

Let's _____
reset
— Sri Lanka

#reformnow conference

Unlocking Land for development – Current Land Utilisation

05 August 2022

ADVOCATA INSTITUTE

www.advocata.org

Overview

8

Number of
Processes to
Register Property

39

Number of Days to
Register Property,
on Average

138
/190

World Bank Ease of
Doing Business
Ranking

82%

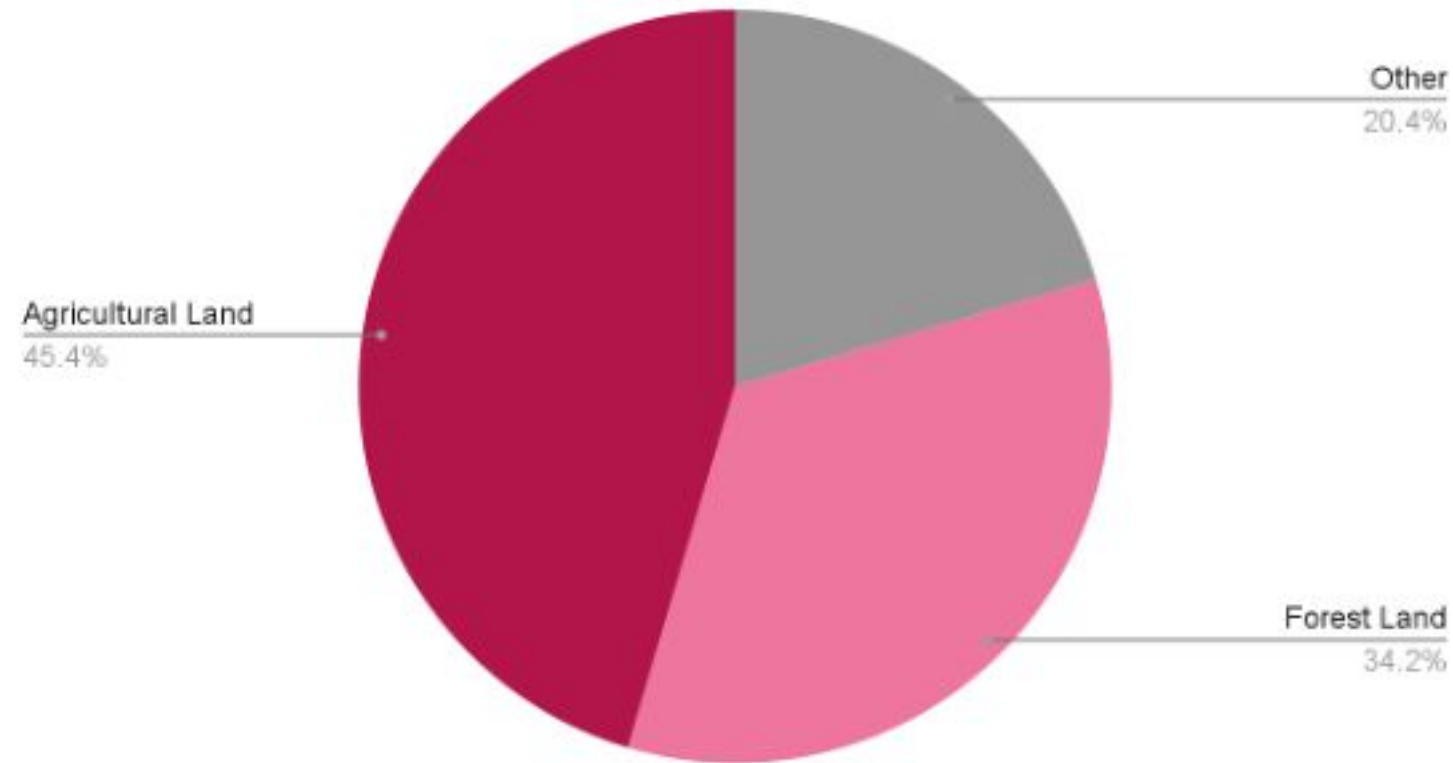
Government
owned Land (%
Total Land)

4.5%

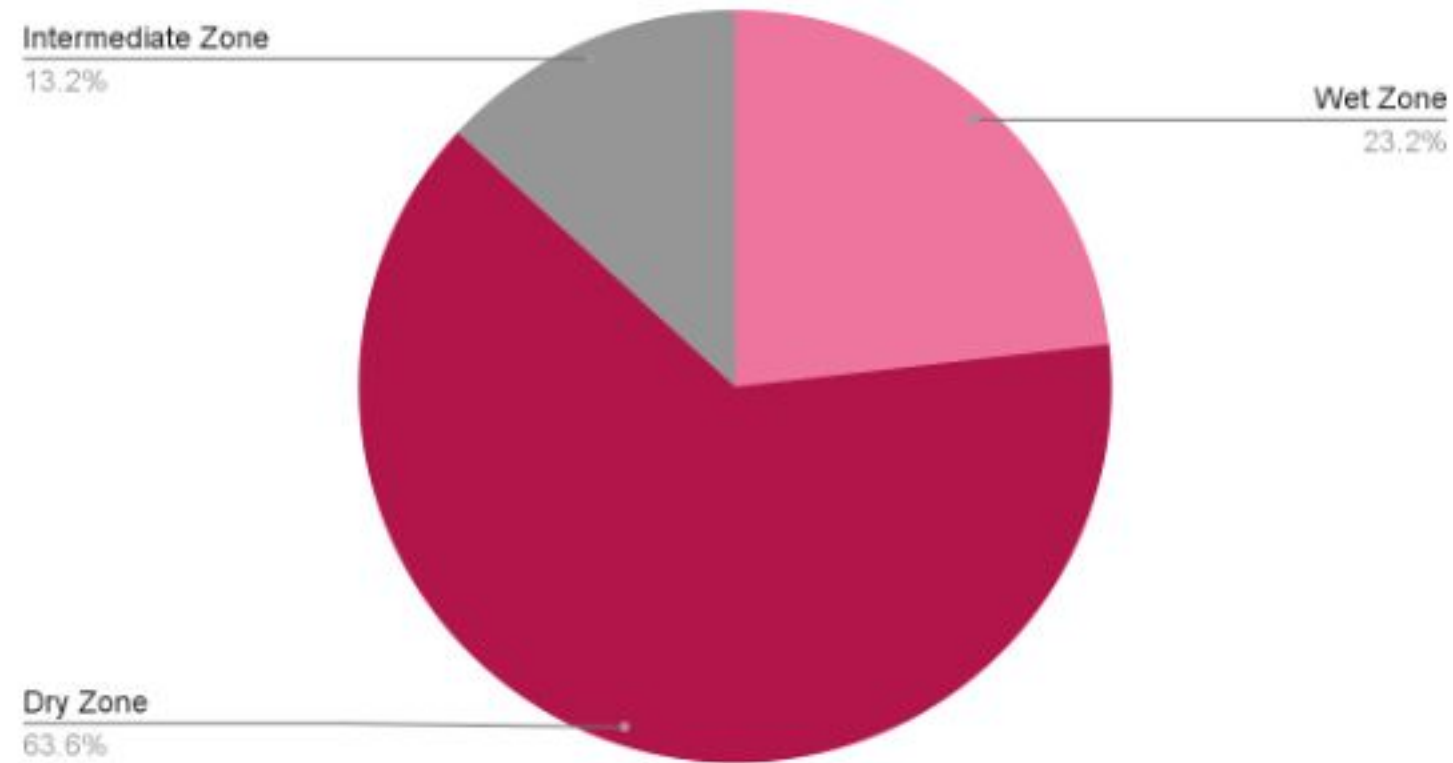
Land Registered
Under Bim Saviya
(% Total Land)

