Seminar On MEASURES TO REVIVE DOMESTIC

CONSTRUCTION INDUSTRY,

Chamber of Construction Industry Sri Lanka



USE OF PPP MODEL FOR ECONOMIC DEVELOPMENT

Presented By:

Mr.Lakshman Jayasekara

Project Director



Western Region Planning Project(WRPP) & Aerocity Development Project (ADP) Ministry of Urban Development, Water Supply and Housing Facilities.

27/02/2020

SRI LANKA CURRENT FINANCIAL LIABILITIES ······

- Minister of Finance sought parliamentary approval to raise a debt limit from Rs.721 billion in the original vote on account to Rs.1,078 billion/ Rs.357 billion for the next four months on 6th February 2020. (Source: https://economynext.com |Thursday February 6, 2020)
- Arrears suppliers for expenditure incurred in 2019 is around Rs.156 billion.

Arrears suppliers	Amount(Rs.)
Banks	45.86 billion
Health	25.7 billion
Road development contractors	18.45 billion
Urban development contractors	6.66 billion
construction of schools	2.8 billion
Election related expenses	1.2 billion
2020 general elections	400 million
fertilizer suppliers	23.51 billion
Military and other state-dependent institutions	5.5 billion
Capital projects at provincial, district and local government	3.9 billion
Northern rehabilitation and resettlement	3.1 billion
Higher education and water supply projects	2 billion
irrigation and rural development contractors	6.6 billion
Other delayed payments	13.3 billion

(Source: https://economynext.com | Thursday February 6, 2020)

PUBLIC-PRIVATE PARTNERSHIPS-PPP MODEL

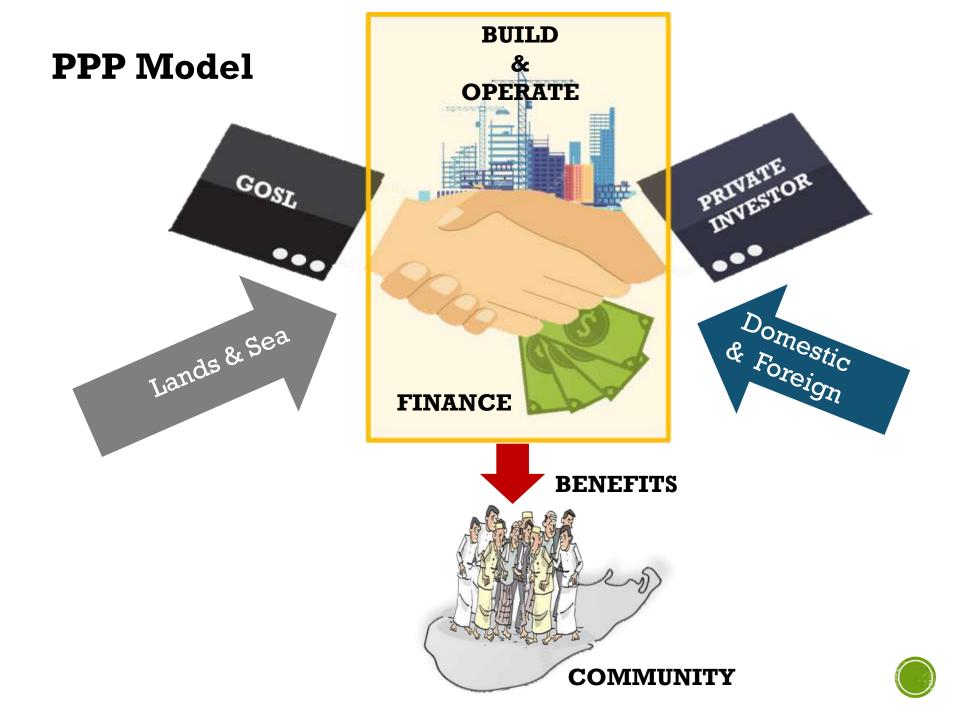
Collaboration between a GOVERNMENT AGENCY and a PRIVATE-SECTOR COMPANY that can be used to finance, build, and operate projects.

"A PPP is a partnership between the public sector and the private sector for the purpose of delivering a project or service traditionally provided by the public sector. It recognizes that both sides have certain advantages, and by allowing each to do what it does best, public services and infrastructure (also business opportunities) can be provided in the most efficient manner."

Source: European commission

TYPES OF PPP MODEL

- Build Operate Transfer (BOT)
- Build Own Operate (BOO)
- Build Own Operate Transfer (BOOT)
- Design Build
- Design Build Finance
- Design Build Finance Operate (DBFO)
- Design Build Finance Maintain (DBFM)
- Design Build Finance Maintain Operate (DBMFO)
- Design Construct Maintain Finance (DCMF)
- O & M (Operation & Maintenance)
- Swiss Challenge Method
- Any other innovative methods negotiable.



RECENTLY IDENTIFIED GOSL PROJECTS FOR PPP MODEL

- Kahatagaha Graphite Lanka Ltd-value added products" made from graphite mines.
- Lanka Mineral Sands Ltd-value added products" made from Mineral Sands mines.
- Eastern Valaichchenai , Embilipitiya Paper Mills & North Saltern.
- The Ceylon Ceramic Corporation Factory at Oddusudan reinvigorated through a joint-venture operation with Samson Rajarata Tile Pvt Ltd.

SUCCESS STORIES IN SRI LANKA

- Port City
- Telecom
- Havlock City
- Liberty Plaza
- Onali Building
- Sri Lankan Airline (with Emirates)
- Colombo South Container Terminal
- Mount Clifford Range Residencies with ICC

FAILURE STORIES IN SRI LANKA

- Ambilipitiya Paper mill
- Palawatta Sugar Factory





POTENTIAL STORIES IN SRI LANKA

Future Solar Power Development

District	*Land Area(Acres)	Capacity (MW)	Futu	re Wind I	Power D)evelc	pment
Ampara District	1,194.71		20000000	2	*Land		
Anuradhapura District						ð	Capacity (MW)
Badulla District	D.I			• II-		5.X	
Batticaloa District	POT	entic	ıl Cap	ICCITA		evelo	pment
Galle District						48.54	5
Gampaha District						10.104.1	
Hambantota District						01.44	2
Jaffna District						51.81	31
Kalutara District						51.01	3,
Kandy District						48.32	2
Kilinochchi District						2000	5
Kurunegala District	• Solo	r Engr	gy- 6,43	20 25 N	/ ///		
Mannar District	3010	II FIIEI	gy- 0, 1 0	10.33 h	/	33.31	10
Matara District	1470						
Matale District	• Wi	nd Ene	ergy-	5/5 MV	N	341.6	2
Monaragala District			• •		-	725.02	5
Mulathivu District		(Onsh	ore & Offs	hore)			
Nuwara-Eliya District		()		,		evelo	pment
Polonnaruwa District						35.53	
Puttalam District	Source: Report on "Re	~ .	•				
Ratnapura District	Phase I 2019-2025" by					20/9-202	5" by Sri Lanka
Trincomalee District	Authority, Ministry of		Business			ss Develop	ment / July 2019
Vavuniya District	Development /July 20	19					
	31,715.18 wer development by dist	rict wise.		11111		#	

*identified lands for solar power development by district wise.

Source Report on "Renewable Energy development Plan Phase I 2019-2025" by Sr

Lanka Sustainable Energy Authority, Ministry of Power Cenergy & Business

Development (Nur 2019)

URBAN DEVELOPMENT, WATER SUPPLY & HOUSING FACILITIES MINISTRY PROJECTS UNDER PPP WODEL

- Multistory Car Parking Project (2000 5000 Car Parks).
- 2. Horana Industrial Township Development Project- Millewa Industrial Township Development (735 Acres).
- Western Region Light Rail Transit (Public Private Partnership) -Project
- 4. Logistic & Business Park, Ekala.
- 5. Aviation Academy, Katana.
- 6. Negombo Eco-Bridge, Katunayaka. Agro Expo Hub, Badalgama.
- 7. Agro Expo Hub, Badalgama.
- 8. Cargo Village, Katunayaka.
- 9. Airport Gateway, 18th Mile Post.
- 10. 2nd Runway, Katunayaka.
- 11. 72,000 Affordable Housing Project for Middle Income Families.



New Colombo-Commercial and Financial Hub

We will reduce the traffic congestion in Colombo by 50% by introducing a Radial and Circular road system while adding sky bridges, vertical parking lots and flyovers in key areas, thus improving the overall infrastructure and maximizing the available space in the Colombo city limits.

-Vistas of Prosperity and Splendor / Chapter7- New Approach in National Spatial System / auth. GOTABAYA. -: Presidential Manifesto, 2019. - P. 56.



PROJECT OVERVIEW

BENEFITS

- Land saving
- Time saving
- Less congestion in the city
- Smooth traffic movement
- New income generation method for the private & public developers
- Reduction of housing cost

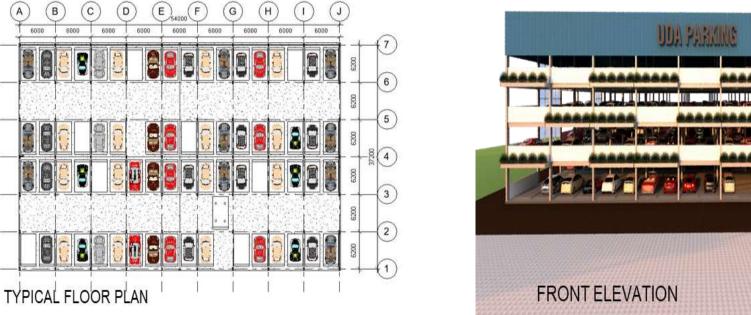








BUILDING PLANS AND ELEVATIONS







LAND AVAILABILITY FOR MULTI-STORY CAR PARKING PROJECT PHASE -1









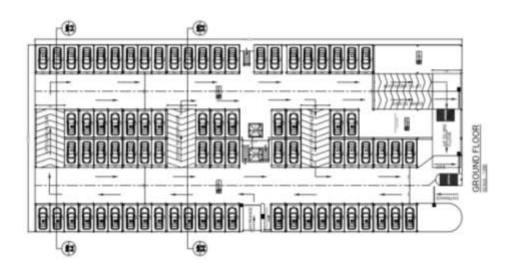


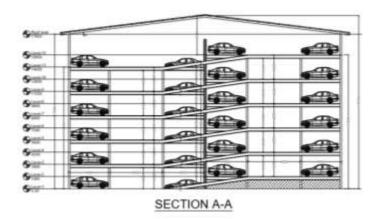
AVAILABLE LIST OF LANDS OWNED BY UDA/STATE SECTOR

	Land	Location	Extent (Acres)	Existing Land use	Ownership
1	Chalmer's Granery	Pettah	9.64	Public Car Park	UDA
2	Telecom Car Park	Fort	0.93	Public Car Park	UDA
3	Mudaligewaththa	Ibbanwala,Unio n Place	0.48	Car Park	UDA
4	Gold Center	Pettah	0.71	Car Park	UDA



SAMPLE PROJECT- CHATHAM STREET







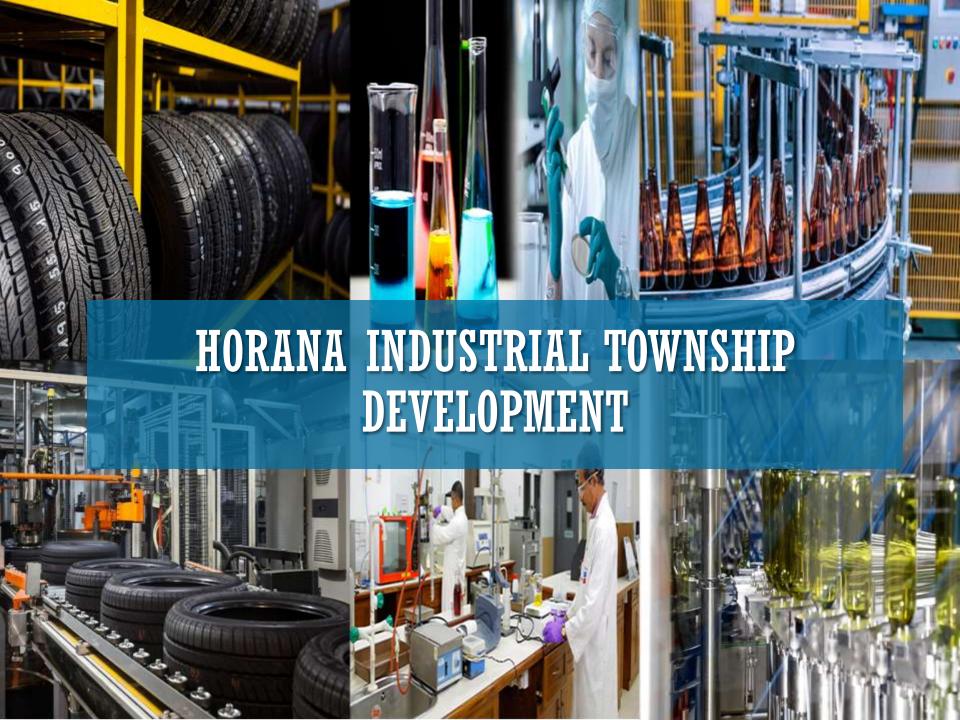






COST AND INCOME FOR THE PROPOSED SYSTEM

Description	Cost
Pre Engineered steel structure – Local Assembly	
Approximate construction cost per car space	USD 3,200
Total cost for 250 car parks	USD 800,000
Approximate annual Income based on 12 hours operating time per day (after reduction of operating cost)	USD 600,000



PROJECT OVERVIEW

Concept

Industrial Township Development with integrated activities by harnessing the available potentials within the region and capitalizes on key economic drivers of the region for massive investment.

Aim

To accommodate the large numbers of large scale industries which was scattered in the Western Region without proper planning.



Horana By 2025......



