 0                                  | 5,600                      | 5,600                   |
| Rent                       | 9,995                   | 7,859                              | 10,925                     | 9,867                   |
| Licenses                   | 3,541                   | 3,159                              | 4,876                      | 9,576                   |
| Fees for Services          | 26,970                  | 14,289                             | 21,205                     | 19,229                  |
| Warrantcost &<br>Penalties | 6,930                   | 1,012                              | 6,980                      | 21,015                  |
| Other Revenue              | 58,360                  | 83,673                             | 59,725                     | 73,692                  |
| Revenue Grants             | 93,610                  | 88531                              | 123,500                    | 123,500                 |
| Total Recurrent<br>Revenue | 275,506                 | 265,661                            | 302,811                    | 367,479                 |
| Capital Receipts           | 4,000                   | 0                                  | 4,000                      | 10,000                  |
| Total Revenue              | <b>279,506</b>          | <b>265,661</b>                     | <b>306,811</b>             | <b>377,479</b>          |

**TABLE 11B**

| B Recurrent Expenditure                                      | 2001<br>Budgeted<br>Rs.000 | 2001 Actual<br>Rs. 000 | 2002<br>Budgeted<br>Rs.000 | 2003<br>Budgeted<br>Rs. 000 |
|--|----------------------------|------------------------|----------------------------|-----------------------------|
| Personnel Emolument  | 163,322                    | 137,674                | 190,371                    | 190,506                     |
| Traveling  | 4,000                      | 2,419                  | 2,729                      | 4,346                       |
| Supplies & Requisites  | 32,550                     | 38,454                 | 39,922                     | 3,135                       |
| Repairs and maintenance of<br>capital assets                 | 11,750                     | 10,964                 | 11,184                     | 14,701                      |
| Transportation,<br>Communication and Utility<br>services     | 27,570                     | 18,846                 | 20,601                     | 30,537                      |
| Interest   | 3,600                      | 3,750                  | 4,081                      | 3,600                       |
| Grants, Subsidies &<br>Contributions                         | 6,010                      | 3,924                  | 5,937                      | 6,515                       |
| Pensions & Benefits  | 11,600                     | 8,533                  | 10,102                     | 10,901                      |
| Total Recurrent Expenditure                                  | 260,402                    | 224,564                | 284,927                    | 324,241                     |
| <b>Total Capital Expenditure</b>                             | <b>19,000</b>              | <b>41,097</b>          | <b>21,774</b>              | <b>53,151</b>               |
| <b>Total Expenditure</b>                                     | <b>279,402</b>             | <b>265,661</b>         | <b>306,701</b>             | <b>377,392</b>              |
| Excess of Revenue over<br>Expenditure/Deficits               | <b>105</b>                 | <b>0</b>               | <b>110</b>                 | <b>87</b>                   |
| Excess of recurrent<br>Revenue over recurrent<br>Expenditure | <b>15,104</b>              | <b>41,097</b>          | <b>17,884</b>              | <b>43,238</b>               |

*Source: Annual Budget of DMMC 2001 – 2003*

**TABLE 12 A****Budgeted Revenue & Expenditure Account 2003**

| <b>A. Revenue</b>        | <b>General Adm<br/>Rs.000</b> | <b>Health<br/>Services<br/>Rs. 000</b> | <b>Physical<br/>Plannin<br/>g<br/>Rs.000</b> | <b>Public<br/>Utility<br/>Services<br/>Rs.000</b> | <b>Welfare<br/>Services<br/>Rs.000</b> | <b>Total<br/>Rs.000</b> |
|--------------------------|-------------------------------|--|--|---|--|-------------------------|
| Rates & taxes            | 105,000                       | 3,000                                  | -  | -   | 1,614                                  | 109,614                 |
| Rent                     | -                             | -                                      | 3,945  | 6,225   | -                                      | 10,170                  |
| Licenses                 | 5,056                         | 4,520                                  | -  | -   | -                                      | 9,576                   |
| Fees for Services        | 4,045                         | 4,200                                  | 6,700  | 3,470   | 237                                    | 18,652                  |
| Warrant cost & Penalties | 20,800                        | -                                      | -  | -   | 137                                    | 20,937                  |
| Other income             | 71,150                        | -                                      | 2,442  | -   | 54                                     | 736,646                 |
| Revenue Grants           | 118,500                       | -                                      | 5,000  | -   | -                                      | 123,500                 |
| <b>Total Revenue</b>     | <b>324,551</b>                | <b>11,720</b>                          | <b>18,087</b>                                | <b>9,695</b>                                      | <b>2,042</b>                           | <b>366,195</b>          |