Overview

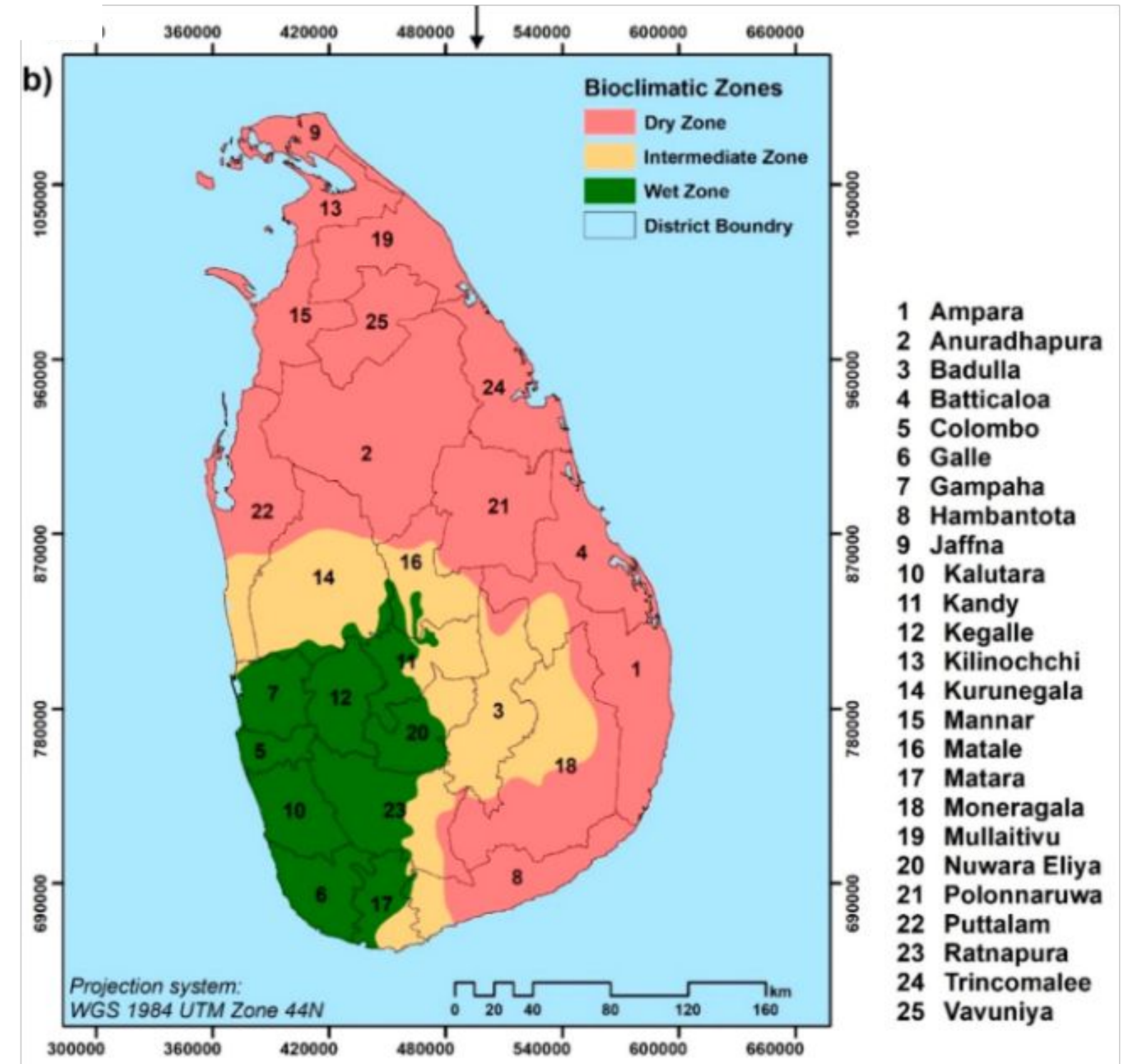
Land Area



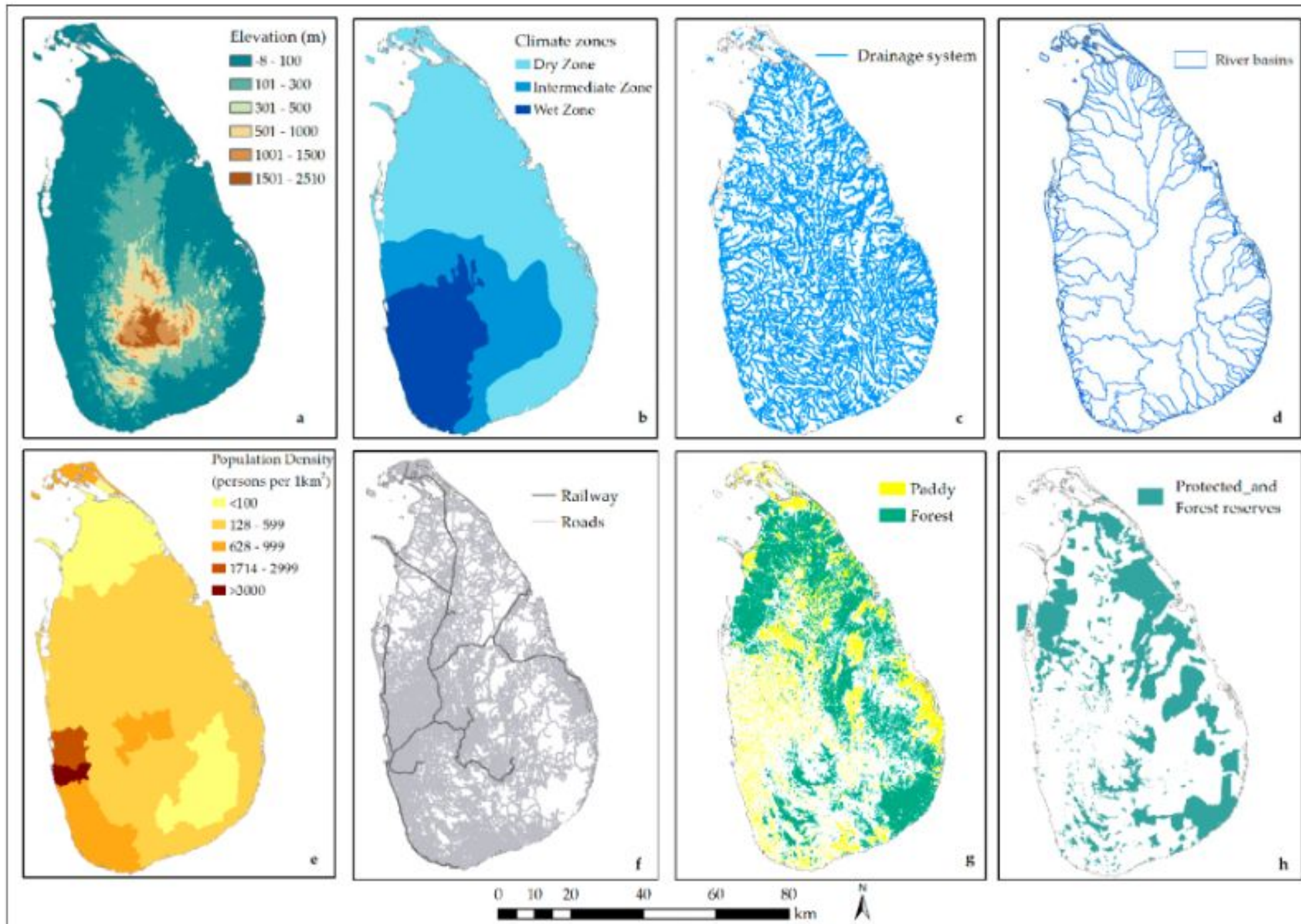
Land Area (by Zone)