Résident Population

381,100



Labor force

320,850



Housing Stock 70,200

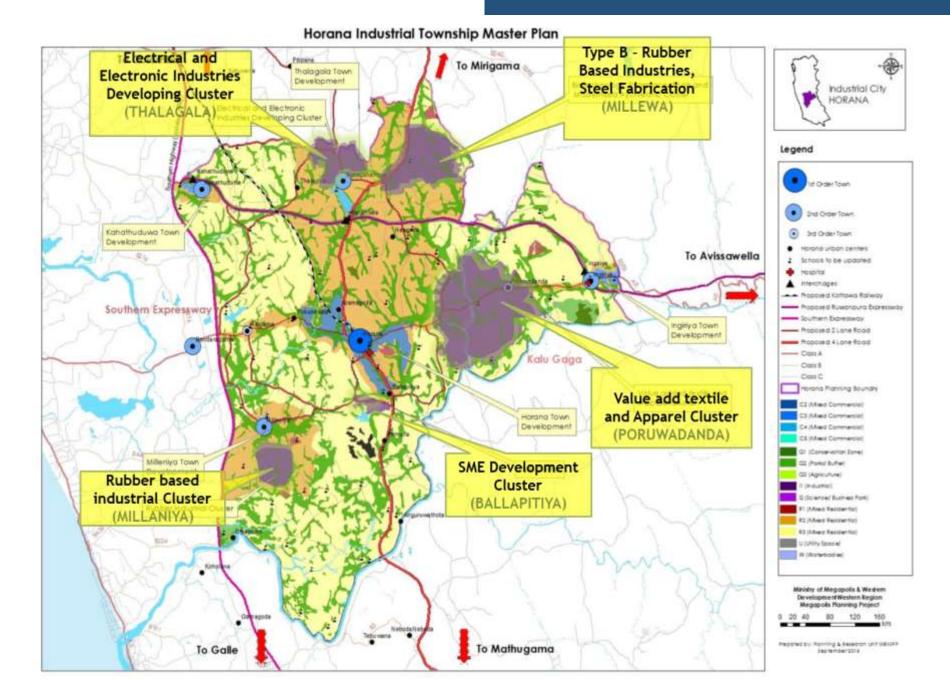


Employed Population

156,500



HORANA INDUSTRIAL TOWNSHIP MASTER PLAN

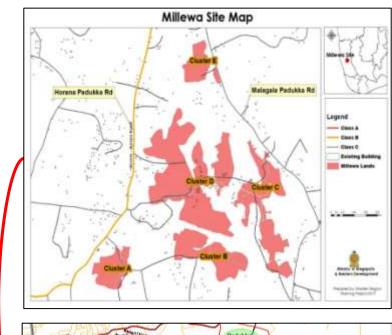


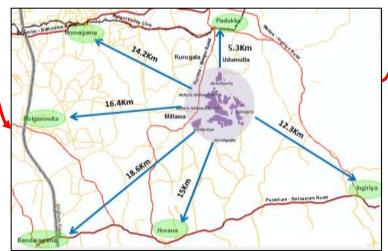
PROJECT OVERVIEW-MILLEWA INDUSTRIAL TOWNSHIP DEVELOPMENT

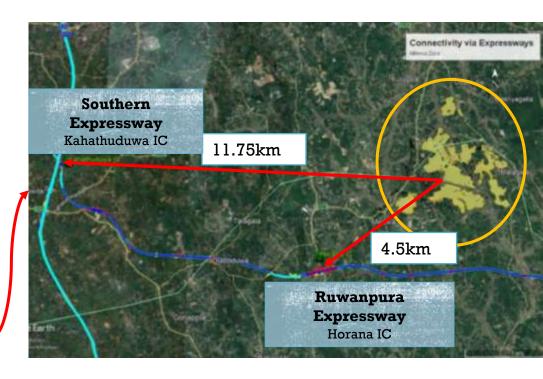
- *Being a 730 acre land, location of Millewa ideally suits for industrial development since it will generate large number of job opportunities and social upliftment for the entire region.
- **❖Out of the 05 clusters, Millewa** identified as "Type B" Category industries of BOI.



Regional Linkages and Connectivity





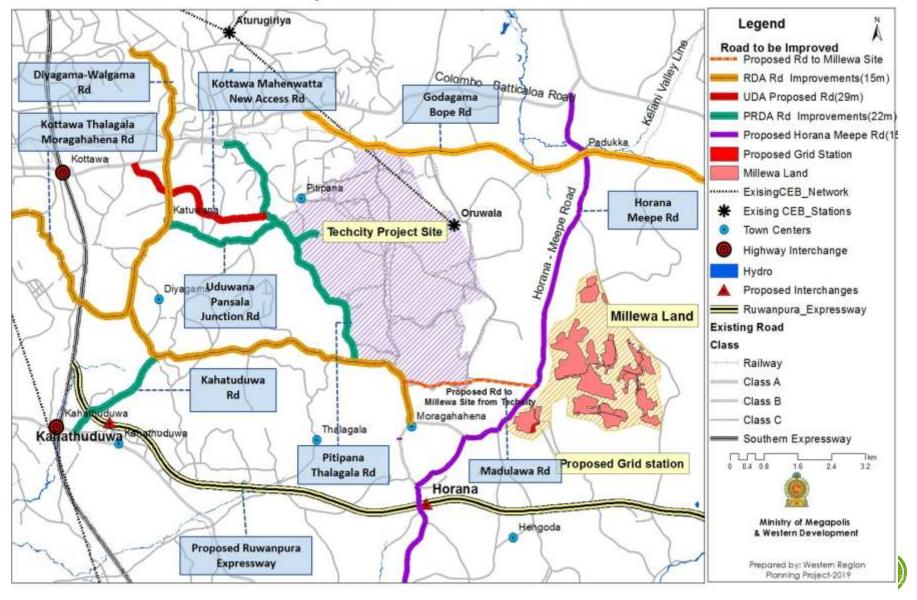






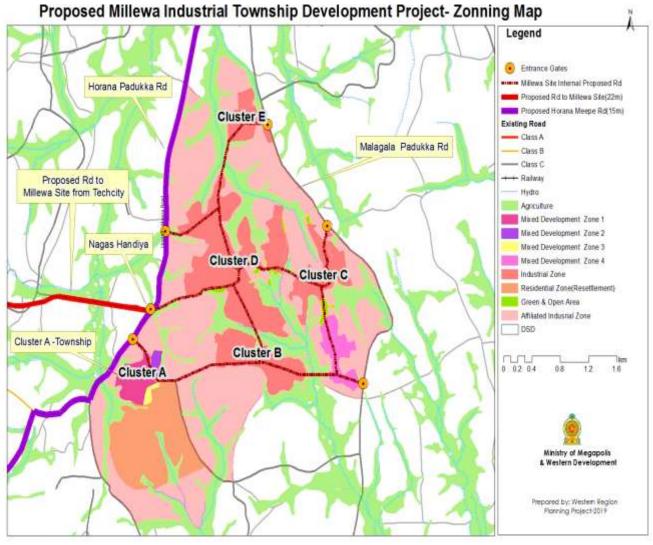
PROPOSED EXTERNAL INFRASTRUCTURE-MILLEWA INDUSTRIAL TOWNSHIP DEVELOPMENT PROJECT

Proposed External Infrastructure



ZONING MAP FOR MILLEWA INDUSTRIAL TOWNSHIP DEVELOPMENT PROJECT

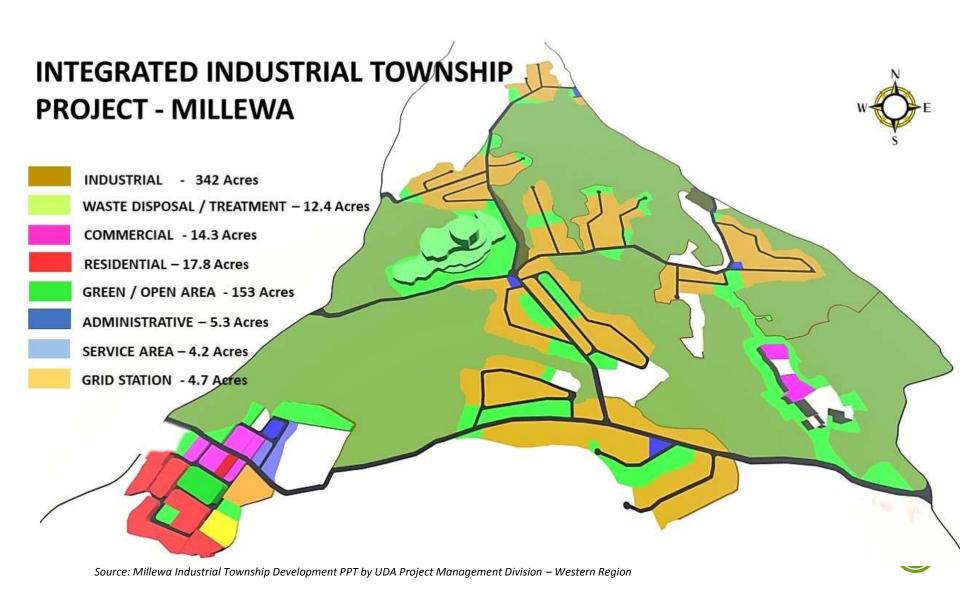






MILLEWA INDUSTRIAL TOWNSHIP DEVELOPMENT PROJECT CONCEPTUAL MASTER PLAN

Prepared By Urban Development Authority Project Unit - Millewa

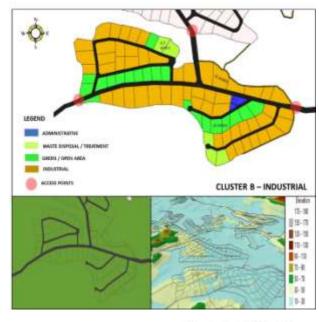


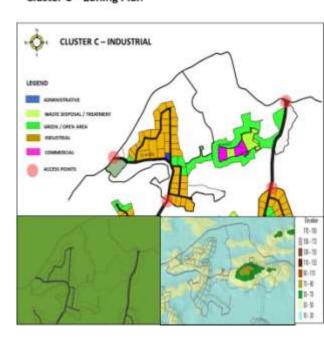
Cluster A - Zoning Plan

Cluster B - Zoning Plan

Cluster C - Zoning Plan

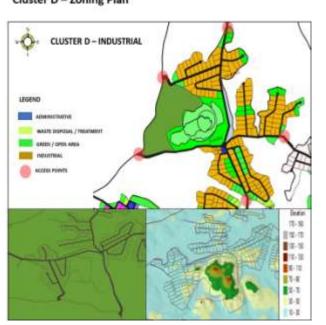


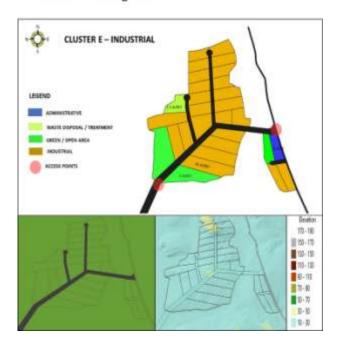




Cluster D – Zoning Plan

Cluster E - Zoning Plan





Source: Millewa Industrial Township Development PPT by UDA Project Management Division – Western Region



EOI ADVERTISEMENT FOR MILLEWA INDUSTRIAL TOWNSHIP DEVELOPMENT

GOVERNMENT OF THE DEMOCRATIC SOCIAL REPUBLIC OF SRI LANKA

MINISTRY OF URBAN DEVELOPMENT, WATER SUPPLY & HOUSING FACILITIES



URBAN DEVELOPMENT AUTHORITY

REQUEST FOR EXPRESSION OF INTEREST(EOI)

HOLIDAY BUNGALOW / HOTEL DEVELOPMENT
MILLEWA RUBBER ESTATE
HORANA

Ministry of Urban Development, Water Supply & Housing Facilities wishes to invite investor for converting existing Rubber Factory Building and 02 Estate Bungalows to be renovated and develop for Holiday Bungalow, Hotel/Restaurant in Millewa Rubber Estate which belong to Urban Development Authority.

Location: Millewa, Horana (30km from Colombo) Access:

- 14km from Kahathuduwa Interchange of Southern Hiehway
- . 18km from Kottawa Interchange via Tech City
- · 14km to Horana

Building Area:

1. Factory Building	- Japprox.	26,000sq.ft.)	13.2 Acres
2. Main Bungalow	-{approx.	3,800sq.ft.]	3.45 Acres
3, Second Bungalow	- (арргон,	1,500sq.ft.)	2.25 Acres



Proposed Development Mechanism:

Joint venture with UDA or exclusive development by the developer or lease basis to be determined after taking into account the preference of investor.

Further information on this project could be obtained from Western Region Planning Project, 10th floor, Wing C, Sethsiripaya Stage II, Battaramulla, Sri Lanka, during office hours from 09:00 to 15:00 hrs.

Contact No: +94 112 186 091/ +94 11 2877539

Email- megapolisarch@gmail.com



GOVERNMENT OF THE DEMOCRATIC SOCIAL REPUBLIC OF SRI LANKA





REQUEST FOR EXPRESSION OF INTEREST(EOI)

PLANNING, DESIGN, EIA/IEA, CONSTRUCTION, SALE/LEASE AND MANAGEMENT
OF HORANA INDUSTRIAL TOWNSHIP DEVELOPMENT
AT MILLEWA

The Ministry of Urban Development, Water Supply & Housing Facilities of Democratic Social Republic of Sci Lanks(GOSL) invites eligible parties to undertake a detailed design, land development and sales activities in Milleurs cluster of Horana Industrial City Development Project.

EXISTING SITUATION MAP OF MILLEWA LAND TERRAIN



Horana Industrial City Development project is located in the fautura district overing the Divisional Selectastat Divisions 1500-Herana, Madurawala, Millaniya, Bandaragama and part of the Bulattsinhala and ingrina DSDs in these areas an extent of 5334. Acros in two locations namely Millanya, Millaniya, Poruwalanta, Thaiagala and Ballaptiya has been selected for liverana industrial City development project.

This EO is exclusively for development of Millewa Rubber Estateidentified for establishment of "MOUSTRAL PARK". The total land area identified for Millewa industrial park and manufacturing industries inon-polluting large, medium and small scaled is 700 Acres.



UDA will be provided all external infrastructure facilities; including access roads, water, electricity, up to the site boundary.

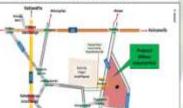
The selected developer/Investor is expected to carry out the following activities within the boundaries of Millewa Industrial Park

- · Femiliity study.
- . Environmental Impact Assessment (EIA).
- . Planning and design of the industrial park.
- Develop all internal access roads, amenities and other infrastructure facilities.
- Estimate and arrange the supply of all utility requirements (Electricity and Data Communication, Water, Sewerage, Waste Water Treatment, Storm Water discharge) within the boundaries of industrial cluster.
- Any other requirements that are identified during the feasibility study.
- Proposed Development Mechanism Planning, Design, EIA/IEA, Construction, Sale/Lease and Management of the land.

Further information on this project could be obtained from Western Region Planning Project, 10th floor, Wing C, Sethuiripaya Stage II, Battaramulia, Sri Lanka, during office hours from 09:00 to 15:00 hrs.

Contact No: +94 112 186 091/+94 11 2877539 Email: moispelluside Semail.com

Open till - 31 October 2019



LOCKTION MAP OF MILLEWA INDUSTRIAL TOWNSHIP



SUMMARY OF CASE STUDIES

	Biyagama	Seethawaka	Katunayaka	Koggala	Wathupitiwala	Millawa
Location	Close proximity to Katunayake Airport	57Km away from Colombo	Close proximity to Katunayake Airport	South Western fringe of the Koggala Lake	Attanagalla Divisional Secretariat	Horana Industrial Township
Area	180 Acre (terraced land)	431 Acres (Flat land)	531 Acres	227 Acres	123 Acres	735Acre
Industrial Area	180 Acres	180 Acres	291 Acres	195 Acres	123 Acres	497 Acre
Water	Storage facility 2 million gallons within the Zone	storage facility 1.5 million gallons	Storage facility within Zone 2.25 million gallons	Storage facility 0.3 million gallons	750 ltrs per obtain from tube well and	4million gallons
Electricity	45 MVA	63 MVA	63 MVA	20 MVA	8MVA	80 MVA
Environmental		Sewage & Effluent Collection System. Sewage / Effluent Treatment Capacity of 9900m ³ /d	Sewage and effluent collection system. Sewage/effluent treatment capacity of 1.2 million gallons per day	Sewage and effluent collection system. Sewage/effluent treatment capacity of 6.75 m3 per day	Sewage and effluent collection system, treatment system, storm water disposal.	
Employment population	*	21,500	39,000	12,740		100,000 employment

Source: Millewa Industrial Township Development PPT by UDA Project
Management Division – Western Region

ESTIMATED PROJECT COST AND REVENUE

- > Estimated cost of project(with land cost)- USD 386 million.
- > Land cost per perch -

> Generating more than 100,000 employment opportunities.