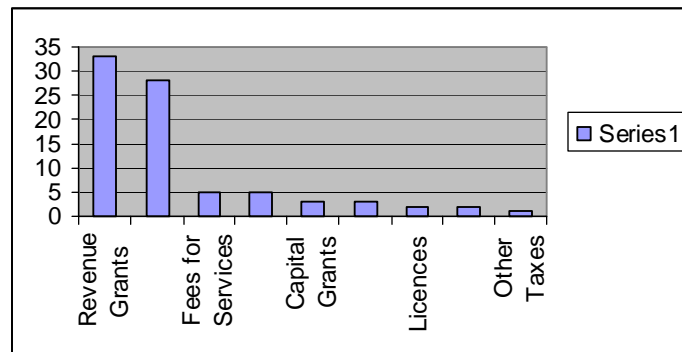
**TABLE 12 B**

| <b>B Recurrent Expenditure</b>                      | <b>General Adm<br/>Rs.000</b> | <b>Health<br/>Services<br/>Rs. 000</b> | <b>Physical<br/>Planning<br/>Rs.000</b> | <b>Public<br/>Utility<br/>Services<br/>Rs.000</b> | <b>Welfare<br/>Services<br/>Rs.000</b> | <b>Total<br/>Rs.000</b> |
|---|-------------------------------|--|---|---|--|-------------------------|
| Personnel Emolument                                 | 37,269                        | 80,194                                 | 48,794                                  | 9,754   | 9,920                                  | 185,931                 |
| Traveling   | 2,871                         | 522                                    | 658                                     | 170   | 37                                     | 4,258                   |
| Supplies & Requisites                               | 3,985                         | 35,430                                 | 20,130                                  | 1,560   | 1,936                                  | 63,091                  |
| Repairs and maintenance of capital assets           | 5,600                         | 2,150                                  | 2,300                                   | 4,301   | 280                                    | 14,531                  |
| Transportation, Communication & Utility services    | 16,712                        | 3,515                                  | 4,990                                   | 4,260   | 7,820                                  | 37,297                  |
| Interest  | 3,600                         | -                                      | -                                       | -   | 308                                    | 3,908                   |
| Govt. Subsidies & Contributions                     | 2,915                         | 100                                    | 905                                     | 325   | 63                                     | 4,318                   |
| Pensions & Benefits                                 | 10,104                        | 482                                    | 248                                     | 29  | 32                                     | 10,595                  |
| <b>Total Expenditure</b>                            | <b>83,056</b>                 | <b>122,392</b>                         | <b>78,035</b>                           | <b>20,399</b>                                     | <b>29,396</b>                          | <b>323,929</b>          |
| <b>Excess of revenue over Expenditure /deficits</b> | <b>141,495</b>                | <b>(110,672)</b>                       | <b>(59,948)</b>                         | <b>(10,704)</b>                                   | <b>(27,354)</b>                        | <b>(57,734)</b>         |

*Source: Annual Budget of DMMC 2003*

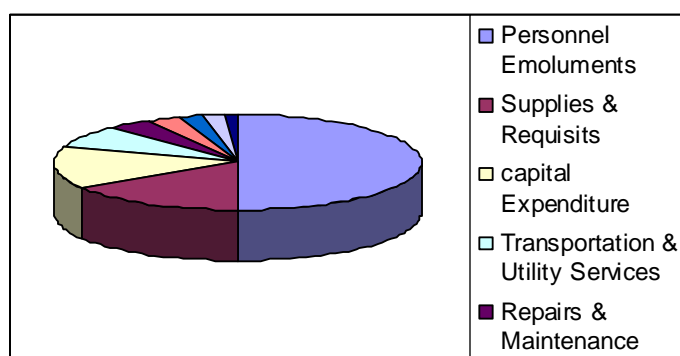
**TABLE 12 C****Capital Expenditure**

| No | Programme                               | Amount Rs. 000 |
|----|---|----------------|
| 1  | General administration & Staff Services | 12,100         |
| 2  | Health Services                         | 24,600         |
| 3  | Physical planning                       | 11,250         |
| 4  | Public Utilities                        | 801            |
| 5  | Welfare Services                        | 4,400          |
|    | Total                                   | 53,151         |