Total Land Mass: 65,610 km²/16.213 million acres

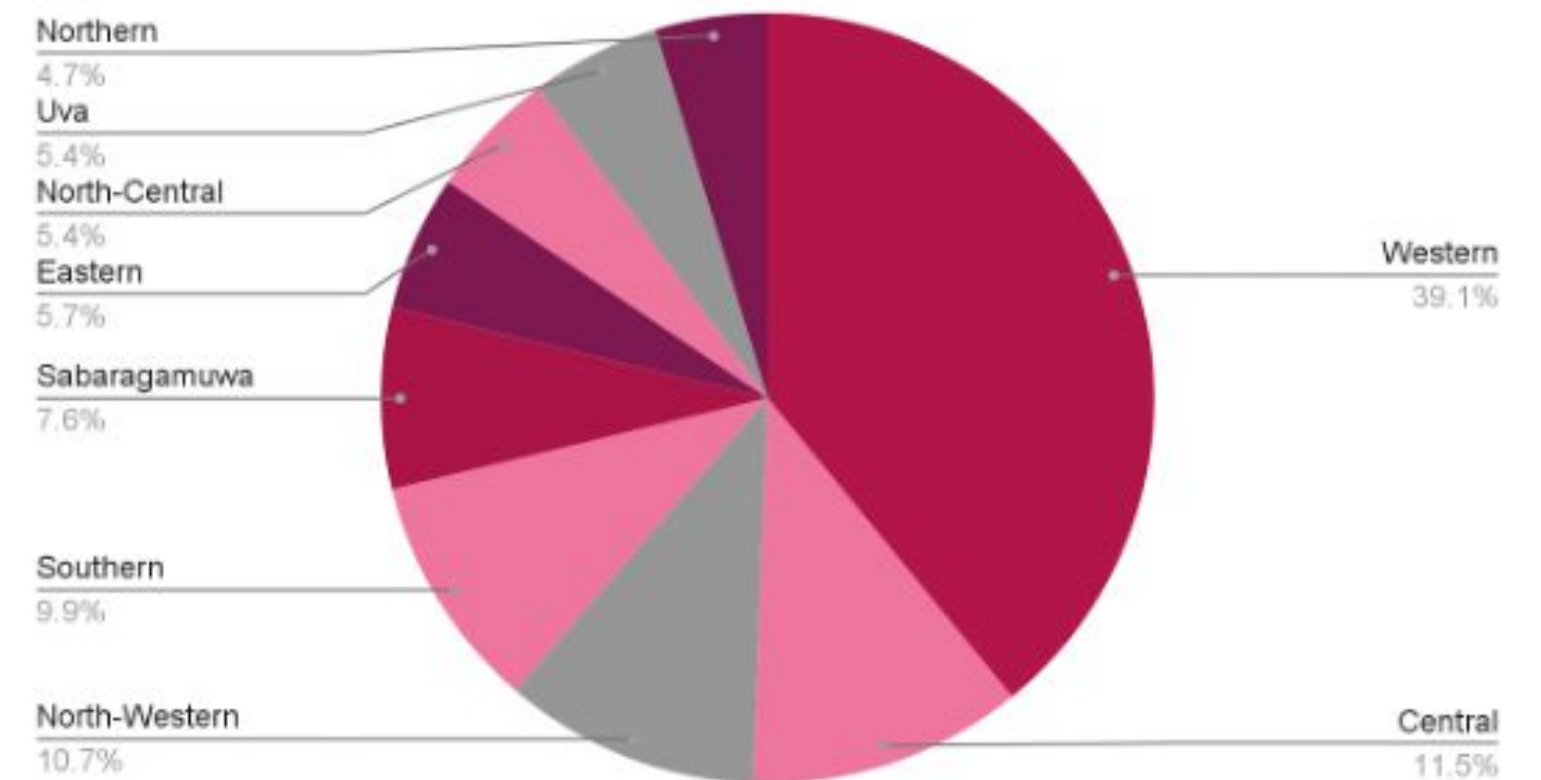


Overview



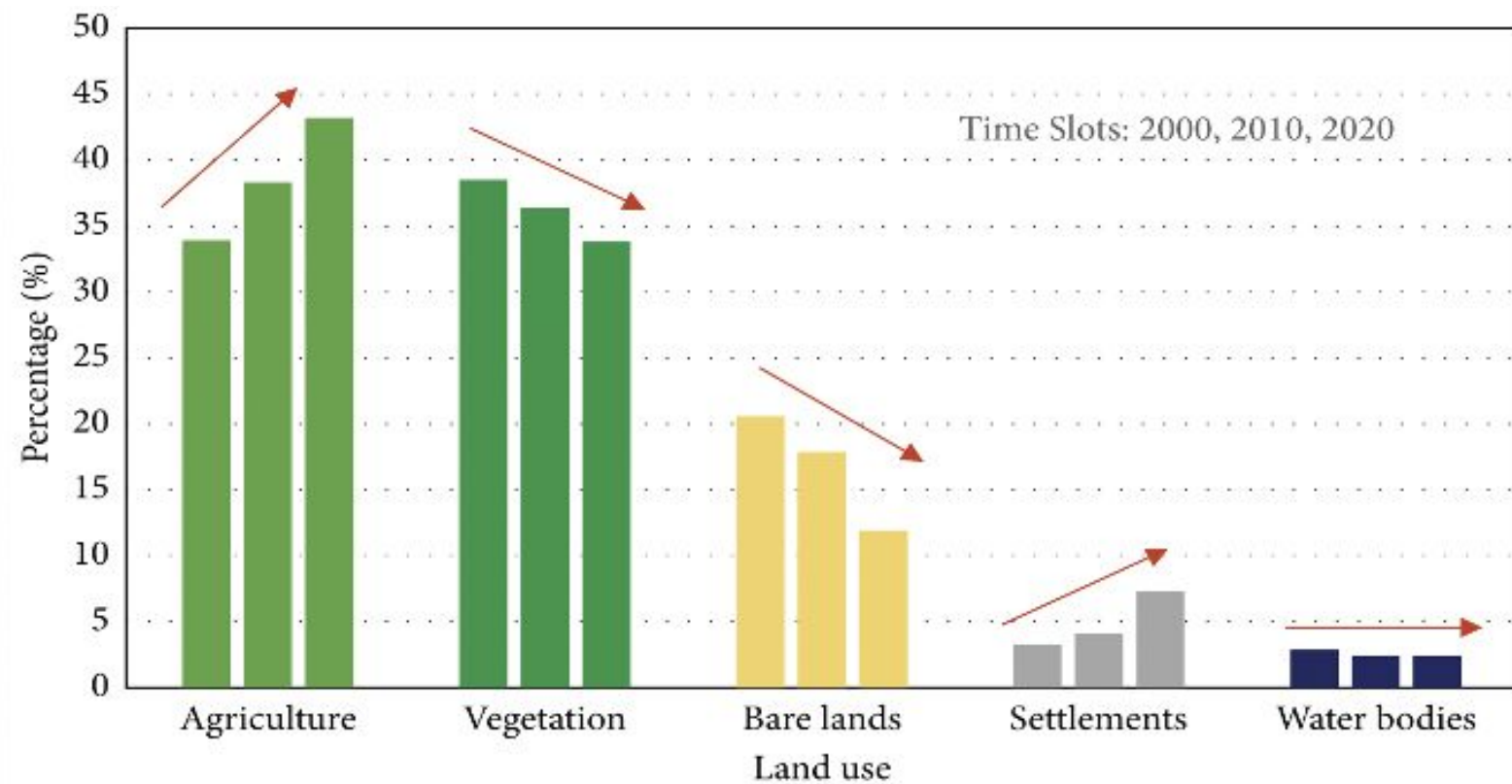
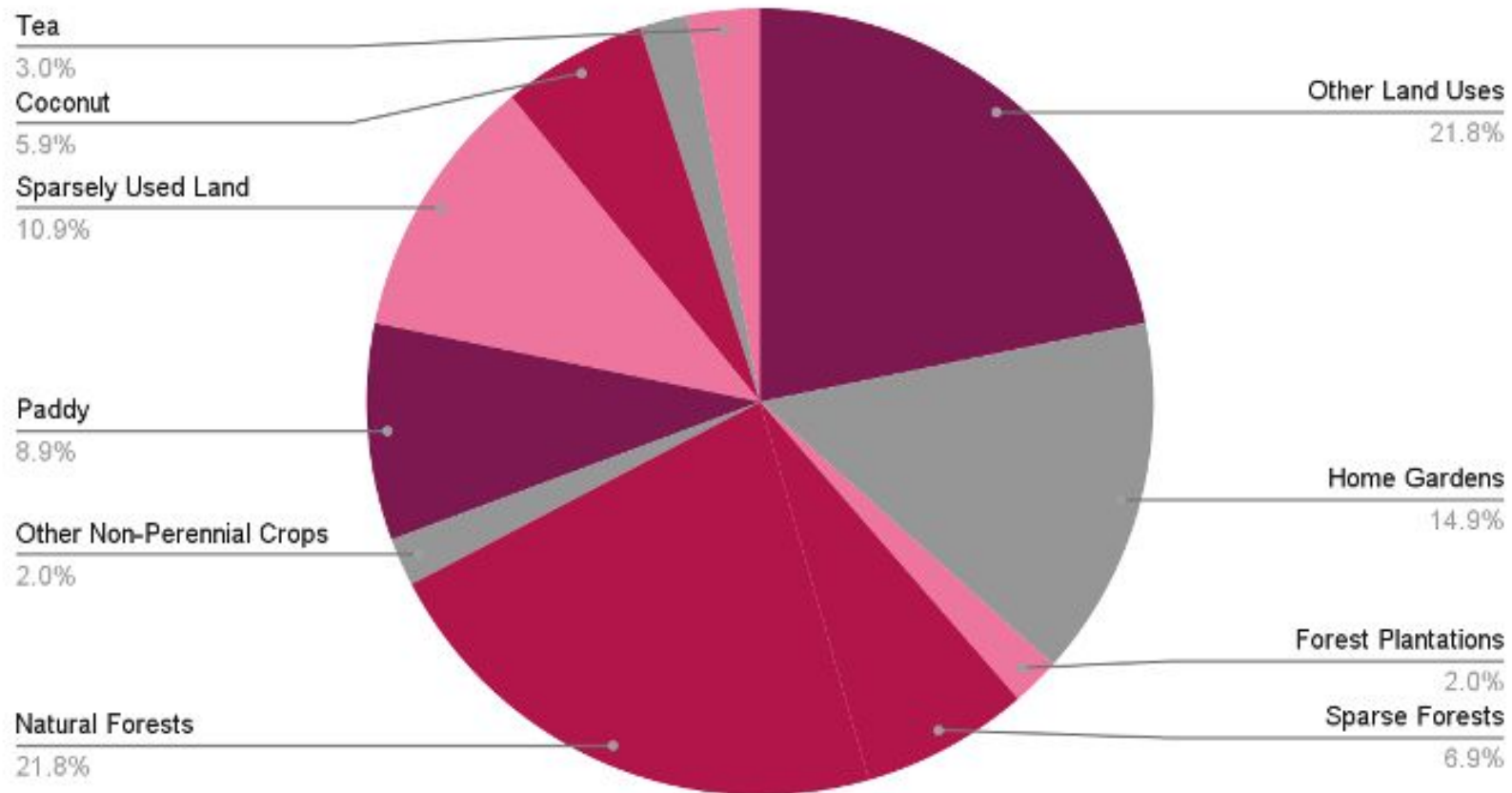
Population, Economic activity, and Infrastructure are generally concentrated in the south-west of the country - typically in the wet and intermediate zones, and on flatter terrain