Western Region Light Rail Transit

(Public Private Partnership) - Project

By Western Region Transport Development Project



Project Outline



Name of the Project	Western Region Light Rail Transit Project		
Project Period	2017-2025		
Project Model	Public-Private Partnership (PPP)		
	GoSL (Mn LKR)	28,983 Mn LKR	
Project Cost	Foreign Investment	3,992 Mn USD	
	Executive Agency	Line Ministry	
PPP Structure of the Project	Implementation Agency	UDA (Urban Development Authority)	
	Project Management Unit	WRTDP (Western Region Transport Development Project)	
Identified LRT Line	Red Line : 32.4km Green Line : 28.7km Blue Line : 21.5km Total Length : 82.6km		
Suburban Cities Connected & Covered by LRT Network	Ragama, Kadawatha, Kiribathgoda, Kelaniya, Peliyagoda, Fort, Slave Island, Kolpitiya, Kirulapone, Moratuwa, Katubedda, Piliyandala, Boralesgamuwa, Narahenpita, Nugegoda, Borella, Dematagoda, Kottawa, Pannipitiya, Thalawathugoda, Isurupaya, Kosawatta, Manelgama, Hunupitiya.		

Western Region LRT

82.6 km **56** Stations

80km/h Maximum Operation Speed

For All Three LRT Lines

Construction, Consulting, Design, Rolling Stock	3,992 Mn USD
Land Acquisition	60 Mn USD
Road Widening	25 Mn USD
Utility Shifting	108 Mn USD
Project Cost	4,185 Mn USD
Per km Cost	51 Mn USD



Integration of LRT with other Transport Systems





Red Line



- 1. Ragama
- 2. Pahala Karagahamuna
- 3. Kadawatha
- 4. Mahara
- 5. Kiribathgoda
- 6. University of Kelaniya
- 7. Tyre Junction
- 8. Manelgama
- 9. Kelaniya
- 10. Peliyagoda
- 11. InguruKade Junction
- 12. Armour Street
- 13. Panchikawatta
- 14. Maradana
- 15. Aluthkade East
- 16. **Fort**
- 17. Slave Island
- 18. Gangaramaya
- 19. Kollupitiya
- 20. Bambalapitiya
- 21. University of Colombo
- 22. Thimbirigasyaya
- 23. Havelock city
- 24. Kirulapone

Route Length : 32.4km

No. of Station : 24 stations

Travel Time : **53.2min.**

Connectivity

LRT - Railway : 4 stations

LRT - MMC : 2 stations

LRT - LRT : 2 stations



Green Line

3

1. Moratuwa

2. Rawatawatta

3. Katubeddha

4. University of Moratuwa

5. Piliyandala

6. Katuwawala

7. Boralesgamuwa

8. Divulpitiya

9. Delkanda

10. Nugegoda

11. Kirulapone

12. Narahenpita Junction

13. Narahenpita Railway Station

14. Borella Junction

15. Mountmary

16. Dematagoda

17. Veheragoda

18. Kelaniya

Route Length : 28.7km

No. of Station: 18 stations

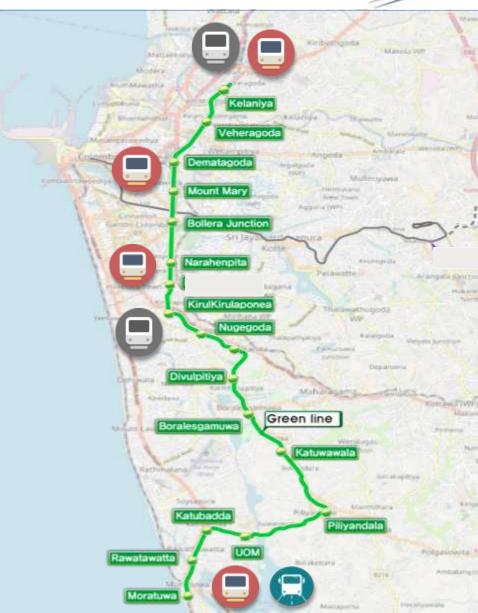
Travel Time : 48.2min.

Connectivity

LRT - Railway : 4 stations

LRT - MMC : 1 stations

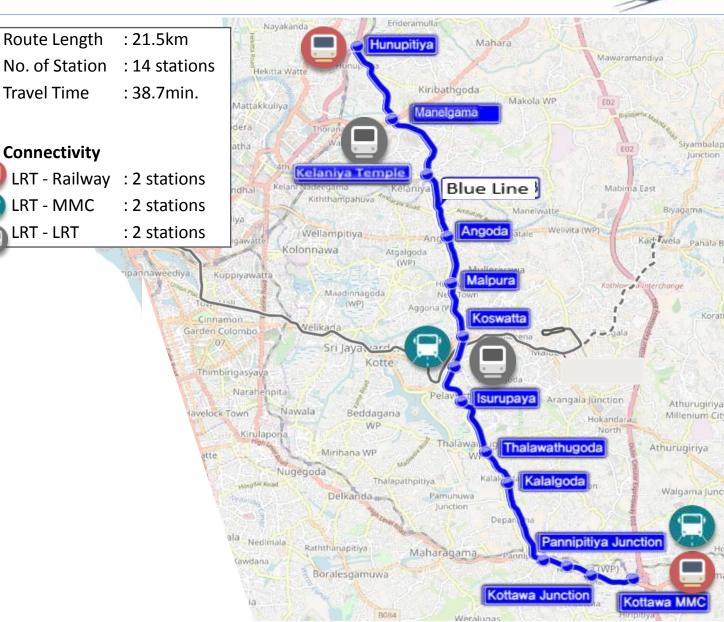
LRT - LRT : 2 stations



Blue Line

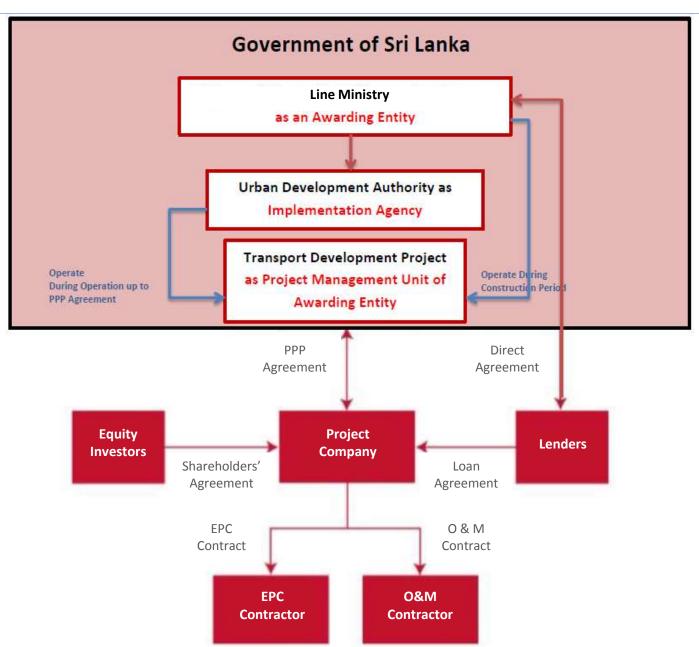


- 1. Kottawa MMC
- 2. Kottawa Junction
- 3. Dharmapala Vidyalaya
- 4. Pannipitiya Junction
- 5. Kalalgoda
- 6. Thalawathugoda
- 7. Isurupaya
- 8. Denzil Kobbekaduwa Mw
- 9. Koswatta
- 10. Malpura
- 11. Angoda
- 12. Kelaniya Temple
- 13. Manelgama
- 14. Hunupitiya



Proposed Structure of PPP for WRLRT





LOGISTIC & BUSINESS PARK

LOGISTIC & BUSINESS PARK

LOCATION





- LAND EXTENT: 65 Acres
- GOVERNMENT LAND (UDA)
- o 2020-2025

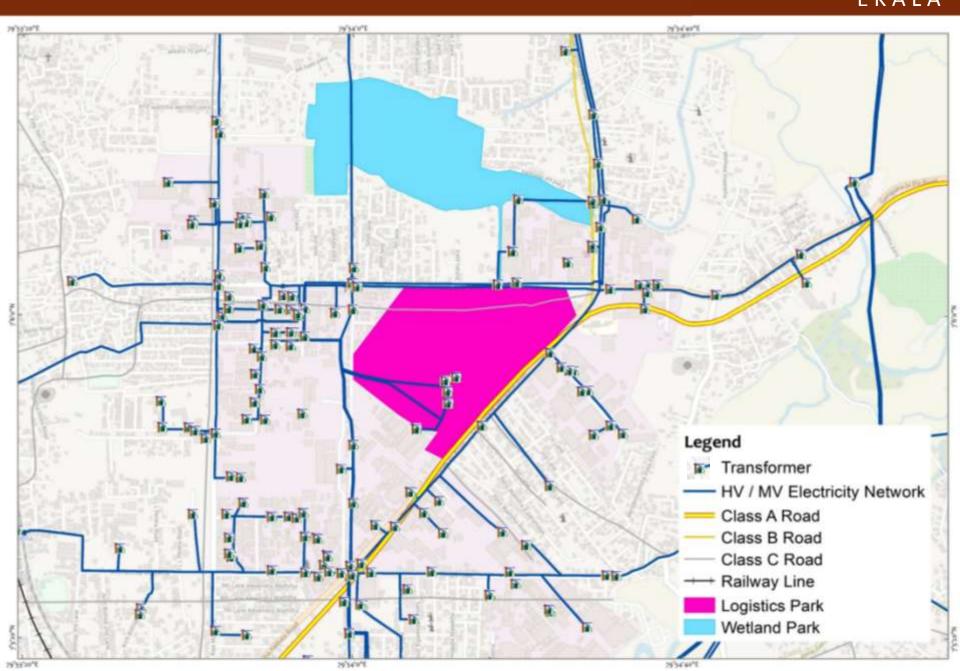


LOGISTIC & BUSINESS PARK - EKALA

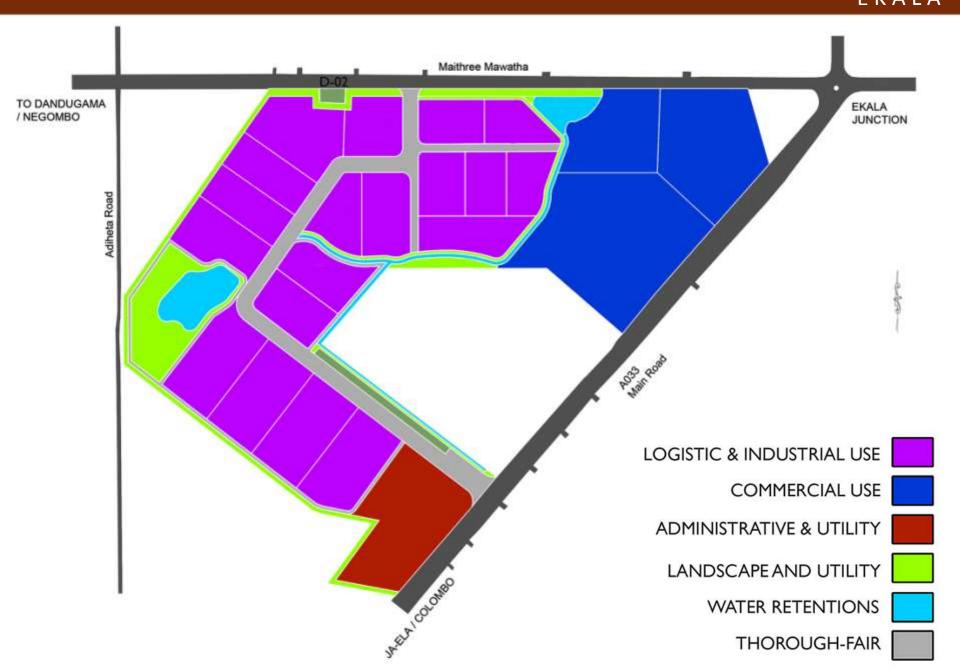
BENEFITS

- 5,000 employment opportunities
- Increase logistics operational space for warehousing, storages, value addition, etc. approx.: 700,000 sqm by 2025
- 100,000 sqm business & commercial spaces
- 500,000 sqm space for meetings, incentives, conference and exhibitions facilities
- Increase air cargo supply 5% by 2025

EKALA



ZONING PLAN



LOGISTIC & BUSINESS PARK

EKALA



COST BENIFITS

COST FACTORS	APPROX: COST(LKR Mn.)
LAND COST	1560.0
INFRASTRUCTURE & UTILITY DEVELOPMENT COST	1185.0
TOTAL DEVELOPMENT COST	2745.0
LAND LEASE REVENUE	3640.0
INVESTMENT BY TH JV PARTNER	10500.0
TOTAL VALUE OF THE PROJECT	13245.0

PROJECT TIME FRAME WORK

ONGOING

COMMENCE CONSTRUCTION

LOGISTIC & BUSINESS PARK EKALA



AVIATION UNIVERSITY

University and Higher Vocational Education

An aviation university and a nautical university will be established with the aim of improving the quality and professionalism of those engaged in those fields."

Vistas of Prosperity and Splendor / Chapter4- New Approach in National Spatial System / auth. GOTABAYA. - : Presidential Manifesto, 2019. - P. 21.