**10.7 Analysis of Budgeted Revenue & Expenditure****Budgeted Revenue of DMMC for the year 2003**

The total revenue expected is accounted as Rs. 377.5 Million for the year 2003. This is nearly Rs.70.0 Million higher than the previous year. The above bar chart shows that the DMMC revenue consists of 33% of Revenue Grants received from the Government while the next two major revenue components are taxes and other revenue, which is 28 % and 20 % respectively. The pattern of revenue avenues enjoyed by the Council during the years 2001 and 2002 are almost the same as for the year 2003.

## Budgeted Expenditure of DMMC for the Year 2003



DMMC has a heavy outlay for meeting personnel emoluments of 2202 persons employed for the delivery of services to the rate payers throughout the year, which is almost 50% of the total expenditure of the Council. The budget 2003 revealed that the Council requires Rs. 377.3 Million for all the services that the council intended to perform during the year 2003. The next major expenditure component is the supplies & requisites needed for maintenance of vehicles & buildings owned by the Council. The pattern of expenditure is again more or less same as in the previous year of 2001 and 2002. It is interesting to note that the total expenditure for 2003 is Rs. 70.0 million less than the previous year of 2002.

## 11.0 Development Opportunities and Constraints

### 11.1 Opportunities

The Dehiwela Mount Lavinia town has many attributes which have not been planned and utilized for its optimum development. The opportunities available for the sustained growth of the town are:-

- 1 The potential for development of the already established Tourist and Hotel trade along the Dehiwela Mount Lavinia beach front.
- 2 Complementary to the above, the promotion of Eco-tourism for which a splendid opportunity exists in protecting and conserving the Attidiya marshes and Weras Ganga the most valuable attributes in DMMC.
- 3 To further enhance the Tourist potential by effecting improvements to the National Zoological gardens which was once among the best in Asia but in recent times has been neglected.
- 4 The redevelopment of the industrial area in Ratmalana by accommodating more non polluting industries and relocating through a housing development project the residences that are at present badly experiencing environmental problems in being located very close to factories.
- 5 To put to use all under utilized land for better economic uses (commercial etc) in potential locations, and improving the urbanscape by facilitating public private partnerships through an investment plan.

While availing of the above opportunities for development there are many issues/constraints that have to be addressed in the process. These issues were

revealed during the preparation of this City Profile, as well some of them being expressed in the CDS Programme carried out in year 2000. They are as follows:

## **11.2 Constraints**

- 1 Deficiencies in the physical infrastructure in many parts of DMMC (water supply, drainage electricity etc)
- 2 Scarcity of land for development.
- 3 Poor drainage and absence of an effective drainage system leading to environmental degradation and an increase in vector borne diseases.
- 4 Filling of low lying lands and marshes which act as water retention areas causing flooding.
- 5 Vehicle parking at road junctions obstructing the free flow of traffic and slowing business activity due to lack of parking areas.
- 6 Lack of proper solid waste disposal system causing pollution of the environment.
- 7 Poor interaction between City's stakeholders and the local authority towards city development.
- 8 The council administration being not development oriented.
- 9 Unauthorized structures and shanties near the sea coast causing negative impact on the tourist industry as well as causing environmental pollution.

## **12.0 Conclusion**

It must be emphasised here that the city of Dehiwela Mount Lavinia has the potential for sustainable growth, provided the many issues that have been identified in the CDS programme and this City Profile are addressed without further delay. These issues have been precipitated due to the lack of foresight of the Council and the Planning Authorities during the last two to three decades since the Council gained Municipal status. As an example, no meaningful steps were taken to resolve a critical issue such as solid waste disposal, except by dumping in the Attidiya marshes, an environmentally sensitive area and a valuable resource in the City.

Recently, a Solid Waste Management (SWM) demonstration project carried out through UNCHS (Habitat) intervention was proved to be very successful, But how long will the Municipality take in extending it to cover the entire Municipal area?

It would be trite to say that if this City Profile was prepared five years from now the problem in all probability would be same, judging from the working of the Council. Like many other Local Authorities the Council is not development oriented, but only concerned with the day to day activities in city administration and the delivery of basic services which are yet not at their best.