Provincial Contribution to GDP

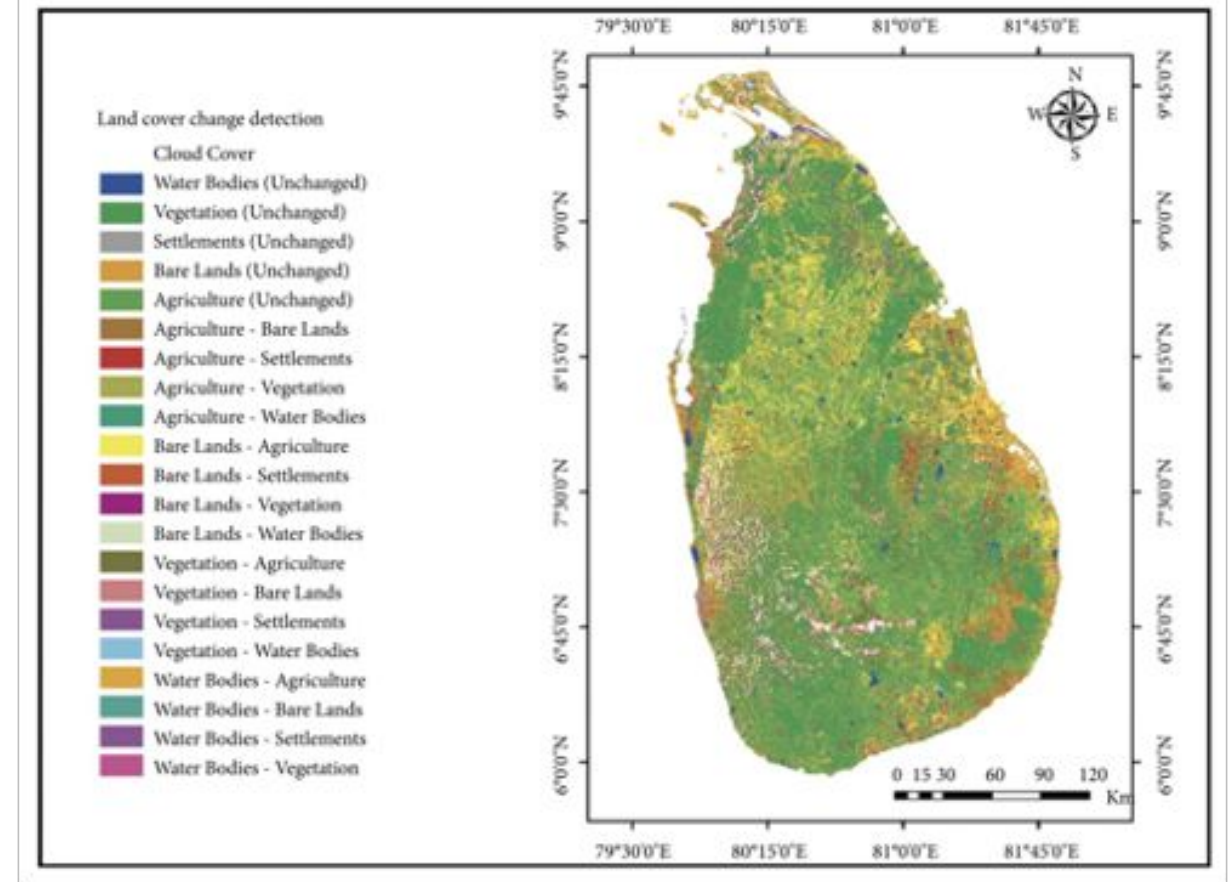


Land Use

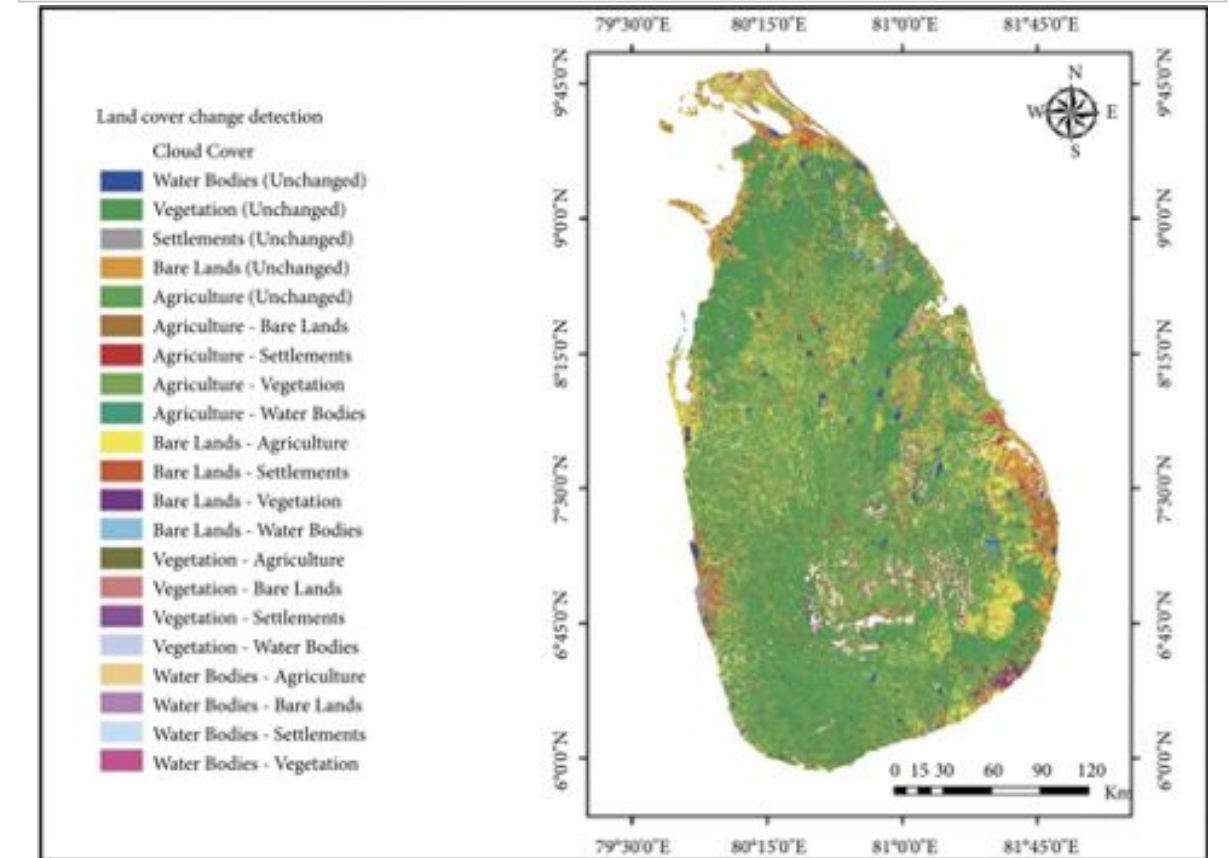
Present Land Use (All Sectors)



