

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

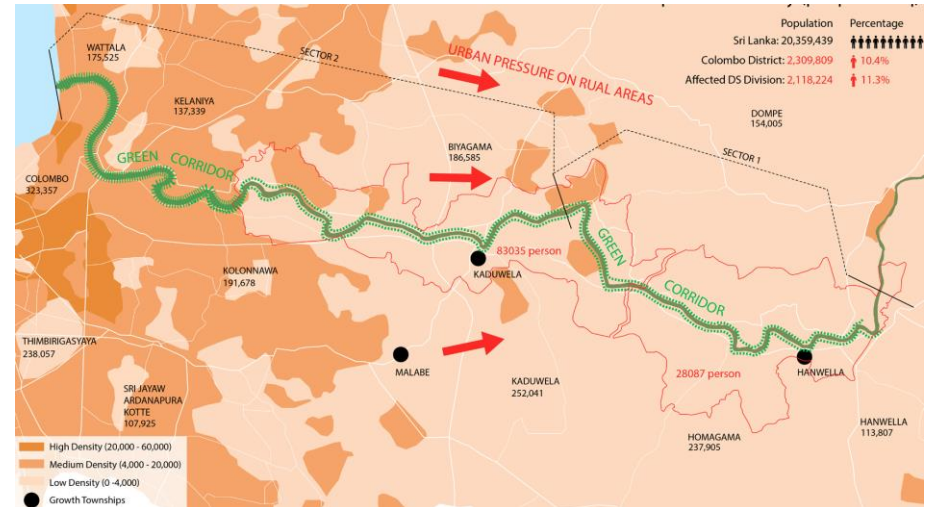
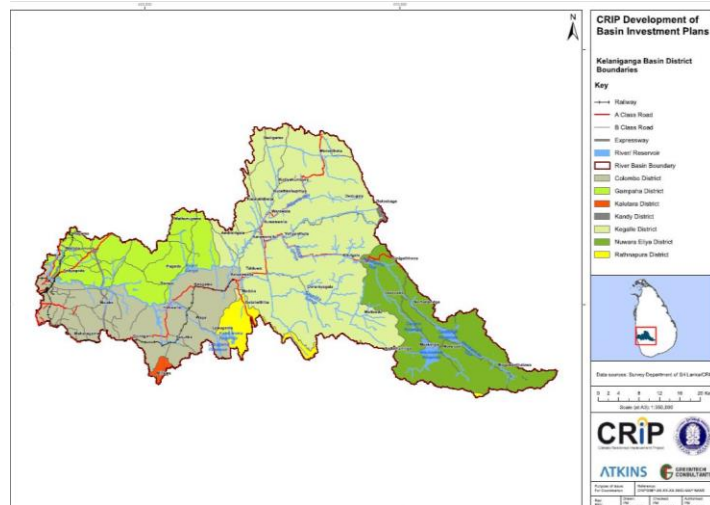


- Annual average flood loss – approximately US\$ 100 million
- 2016 floods affected more than 250,000 people
- Economic loss of approximately US\$ 290 million (2016 flood)



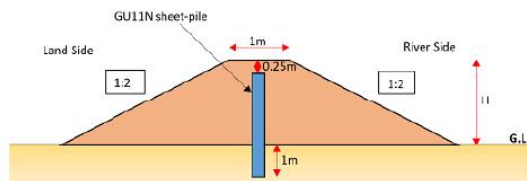
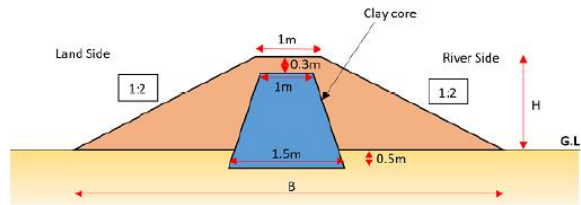
.... we are solving it!

- 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





Embankment Path, Water Park of Zaragoza, Spain



And we want to tap into this opportunity

C o l o m b o

- 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

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- **Assistance in preparation of a PPP transaction**
- **Private financing to develop the land**
- **Technical support to realize the Land Value Capture**



Private capital opportunities

C o l o m b o





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**

Insert RCA results below

PPP Track Record	Regulatory Frameworks	Procurement Capacity	Government Co-Financing
			

Real Estate Market Capacity	Land Use Regulations	Land Cadaster / Land Data Management	Security of property rights	Local Fiscal Powers	LVC track record
					

Thank You!