In the above context, there should be an attitudinal change both in city's inhabitants and the city administrators. It can be concluded that Peoples' participation through organized citizens groups vigorously pursuing a programme of infrastructure delivery through public private partnership is needed if the SCP is to be a meaningful exercise in city development.



## Industries in Dehiwela/ Ratmalana area of DMMC

| Type                                 | Description   | Scale           | Nos | Total |
|--------------------------------------|---|-----------------|-----|-------|
| Textiles                             | Printed Fabrics                                     | Large           | 1   | 97    |
|                                      | Garments  | Medium to Small | 54  |       |
|                                      | Power Looms   | do              | 27  |       |
|                                      |   | Small           | 05  |       |
|                                      | Hand looms  | Medium          | 10  |       |
|                                      | Batik Printing                                      |                 |     |       |
| Confectionery & Biscuits Manufacture | Uswatte   | Large           |     | 05    |
|                                      | Maliban   | Large           | 05  |       |
|                                      | Others (3)  | Large           |     |       |
| Home Appliances (Electrical)         | Usha & Singer (Fans, TVs, Radio, etc)               | Large           | 02  | 178   |
|                                      | Sanitary ware Household articles                    | Large           | 128 |       |
|                                      |   | Medium          | 38  |       |
|                                      |   | Small           | 10  |       |
| Footwear                             | Bata  | Large           | 01  | 25    |
| Others                               | Coir Industry (mattress etc)                        | Large           | 02  |       |
|                                      | Soap, Coconut oil                                   | Large           | 02  |       |
|                                      | Plastic Goods                                       | Large           | 02  |       |
|                                      | Candle making                                       | Large           | 01  |       |
|                                      | Batteries   | Large           | 01  |       |
|                                      | Others as above                                     | Medium          | 07  |       |
|                                      |   | Small           | 09  |       |
| Umbrella, Paints Blades etc          | Mackies & Sons                                      | Large           | 01  | 44    |
|                                      | Small to medium                                     | Small           |     |       |
|                                      |   | Medium          | 43  |       |
| Pharmaceuticals Disinfectants        | Glaxo Hettigoda Industries                          | Large           | 02  | 02    |
| Printing Presses                     | Electrical (44) and Manual (14)                     | Small to Medium | 58  | 85    |
| Steel Fabricating                    | Williams Grinding Mills -                           | - do -          | 06  |       |
| Electroplating                       |   | - do -          | 07  |       |
| Spice Grinding                       |   | Large           | 01  |       |
| Gem Cutting & Polishing              |   | To small        | 09  |       |
|                                      |   | Small           | 04  |       |
| Others unspecified                   | Small scale industries like Welding, Blacksmith etc | Small           | 25  | 25    |
| Timber                               | Saw Mills   | Large           | 06  | 68    |
|                                      | Carpentry works                                     | Small to        | 30  |       |
|                                      | Timber sales  | Medium          | 32  |       |
| Total                                |   |                 |     | 529   |

Source: Resource profile 1996

## Low Income Settlements in DMMC

|     | <b>Locations</b>                    | <b>Approx<br/>No of Units</b> | <b>Population</b> |
|-----|-------------------------------------|-------------------------------|-------------------|
| 1.  | Dehiwela Ratmalana Coast            | 950                           | 4465              |
| 2.  | 37 Watte                            | 82                            | 385               |
| 3.  | Gabadawatte                         | 33                            | 155               |
| 4.  | Bonagahapara (4 <sup>th</sup> Gate) | 45                            | 212               |
| 5.  | Ratmalana Station Rd                | 51                            | 240               |
| 6.  | Sri Mahavihara Rd                   | 64                            | 301               |
| 7.  | Bathiya Mawatha                     | 47                            | 221               |
| 8.  | Ranajayagama                        | 55                            | 258               |
| 9.  | Kovilawatte                         | 82                            | 385               |
| 10. | Moor Road                           | 30                            | 141               |
| 11. | Saranankara Canal Bank              | 35                            | 164               |
| 12. | Sembarakokawa                       | 26                            | 122               |
| 13. | Yasorapura                          | 238                           | 1118              |
| 14. | Govipelawatte                       | 121                           | 568               |
| 15. | Jayasinghapura                      | 42                            | 197               |
| 16. | Badowita                            | <u>1141</u>                   | <u>5363</u>       |
|     | Total                               | 3042                          | 14295*            |

\*Computed on the basis of HH size of 4.7