AVIATION ACADEMY KATANA

LOCATION



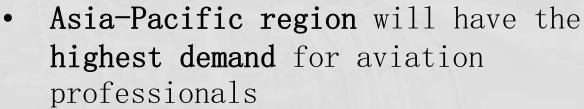


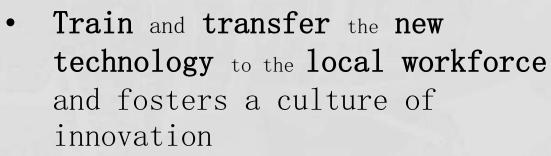
- LAND EXTENT : 60 Acres
- GOVERNMENT LAND (LRC)
- o 2020-2025



BENEFITS

AVIATION ACADEMY KATANA





• 10,000 student population

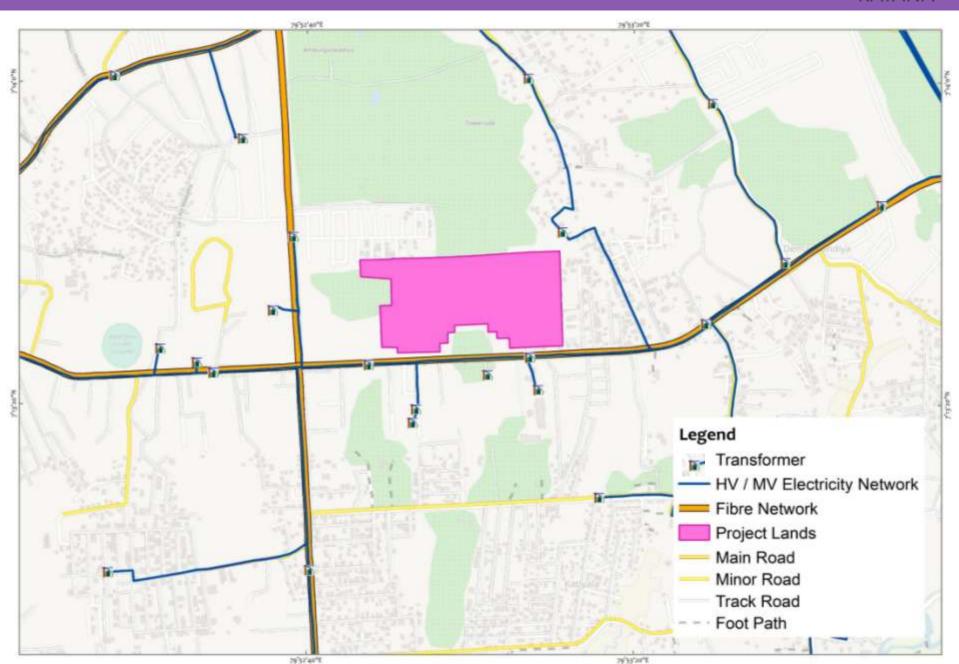




A center for corporate training and certification, continuing education, and industry-related conferences and events.

EXTERNAL INFRASTRUCTURE

KATANA



LAYOUT PLAN

AVIATION ACADEMY

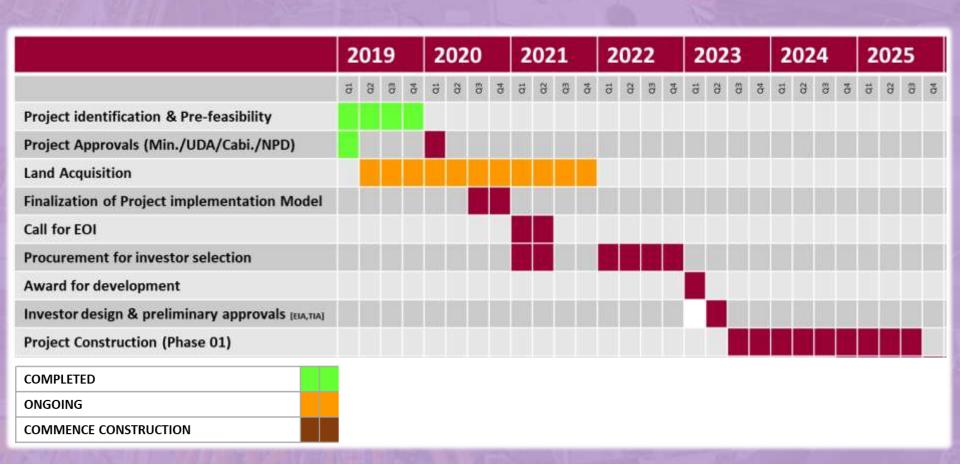
KATANA



COST FACTORS	APPROX: COST(LKR Mn.)					
LAND COST	200.0					
INFRASTRUCTURE & UTILITY DEVELOPMENT COST	250.0					
TOTAL DEVELOPMENT COST	450.0					
LAND LEASE REVENUE	672.0					
INVESTMENT BY TH JV PARTNER	19000.0					
TOTAL VALUE OF THE PROJECT	19450.0					

PROJECT TIME FRAME WORK

AVIATION ACADEMY KATANA



NEGOMBO ECO-BRIDGE LAGOON CAMPING SITE

KATUNAYAKE

NEGOMBO ECO-BRIDGE KATUNAYAKE

LOCATION





- LAND EXTENT : 27 Acres
- GOVERNMENT LAND
- 0 2020-2025



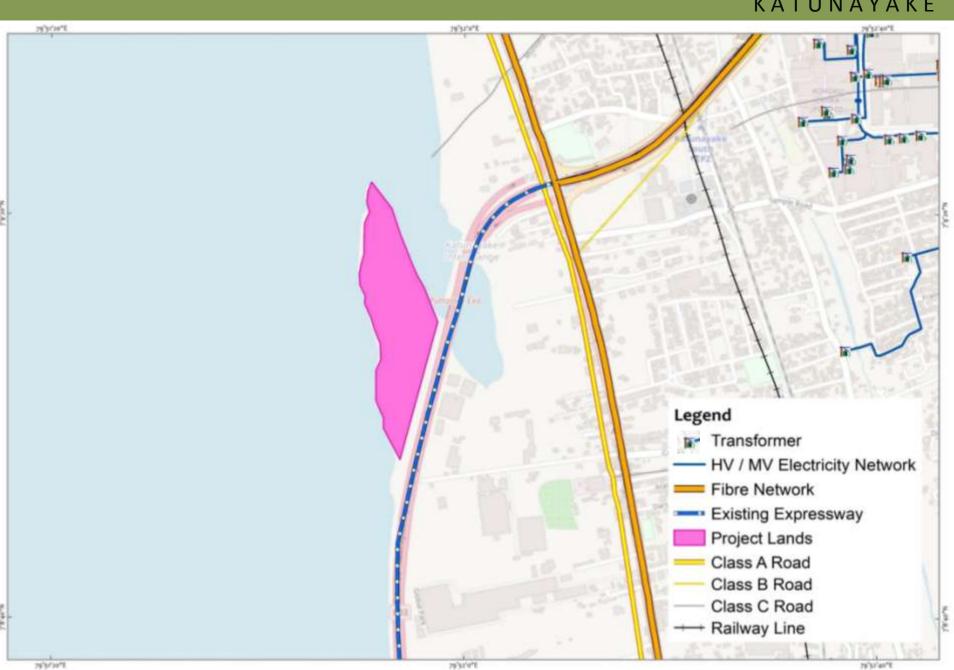
BENEFITS

NEGOMBO ECO-BRIDGE

KATUNAYAKE

- Allow public to gather, enjoy the nature with many health enhancing activities and entertainment
- Create job opportunities and avenues for all benefiting from the Negombo Lagoon.
- 40 accommodation units
- Beneficial to showcase the traditional fishing activities through eco-tourism, making the traditional fishermen gain from the project.

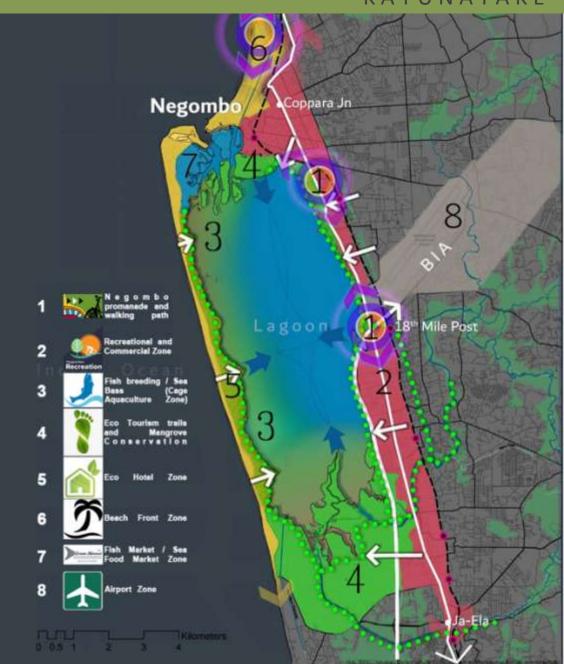
EXTERNAL INFRASTRUCTURE

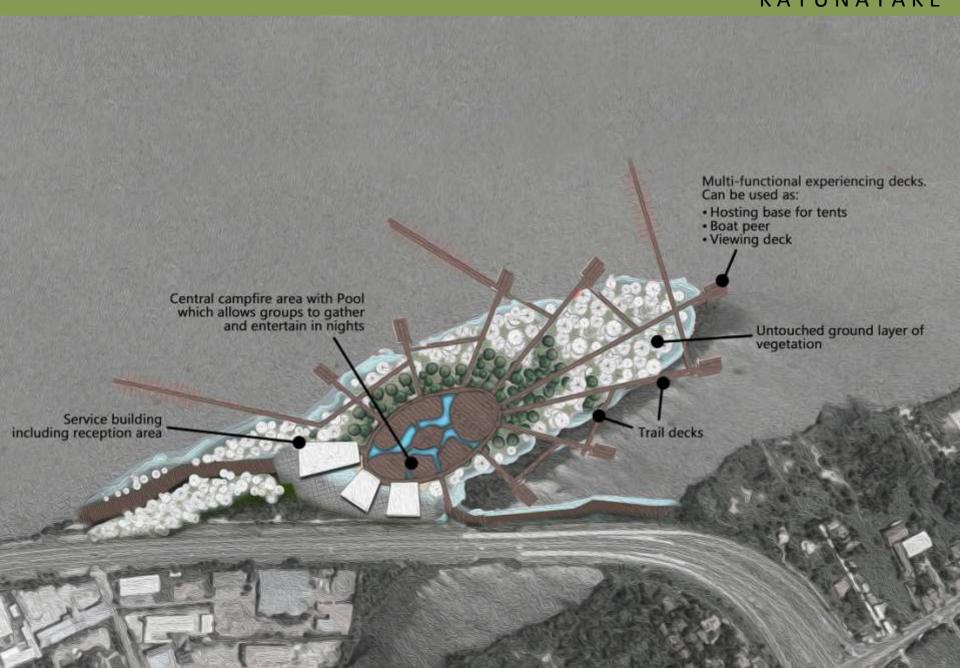


ZONING PLAN

NEGOMBO ECO-BRIDGE

KATUNAYAKE





CONCEPTUAL SECTIONAL ELEVATION THROUGH THE SITE



COST FACTORS	APPROX: COST(LKR Mn.)
LAND COST	100.0
INFRASTRUCTURE & UTILITY DEVELOPMENT COST	100.0
TOTAL DEVELOPMENT COST	200.0
LAND LEASE REVENUE	25.0
INVESTMENT BY TH JV PARTNER	400.0
TOTAL VALUE OF THE PROJECT	600.0

PROJECT TIME FRAME WORK

	2019			2020			2021				2022				2023				2024				
	41	92	93	0.4	41	0,2	93	0.4		975	8	94		62		94	Q1	92	63	94	Q1	92	8
Project identification & Pre-feasibility																							
Project Approvals (Min./UDA/Cabi./NPD)																							
Land Acquisition																							
Finalization of Project implementation Model																							
Call for EOI																							
Procurement for investor selection																							
Award for development																							
design & preliminary approvals [EIA,TIA]																							
Project Construction (Phase 01)																							

COMPLETED	
ONGOING	
COMMENCE CONSTRUCTION	

AGRO EXPO HUB

Agro-business sector

Our objective is to go beyond traditional agricultural practices and to develop high technology agriculture. Environment friendly green house agriculture, hydroponics agriculture, and aquaponics agriculture will be popularized and a community of youthful agricultural entrepreneurs will be built up."

Vistas of Prosperity and Splendor / Chapter4- New Approach in National Spatial System / auth. GOTABAYA. - : Presidential Manifesto, 2019. - P. 38.

AGRO EXPO HUB

BADALGAMA

LOCATION

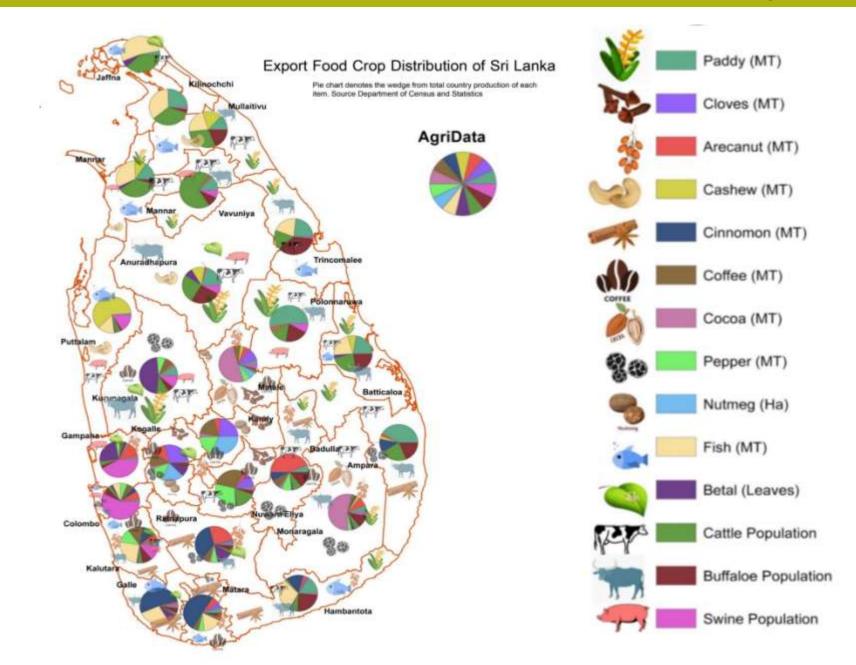




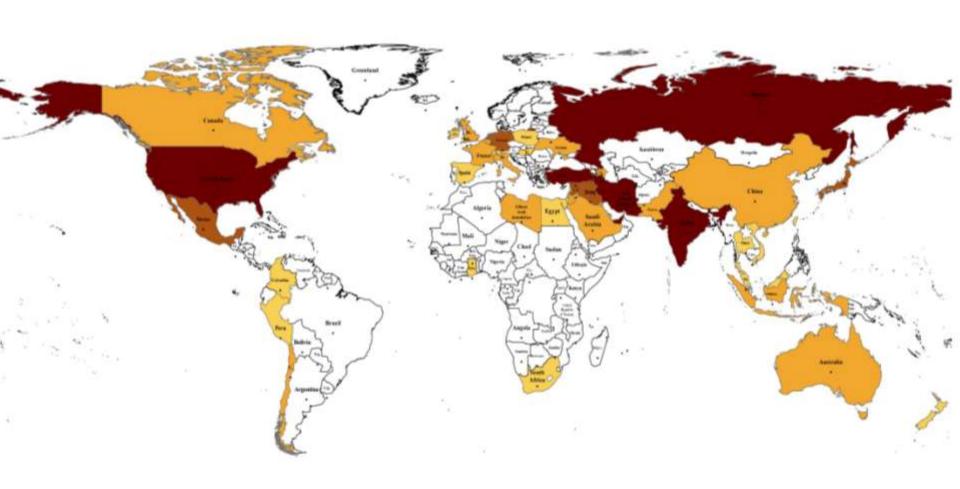
- LAND EXTENT: 830 Acres
- O GOVERNMENT LAND (NLDB & LRC)
- o 2020-2025

