Colombo
Kelani River Waterfront Development
Colombo Metropolitan

• Capital City of Sri Lanka
• Land area is 4,000 sq. km
• Population is around 6 million (30% of total population)
• Contribution to GDP is approximately 42%
• One of the most livable cities in South Asia
Floods is a major issue in Metro Colombo

- Annual average flood loss – approximately US$ 100 million
- 2016 floods affected more than 250,000 people
- Economic loss of approximately US$ 290 million (2016 flood)
.... we are solving it!

- Kelani river comprehensive flood risk mitigation program
- US$ 300 million investment co-financed by the World Bank
- Flood embankments and pumping stations
- Integrated with public spaces and water front development
And we want to tap into this opportunity

Colombo

- The flood management system will unlock the land that is currently unused
- I.e. 75 ha of state-owned and 150 ha of privately-owned land along the waterfront
- Require PPP investment to develop this land & infrastructure
- Investor will be partially compensated with land for assisting infrastructure development
What we need

Colombo

• Assistance in preparation of a PPP transaction
• Private financing to develop the land
• Technical support to realize the Land Value Capture
Private capital opportunities

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**Opportunities:**
- Procurement capacity
- Property rights assured
- Well-developed real estate market

**Challenges:**
- Inadequate PPP track record – but improving
- No LVC experience and mechanism
- Cadaster not developed

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Insert RCA results below

**PPP Track Record**
- Green

**Regulatory Frameworks**
- Yellow

**Procurement Capacity**
- Green

**Government Co-Financing**
- Red

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**Real Estate Market Capacity**
- Green

**Land Use Regulations**
- Green

**Land Cadaster / Land Data Management**
- Red

**Security of property rights**
- Red

**Local Fiscal Powers**
- Red

**LVC track record**
- Red
Thank You!