Land Use and Land Cover Change (2000-2010)

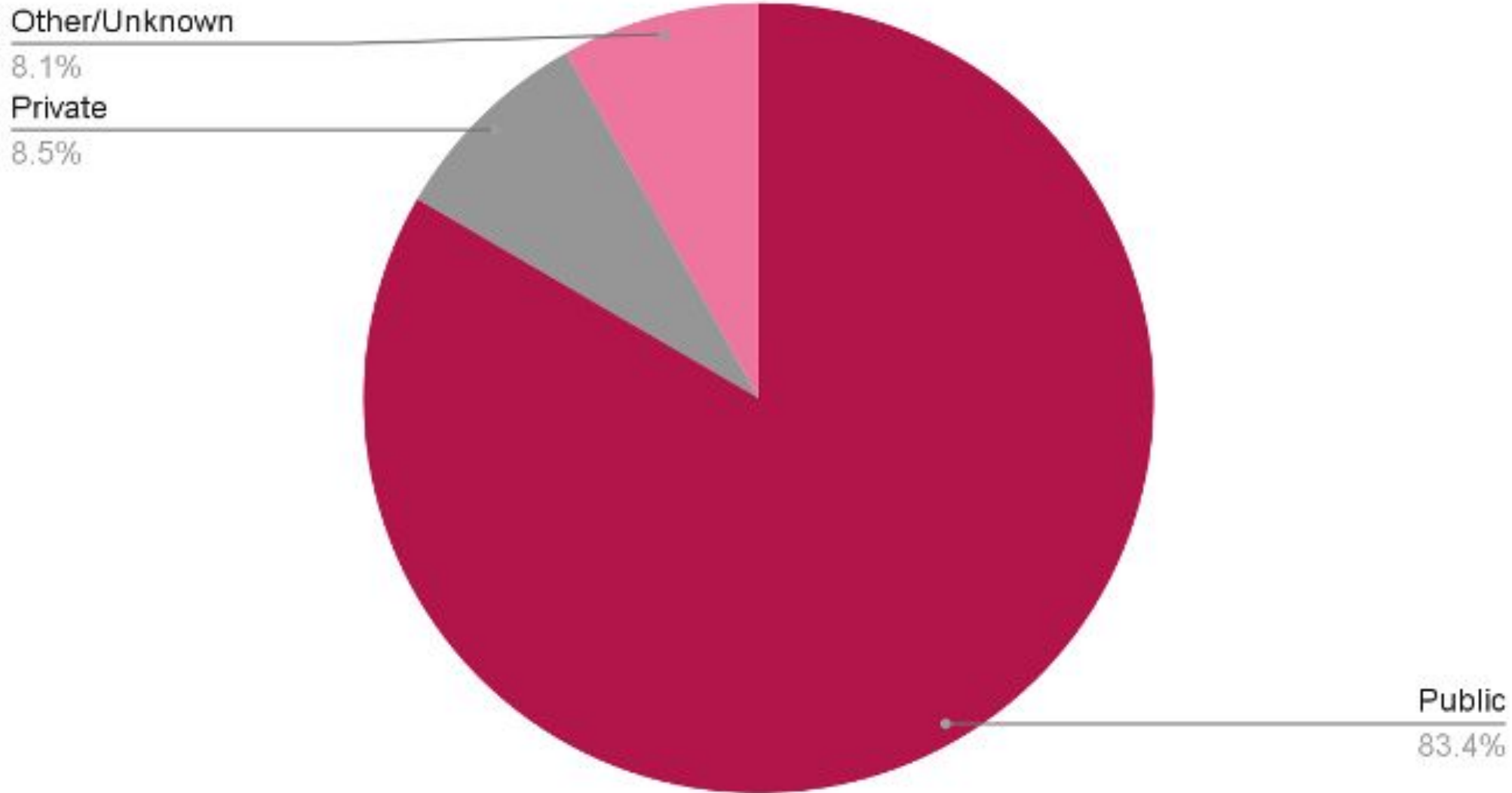


Land Use and Land Cover Change (2010-2020)