AGRO EXPO HUB

BADALGAMA

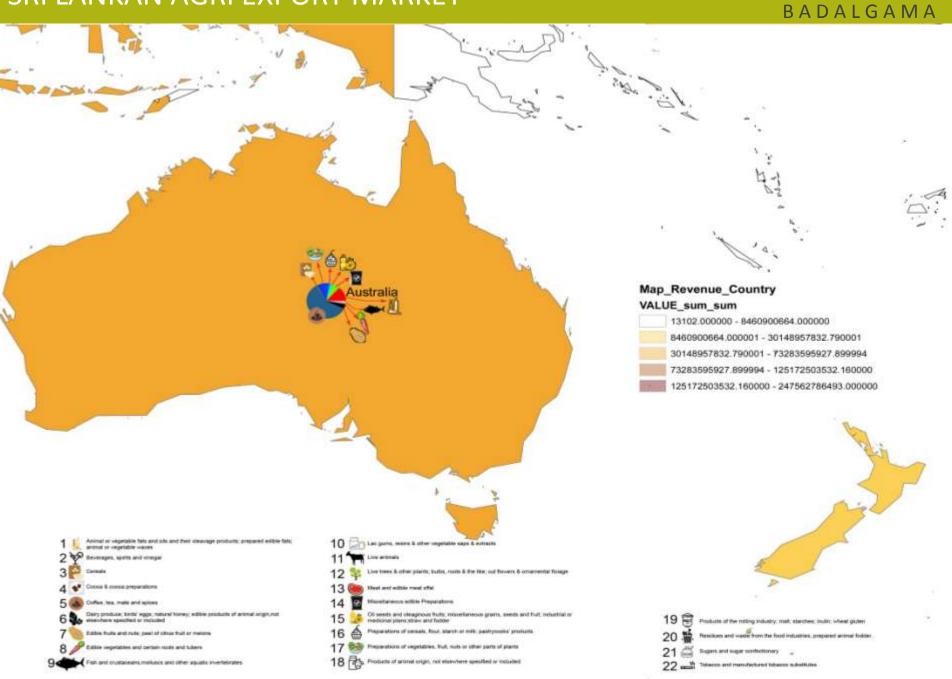


SRI LANKAN AGRI EXPORT MARKET CATEGORIES PER TOP COUNTRIES (2010 - 2018)



SRI LANKAN AGRI EXPORT MARKET

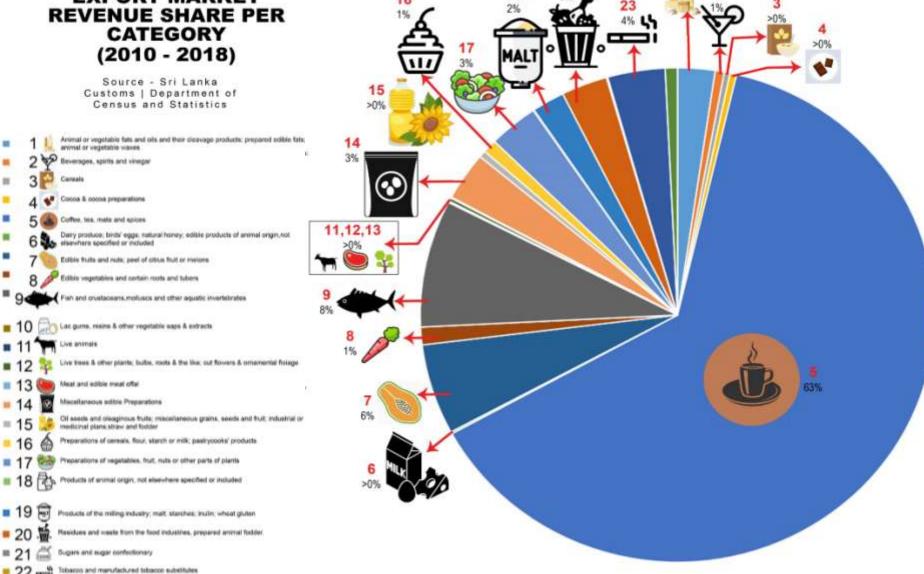
AGRO EXPO HUB



AGRO EXPO HUB

BADALGAMA

SRI LANKAN AGRI **EXPORT MARKET** CATEGORY (2010 - 2018)



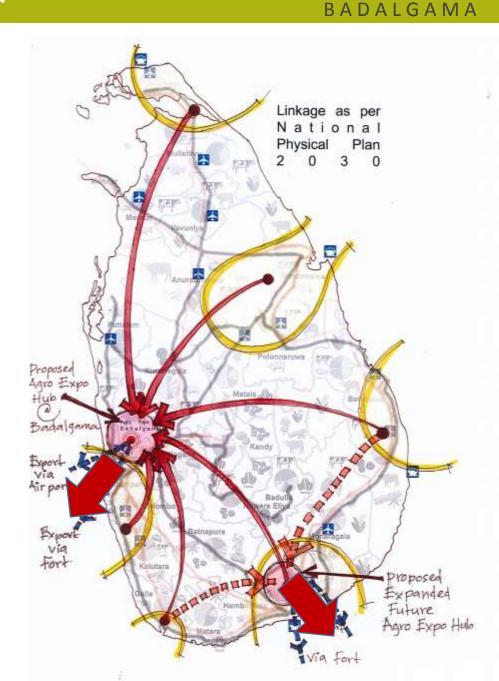
AGRO BASED EXPORT PRODUCTS – SRI LANKA

AGRO EXPO HUB



- The site area is directly connected with interlinked highway and railway network across the country.
- Thus it will provide direct connection to the agricultural production of the north central north western provinces, which are major players of the current agriculture industry

Introduces systematic interventions to existing agrarian landscape of the area



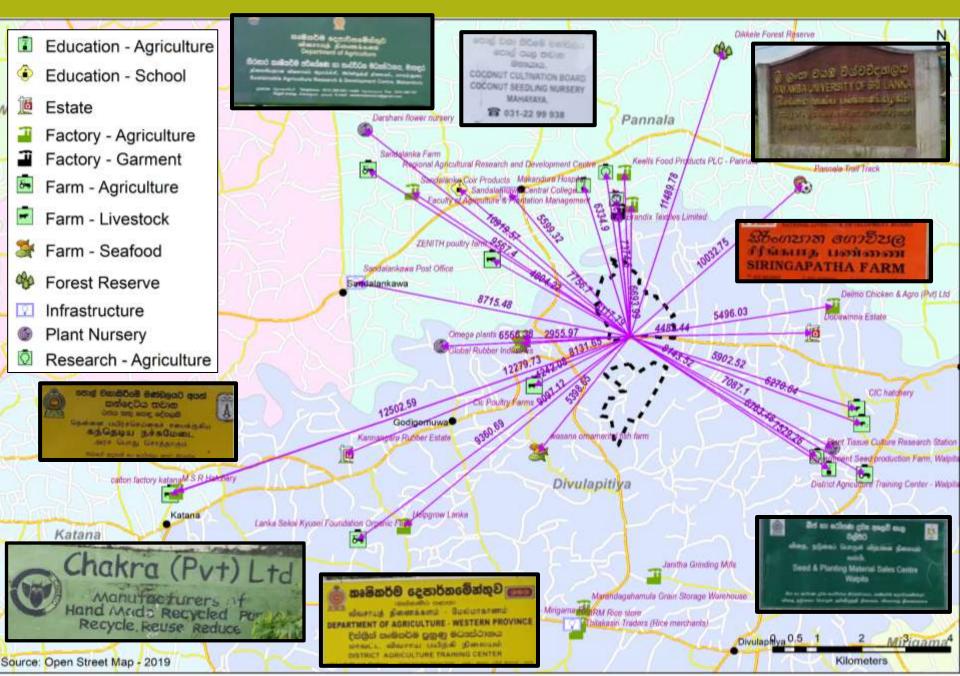


BENEFITS

AGRO EXPO HUB

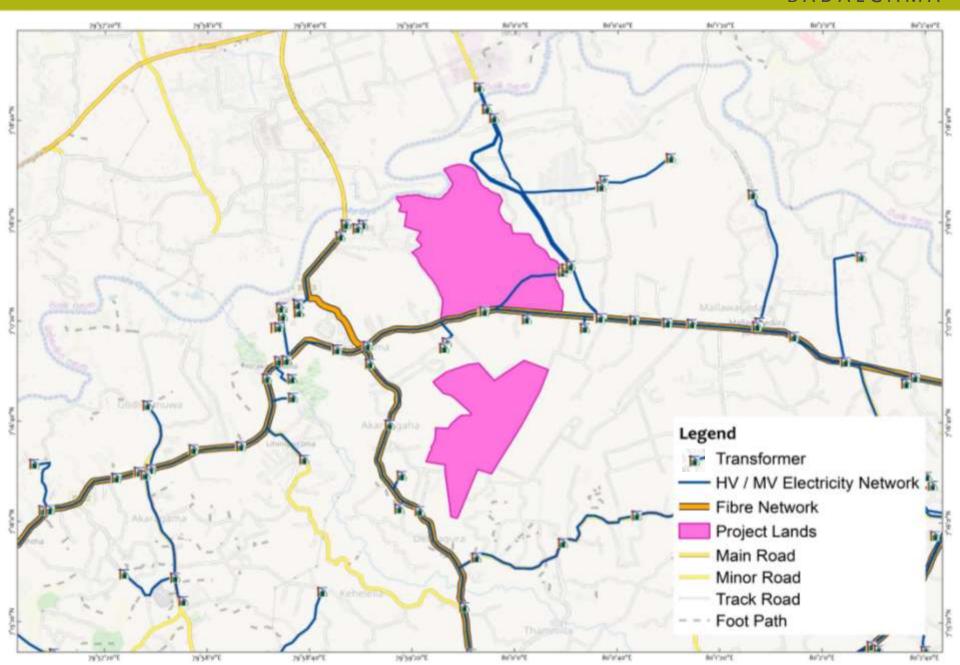
- Global demand for processed and value added food is increasing rapidly.
- As an agricultural country, Sri Lanka has strong potentials Targeting the global export market
- Export Revenues will strongly help to regain the Agriculture based economy to the country.
- It is expected vast opportunities and activity aggloromation within the Badalgama area.
- Creates Approx. 1 Million direct and indirect job opportunities

AVAILABLE AGRO BASED INDUSTRIES IN THE PROJECT AREA



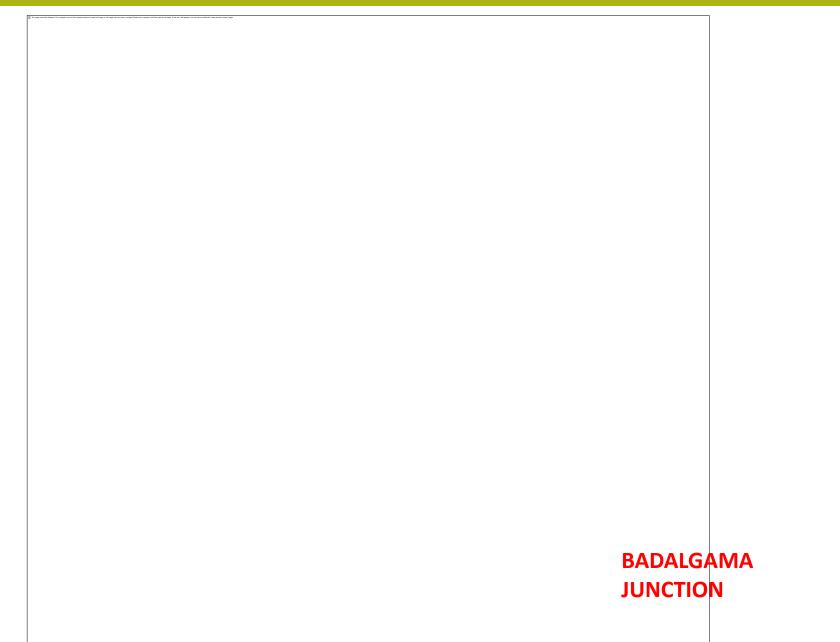
EXTERNAL INFRASTRUCTURE

AGRO EXPO HUB



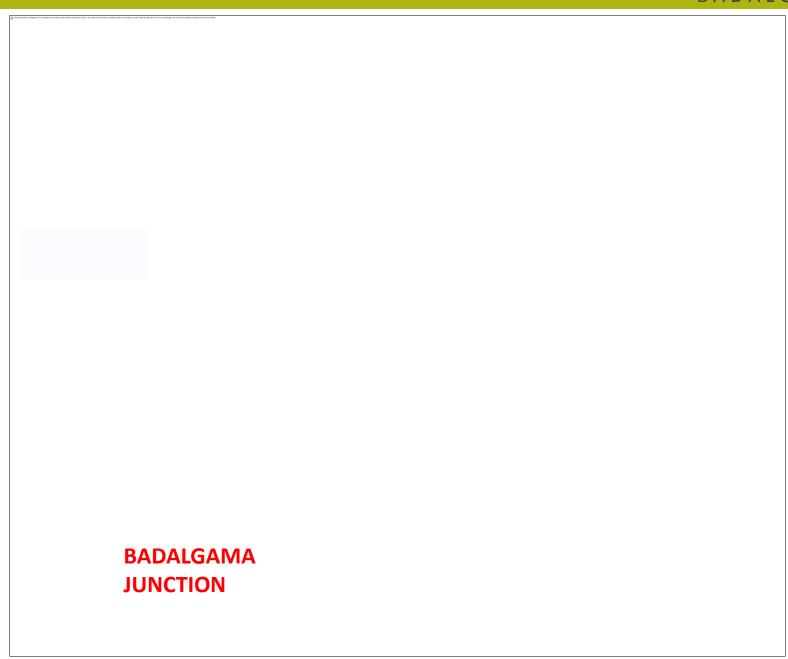
LAYOUT PLAN – OPTION 2 – PHASE 01





LAYOUT PLAN – OPTION 2 – PHASE 02





AGRO EXPO HUB



PRECEDENTS: COFCO Agricultural Eco Valley Beijing, China

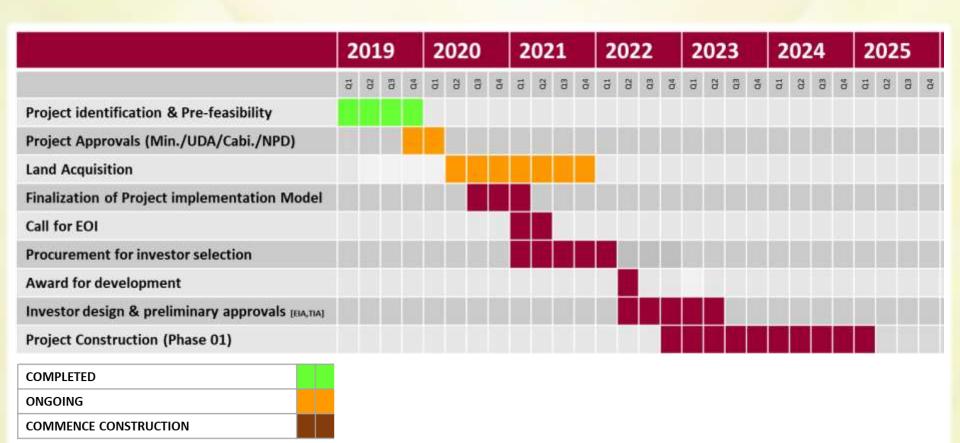
AGRO EXPO HUB



COST FACTORS	APPROX: COST(LKR Mn.)
LAND COST	1200.0
INFRASTRUCTURE & UTILITY DEVELOPMENT COST	650.0
TOTAL DEVELOPMENT COST	1850.0
LAND LEASE REVENUE	1912.0
INVESTMENT BY TH JV PARTNER	8000.0
TOTAL VALUE OF THE PROJECT	9850.0

PROJECT TIME FRAME WORK

AGRO EXPO HUB



KATUNAYAKE CARGO VILLAGE

KATUNAYAKE

CARGO VILLAGE

LOCATION





- LAND EXTENT : 250 Acres
- O GOVN. LAND (TRCSL) / PRIVATE
- 0 2020-2025







BENEFITS

CARGO VILLAGE

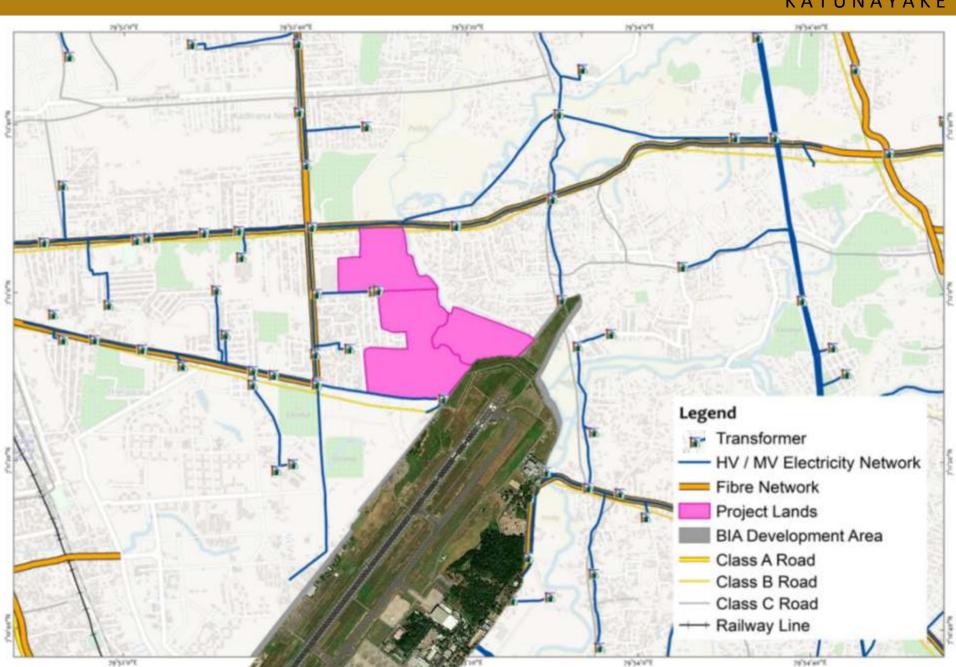
- To address the country's severe dearth of modern cargo handling/processing facilities. (Additional 500,000 MT)
- To facilitate a efficient and reliable cargo platform for fishery, horticulture, agro products, food and beverage, and other time sensitive local industry products.

 To cluster all scattered local air cargo industries to a central location.

EXTERNAL INFRASTRUCTURE

CARGO VILLAGE

KATUNAYAKE



ZONING PLAN



LEGEND



	Area	Percentage
	Acres	
Bonded Cargo Zone	58	58%
Domestic cargo zone	24	24%
Cargo Agents & Customs Offices	13	13%
Cargo Terminal	46	46%
Roads	17	17%
Green Zone	44	44%

COST FACTORS	APPROX: COST(LKR Mn.)
LAND COST	8450.0
INFRASTRUCTURE & UTILITY DEVELOPMENT COST	450.0
TOTAL DEVELOPMENT COST	8900.0
LAND LEASE REVENUE	9408.0
INVESTMENT BY TH JV PARTNER	53400.0
TOTAL VALUE OF THE PROJECT	62300.0

PROJECT TIME FRAME WORK



	20	019		2	2020			2021			2	2022			2	.023			2024				2	025		
	Q1	92	94	Q1	92	63	5	5 6	63	97	21	92	Q3	Q.4	Q1	92	Q3	Q4	01	0,2	03	Q4	Q1	02	Q3	Q4
Project identification & concept development																										
Project Approvals (Min./UDA/Cabi./NPD)				to to																						
Land Acquisition								T	Г																	
Project pre-feasibility																										
Call for project feasibility, design and built																										
Procurement for investor selection																П										
Investor design & preliminary approvals [EIA,TIA]																										
Project Construction																										

COMPLETED
ONGOING
COMMENCE CONSTRUCTION

AIRPORT GATEWAY 18TH MILEPOST

AIRPORT GATEWAY

18TH MILE POST

LOCATION





- O LAND EXTENT: 8 Acres
- Government Land
- 0 2020-2025



BENEFITS

AIRPORT GATEWAY

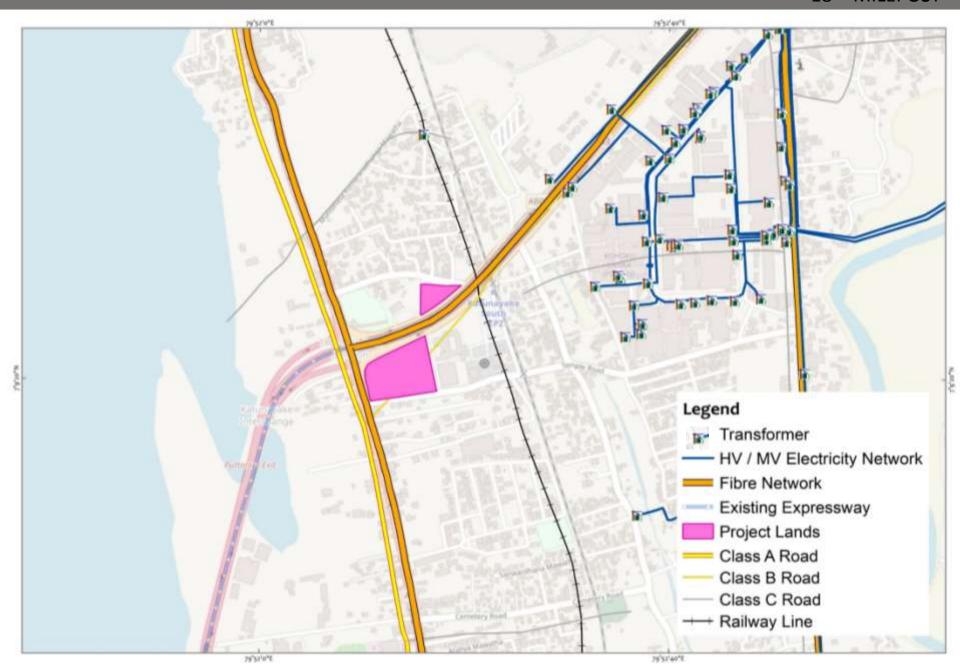
18TH MILEPOST

- Iconic environment feature showcasing
 "Sri Lanka" to the world
- Integrated transport facility connecting mainly the long distance destinations
- Celebrative path which allows many entertainment activities to the tourists
- Facilitate local tour operators to commence tour operations directly through the MMTC
- Unique shopping experience to all travelers and public

EXTERNAL INFRASTRUCTURE

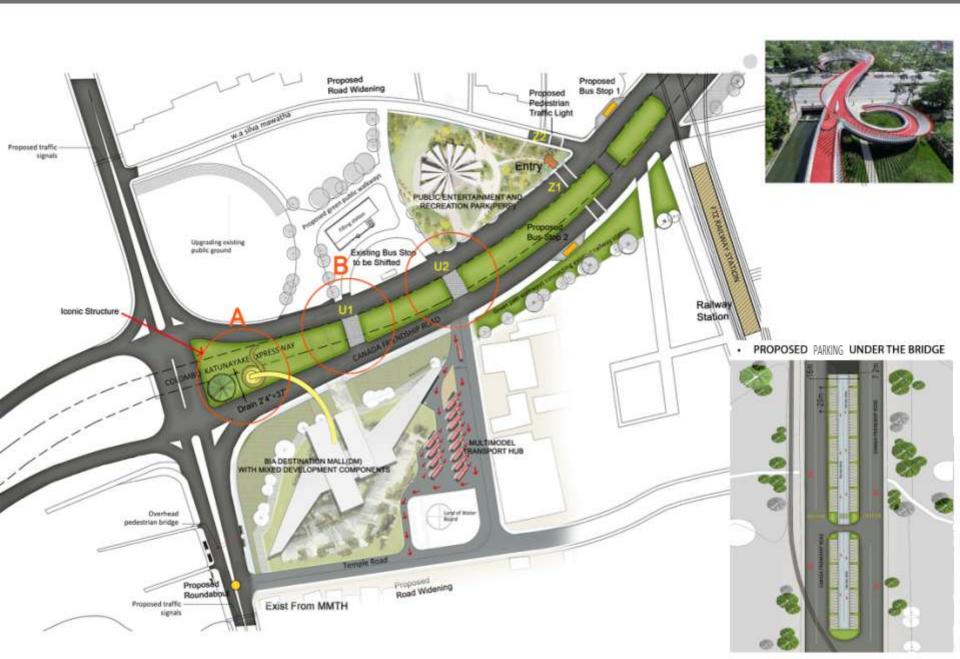
AIRPORT GATEWAY





AIRPORT GATEWAY

18TH MILEPOST



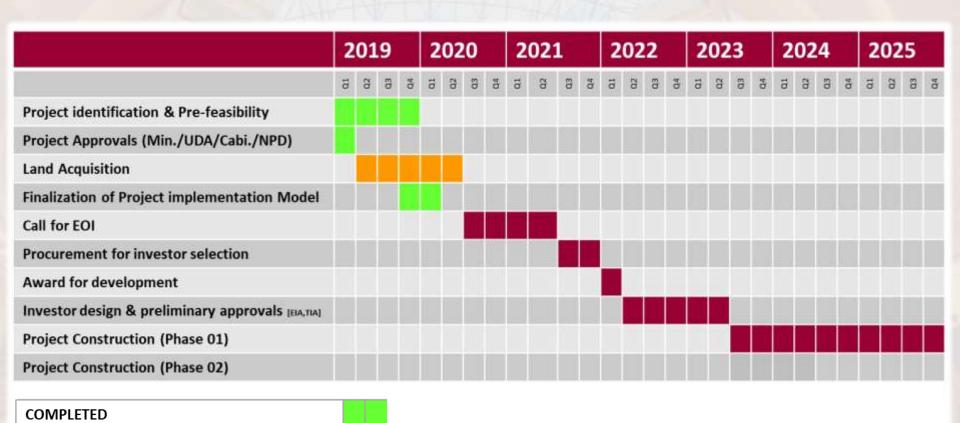
COST FACTORS	APPROX: COST(LKR Mn.)
LAND COST	450.0
INFRASTRUCTURE & UTILITY DEVELOPMENT COST	108.0
TOTAL DEVELOPMENT COST	558.0
LAND LEASE REVENUE	870.0
INVESTMENT BY THE JV PARTNER	2790.0
TOTAL VALUE OF THE PROJECT	3348.0

PROJECT TIME FRAME WORK

ONGOING

COMMENCE CONSTRUCTION

AIRPORT GATEWAY 18TH MILEPOST



2ND RUNWAY KATUNAYAKE

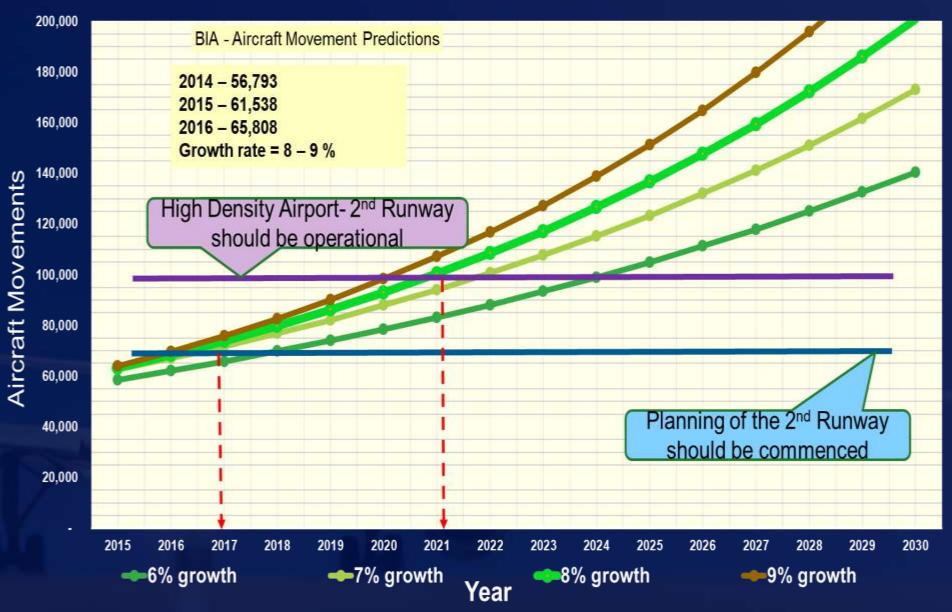
Developing Airports

"The second runway and passenger terminal will be developed without further delay."

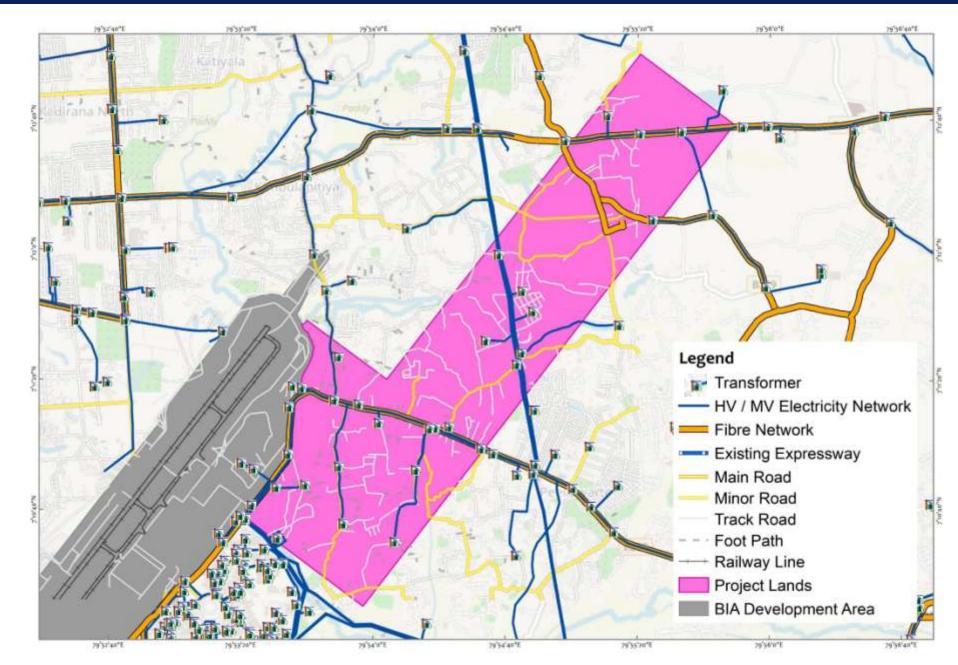
Vistas of Prosperity and Splendor / Chapter 7-New Approach in National Spatial System / auth. GOTABAYA. - : Presidential Manifesto, 2019. - P. 58.