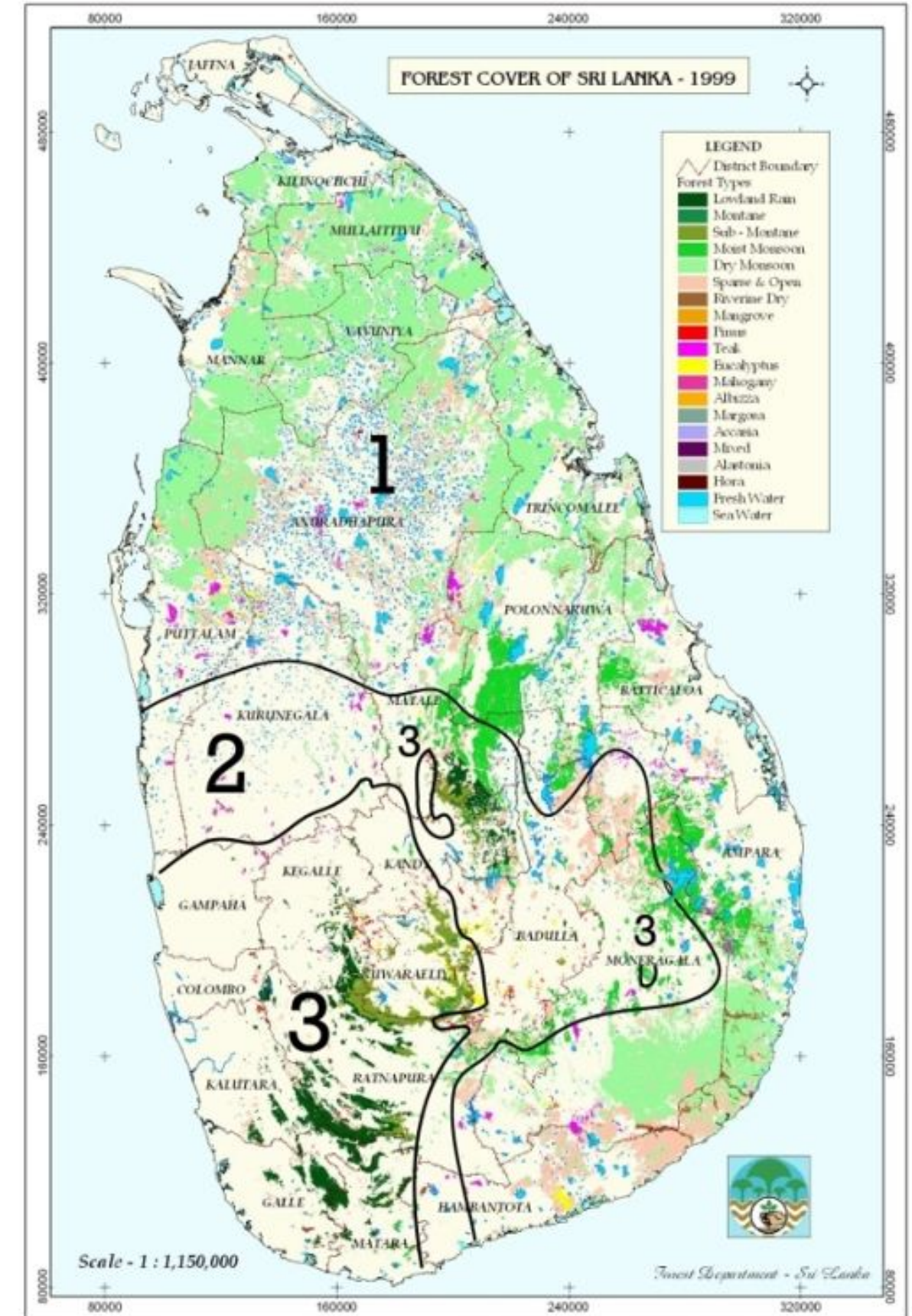
Forest Land

Ownership of Forest Land



Forest Land Breakdown

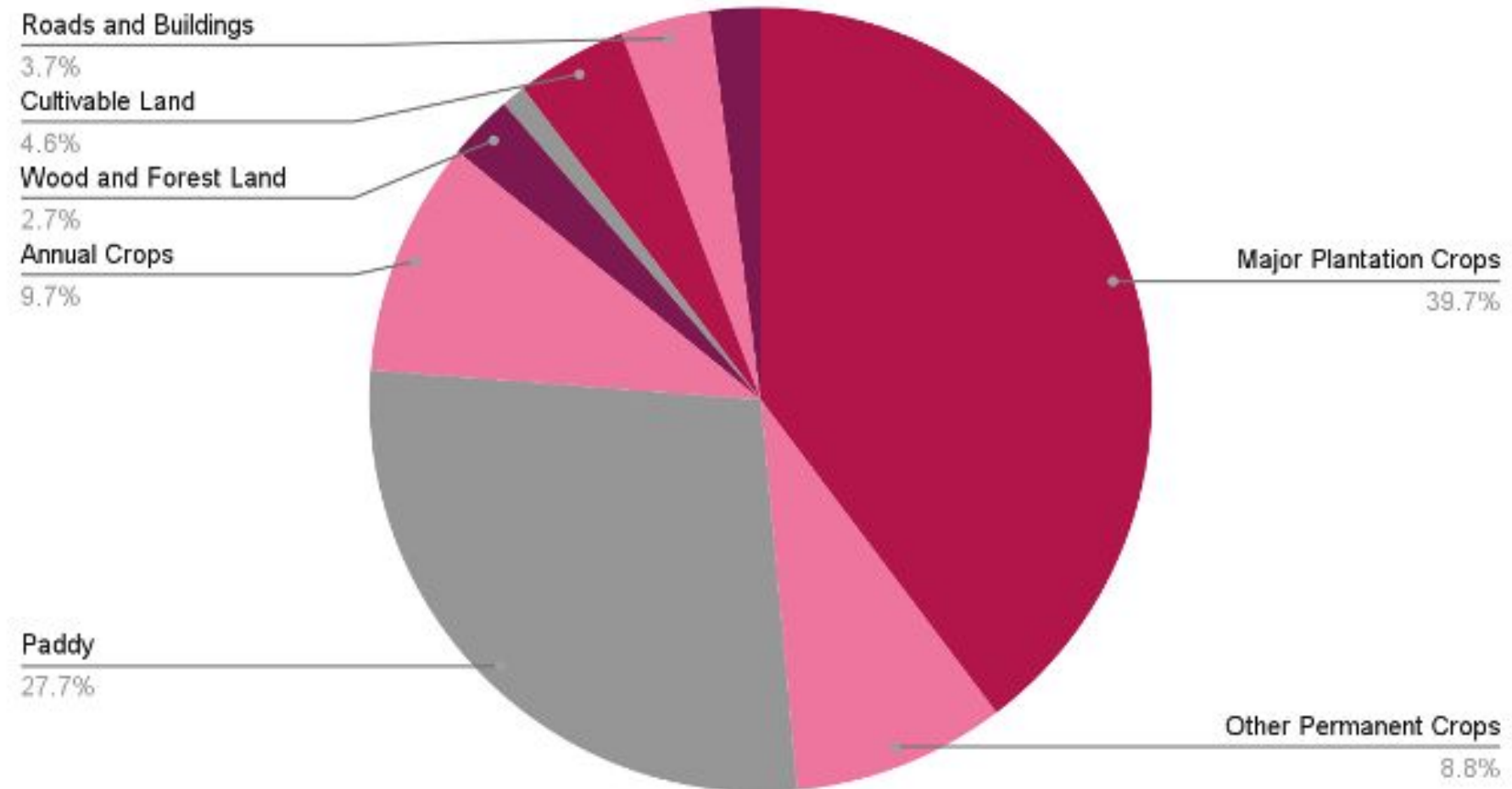
- Forest 78.5%
- Forest Plantations 3.0%
- Scrub and Grassland 17.1%