KEY ISSUES – CAPACITY CRUNCH



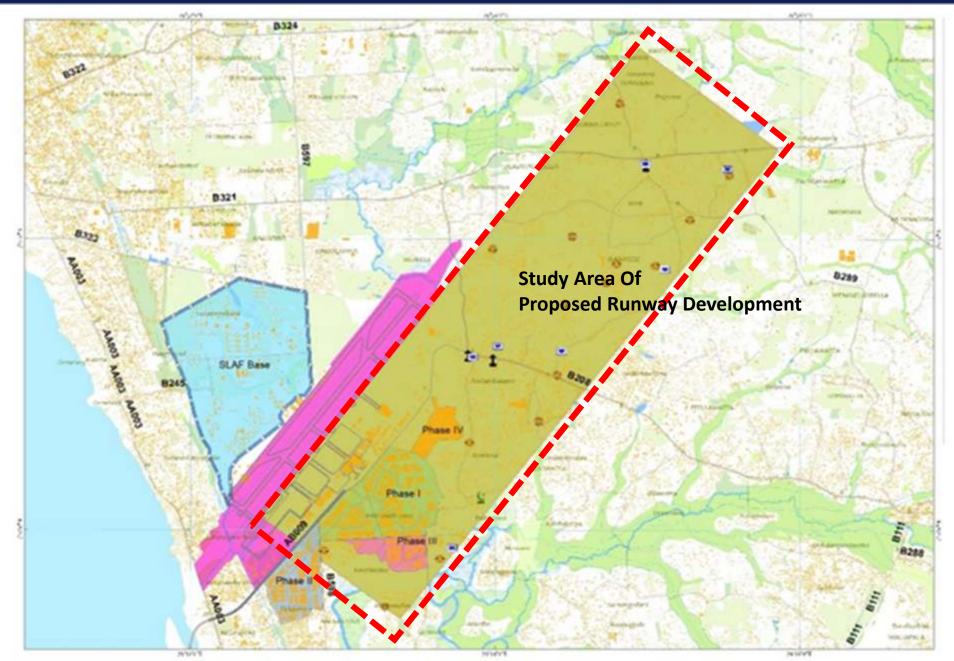


Source: Report on the proposal for construction of Second Runway at BIA Colombo, 2015, Ministry of Civil Aviation, PP. 09)

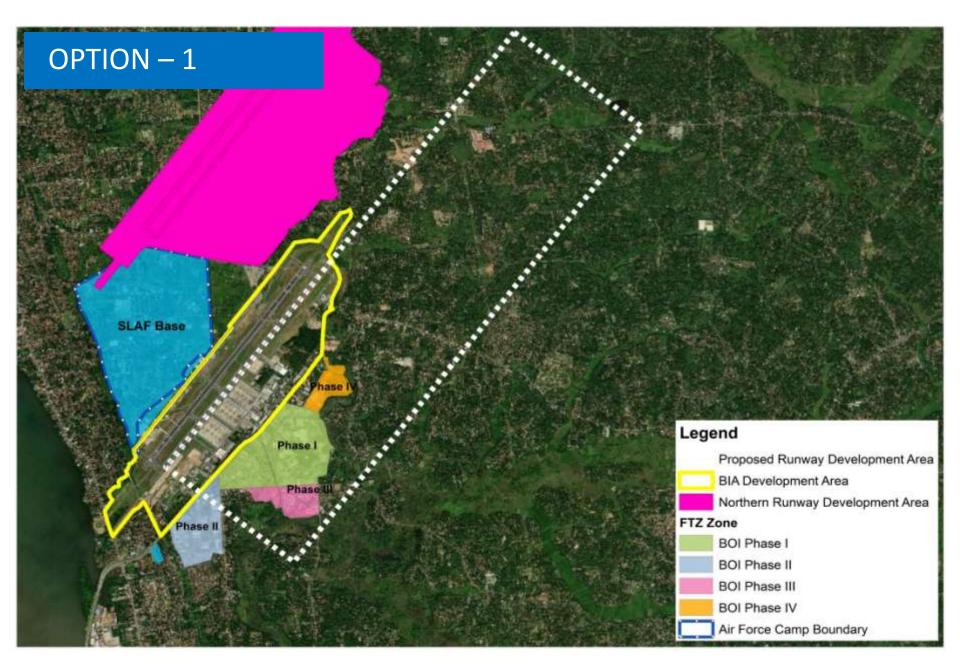


STUDY AREA - PROPOSED RUNWAY DEVELOPMENT

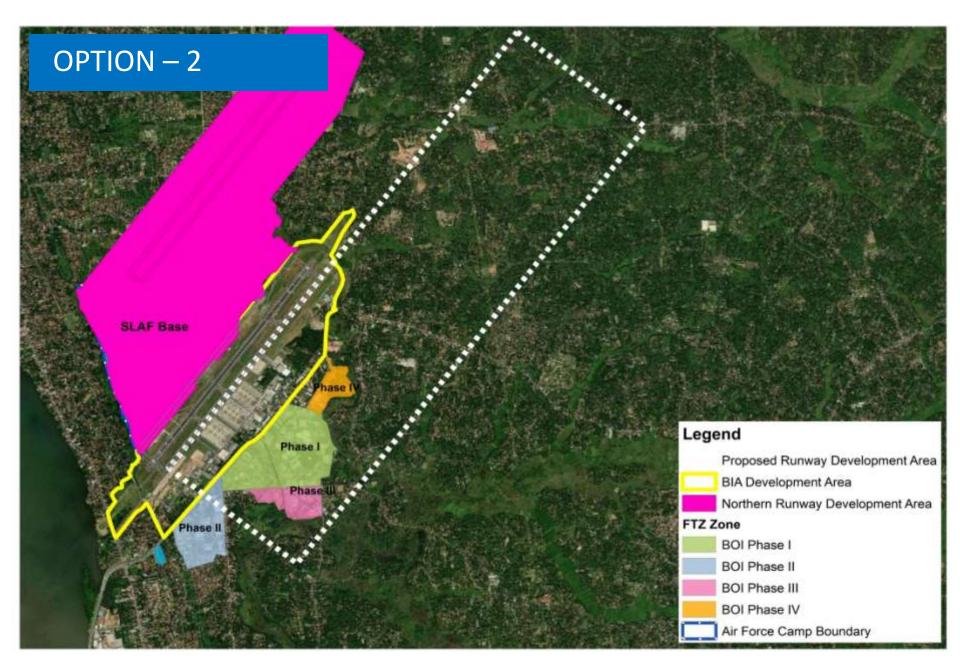




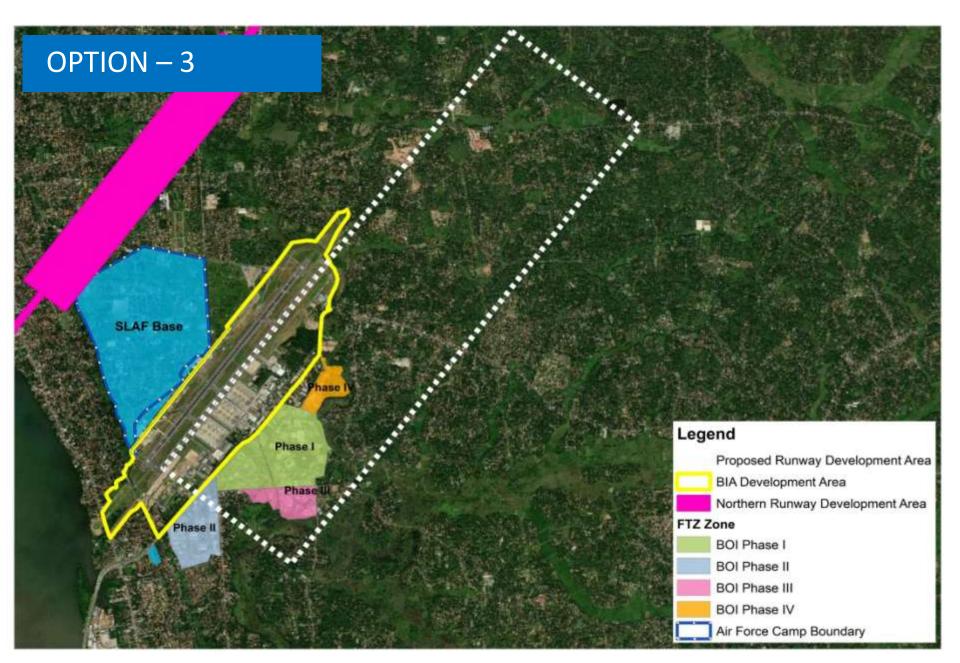




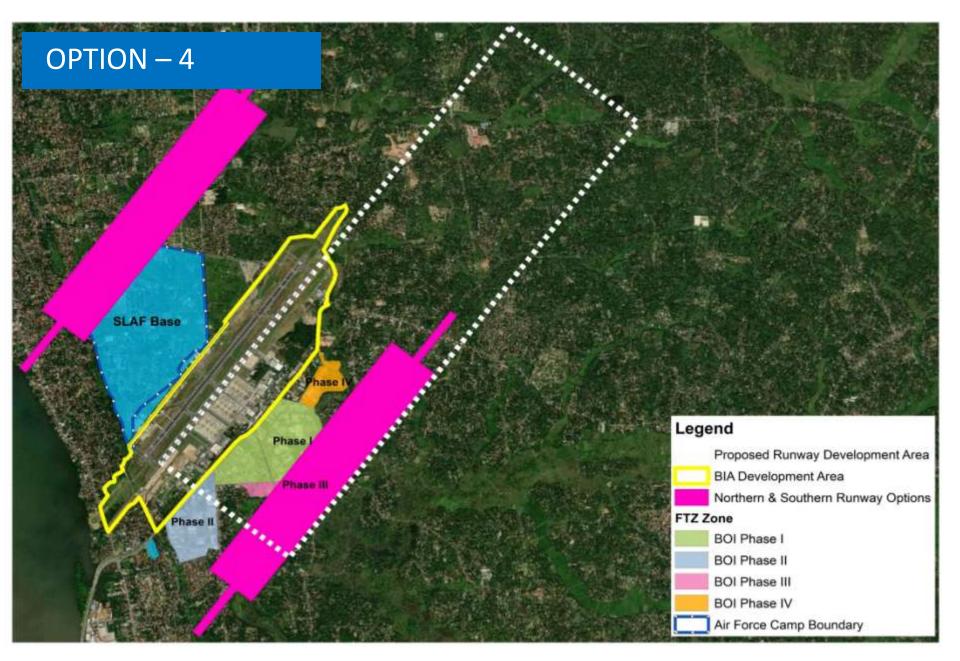




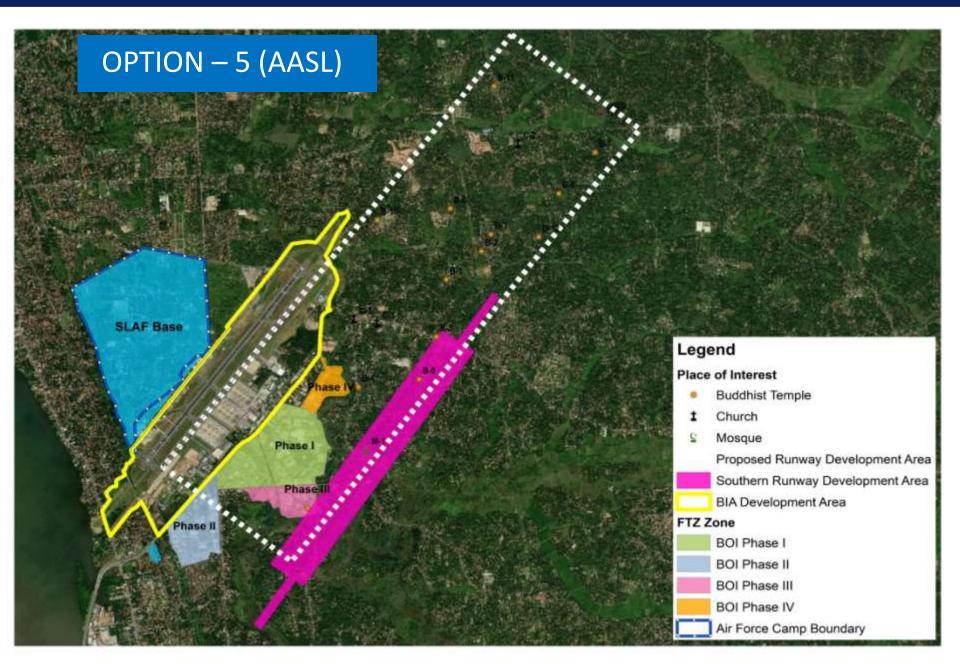




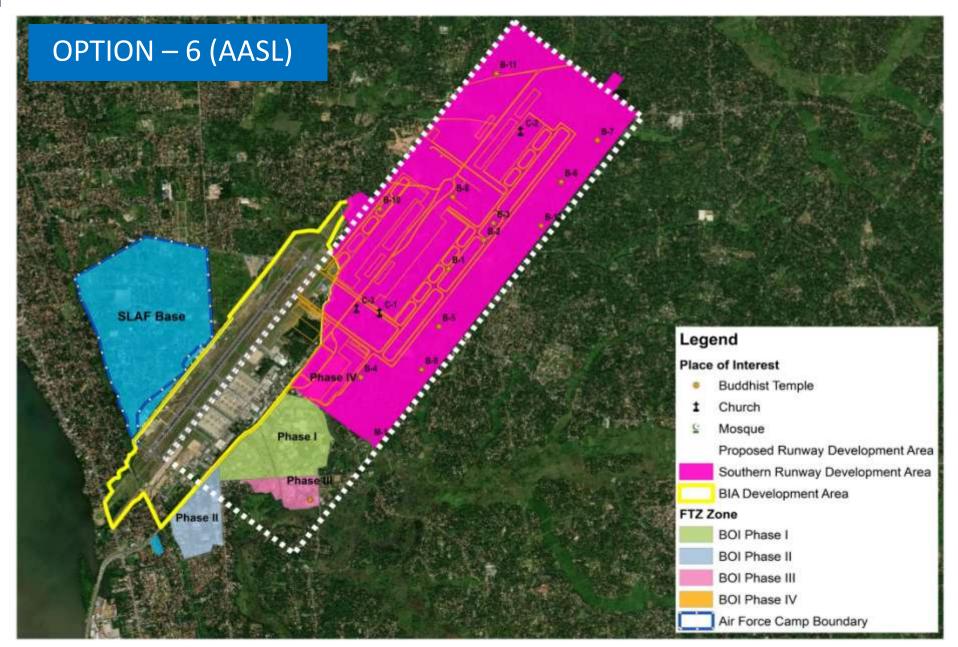




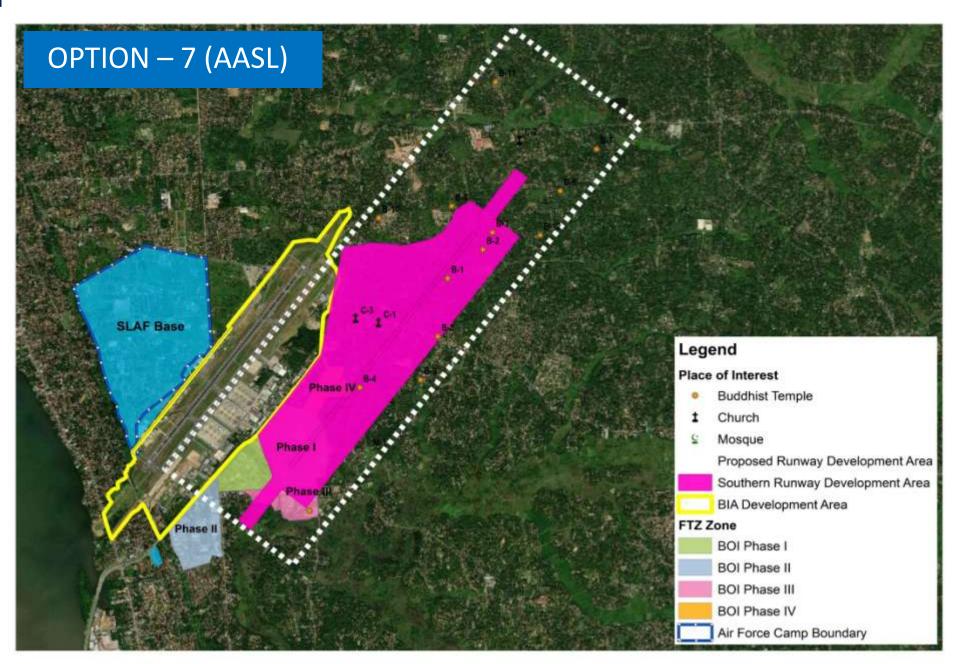




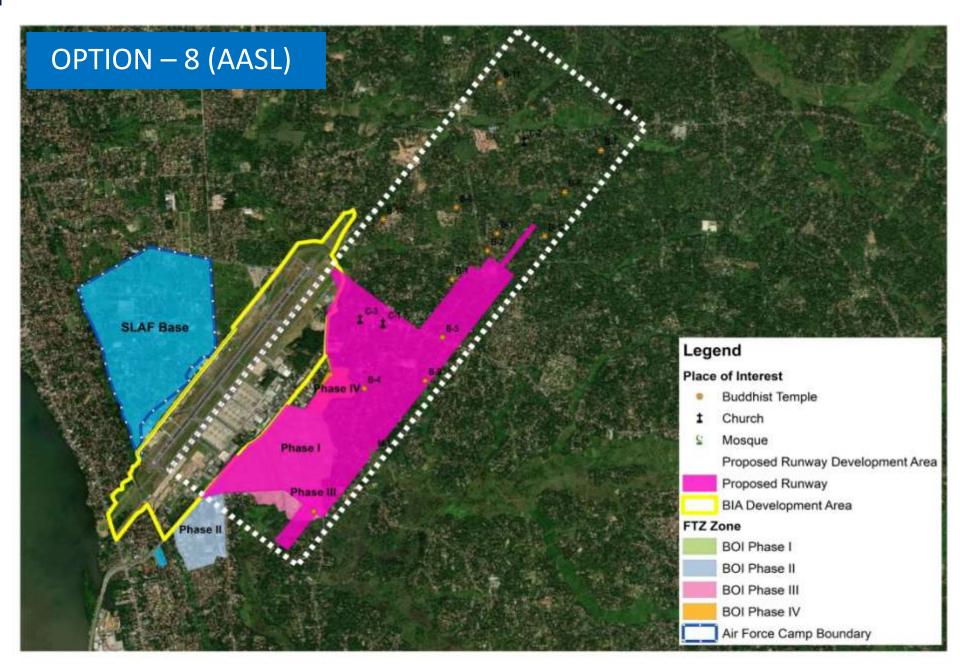




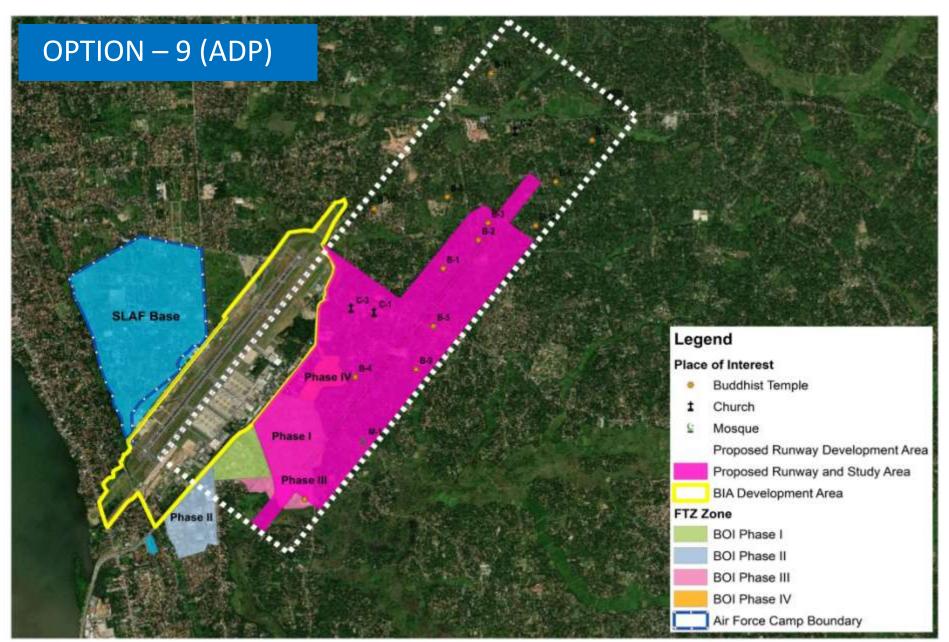










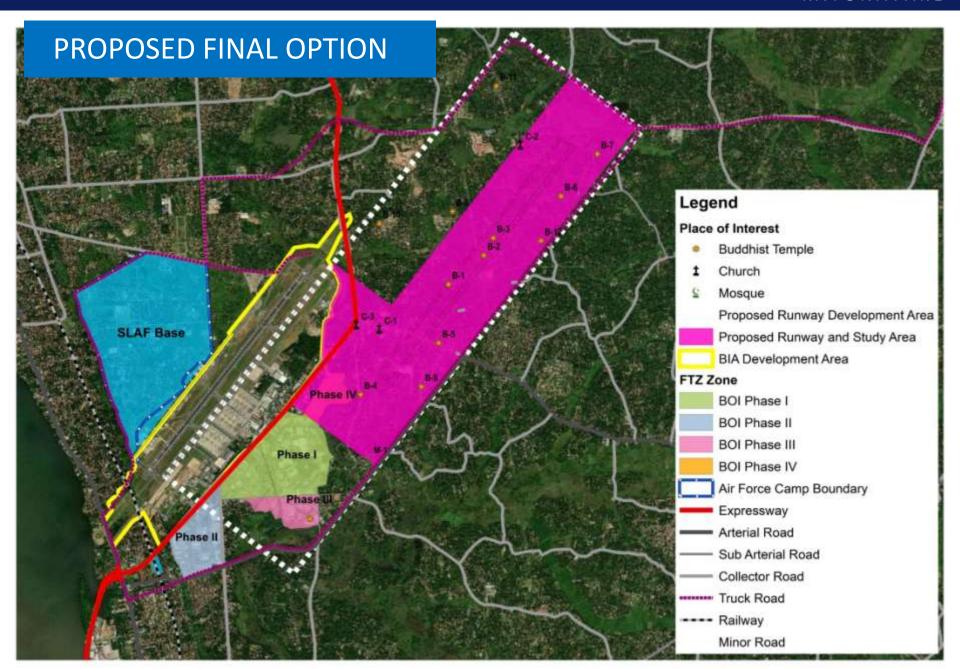


COMPARISON OF ALL FIVE OPTIONS



AFFECTED BUILDINGS

Affected Buildings	Proposal I (AASL)	Proposal II (AASL)	Proposal III (AASL)	Option IV (ADP)	Option V	
Technical						
Longitudinal Distance (m)	2870	1090	1100	1090	2870	
Lateral Distance (m)	1800	1500	2000	1800	1800	
Socio-Economic						
Industrial Buildings	85	246	378	303	51	
Primary Schools	5	2	2	3	5	
Secondary Schools	1	1	1	1	1	
Buddhist Temples	12	5	3	7	9	
Churches	3	2	2	2	3	
Mosques	0	0	1	1	0	
Cemetery	3	3	4	4	2	
Residential Buildings	6624	3128	2398	3332	4349	
Non-Residential Buildings	323	388	546	500	268	
Total Buildings	6624	3516	2944	3832	4617	
Other					,	
Affected BOI Phases	Phase IV	Phase I, III and IV	Phase I, III and IV	Phase I, III and IV	Phase IV	
Study Area Extent (ha)	1097	563	605	685	719	



SUMMARY

Nie	Project & Location	Extent A.R.P	Owner Ship	Current-use	proposed Projects în Brief	CV Valuation Rs. Mn	Cost For Infrastructure Developments (if any) Rs. Mn.	Total Investment (Infrastructure Cost + Land Cost+ Relocation Cost)	Saleable Area (Perch)	Current Market Price Per Perch value(Rs. Cts)	Current Market Valuation Rs. Mn	Note
1	Logistic & Business Park Project, At Ekala-JaEla	65.Acres	(Govt.)		Logistics and Business Park project has the following project components; 01. Value Addition Precinct 02. Business & Commercial Precinct	1560	1183	2743	7280	500,000	3,640.00	(Assumption made for Saleble area Approx. 70% @65 Acres of total Land)
2	Multi Model Transport Center Project At 18th Mile Post, Katunayake, (Cornwood State)	5-1-20.4	Govt.		Proposed Multi Modal Transport Hub (MMTH) and Mixed development including a public	330	- 108 558	558	602.28	1,000,000	602.28	5A.1R. 20.4 P @ 70%
39	Public Entertainment and Recreational Fark, At 18th Mile Post, Katunayake (Cornwood State)	2-1-22.5	Govt.	Bare Land	recreational park, which is the Gateway to the country.	120			267.75	1,000,000		2A.1R. 22.5 F @ 70%
4	Agro Expoito At - Badalgama. ("Sirigapata" State)	500.Acre	NLDB(Govt.)		The project aims on facilitating agriculture related processing, storage, research operations as the site area is easily accessible to one	1200 650		64000	18.000	1,152.00	(Assumption made for Saleble area Approx80% @ 500 Acres of total Land)	
5	Agro Expoito At - Badalgama. ("Katukenda State)"-Badalgama	330.Acre	Chilaw Plantation (LRC)	Coconut	of the prominent agricultural provinces, the North Western Province. The facilities are further aimed on food processing and value addition for export purposes.		650	1850	42240	18.000	760.32	(Assumption made for Saleable area Approx80% @ 500 Acres of total Land)
6	"Aviation University "- Katana	біі.Асте	tre	Coconut	The Aviation University is envisioned as a post-secondary career training and research institution focused on integrated aviation training and resources services. It brings together students, academics, industry experts and investors to prepare job-ready graduates, undertake research and development, and innovative companies. Emphasizing a cooperative model that brings together industry and educators (cooperative innovation university model)	200	250	450	6720	100,000	672.00	Approx. Saleable area 60 Acres@70%
7	Air Cargo Village At Katunayake	240.Acre	40 - (Govt) 200-(Private)	Coconut	The project amis on faciliting multipurpose storage requirements, especially bonded storage,etc.	8450	450	8900	26880	350,000	9,408.00	Approx. Saleable area 240 Acres@70%
	Total					11860	2641	14501			16,502.35	

TOTAL GOVERNMENT EXPENDITURE

REQUIRED FOR ALL PROJECTS to cover land cost and external infrastructure

LKR 15 Bn. USD 80 Mn.

Raised By Issuing Unit Trust or Asset
Securitization or (Airport bonds)
In the Capital Market (based on assets value)



PROJECT OVERVIEW

❖To build 72,000 houses in Colombo city & suburbs; 2 bed room & 3 bed room units.

- An affordable price respectively Rs.6 Million and 8 Million;
 - (At the rate of Rs. Million-Rs.9,500 per Sq.ft onwards)
- Specially targeted towards young executives, professionals and government servants.



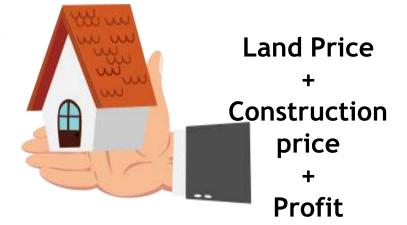
COST OF HOUSING CONSTRUCTION AND SELLING PRICES

- Affordability
- Close to school/office
- Connectivity to public transport and services (hospitals, banks, shopping, etc)





- ✓ Large scale Housing- Rs.9,500/Sq.ft
- ✓ Medium scale Housing-Rs.11,200/Sq.ft



Selling Price
State Lands6-8 Million
Private lands10-15
Million per
Unit



HIGHLIGHTS

- PPP is a long term marriage between public & private sector to deliver an economic output(performance).
- It is based on:
 - Payment upon delivery(no delivery no pay)- Timely delivery
 - Risks allocation(who does what best)
 - Value for Money(VFM) whole –life costing
 - Competition to get best value
- If the above is not archived agree upon the exit clause (pre-agreed divorce)
- To encourage the private investments, state provides capital subsidy, revenue subsidy, tax breaks etc.
- Government can leverage lands, Sky, Sea ,canals, policies, tariff & efficiency (easy to do business),regulatory approvals(CEA,UDA,BOI) etc

THE SUCCESS OF A PPP PROJECTS DEPENDS ON

- * HOW EFFICIENT
- HOW KNOWLEDGEABLE
- *** HOW COMMITTED**
- HOW TRANSPARENT
- **HOW ASSETS RICH**

THE GOVERNMENT IS



THANK YOU...

Presented By:

Mr.Lakshman Jayasekara

Project Director

Western Region Planning Project(WRPP) & Aerocity Development Project (ADP)

Ministry of Urban Development, Water Supply and Housing Facilities.

27/02/2020