- Swamp 1.3%



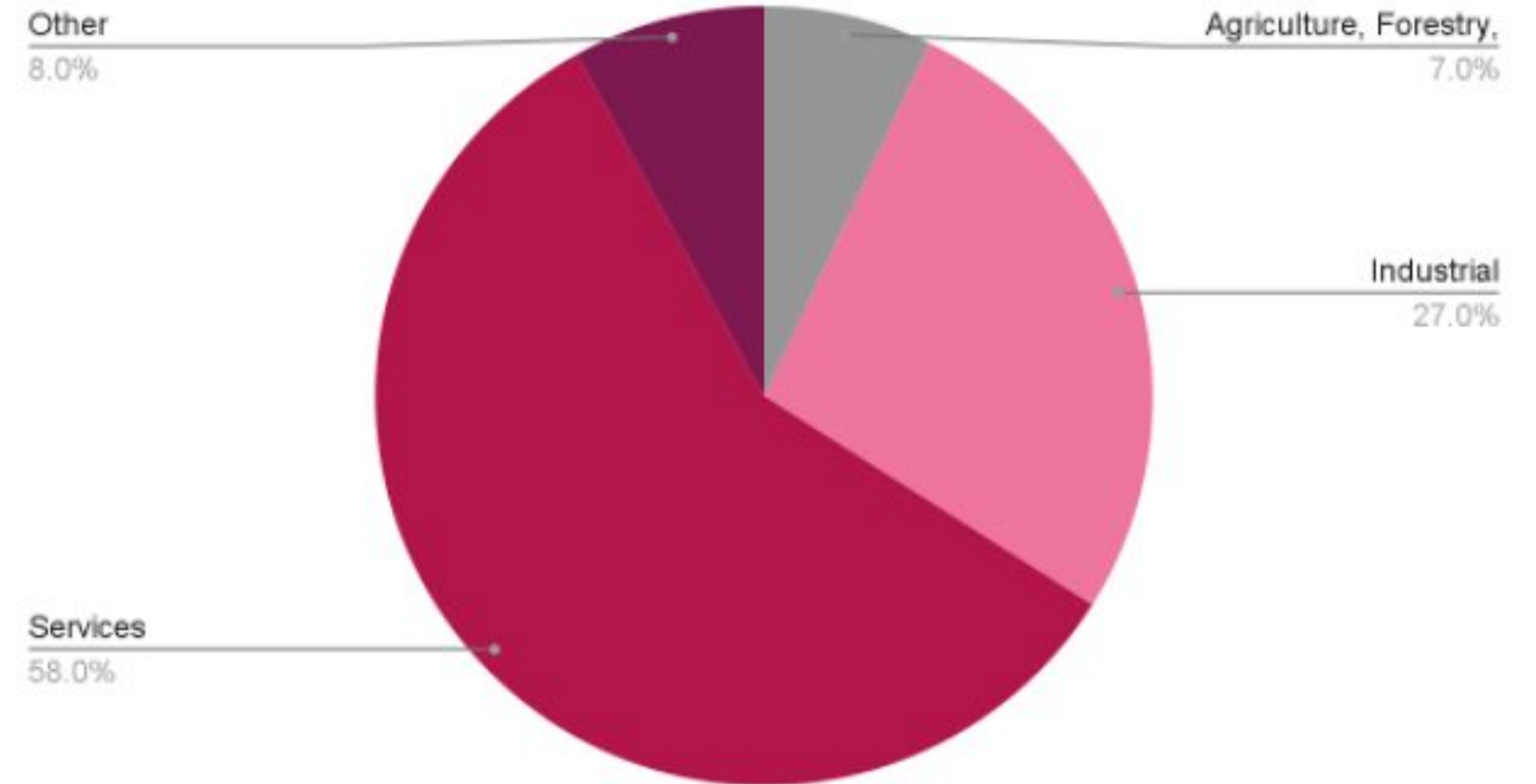
Source: FAO, Focali, IIED

Agricultural Land

Agricultural Land Breakdown



Sectoral Contribution to GDP



Agricultural Land Utilisation

Arable land: 20.7%

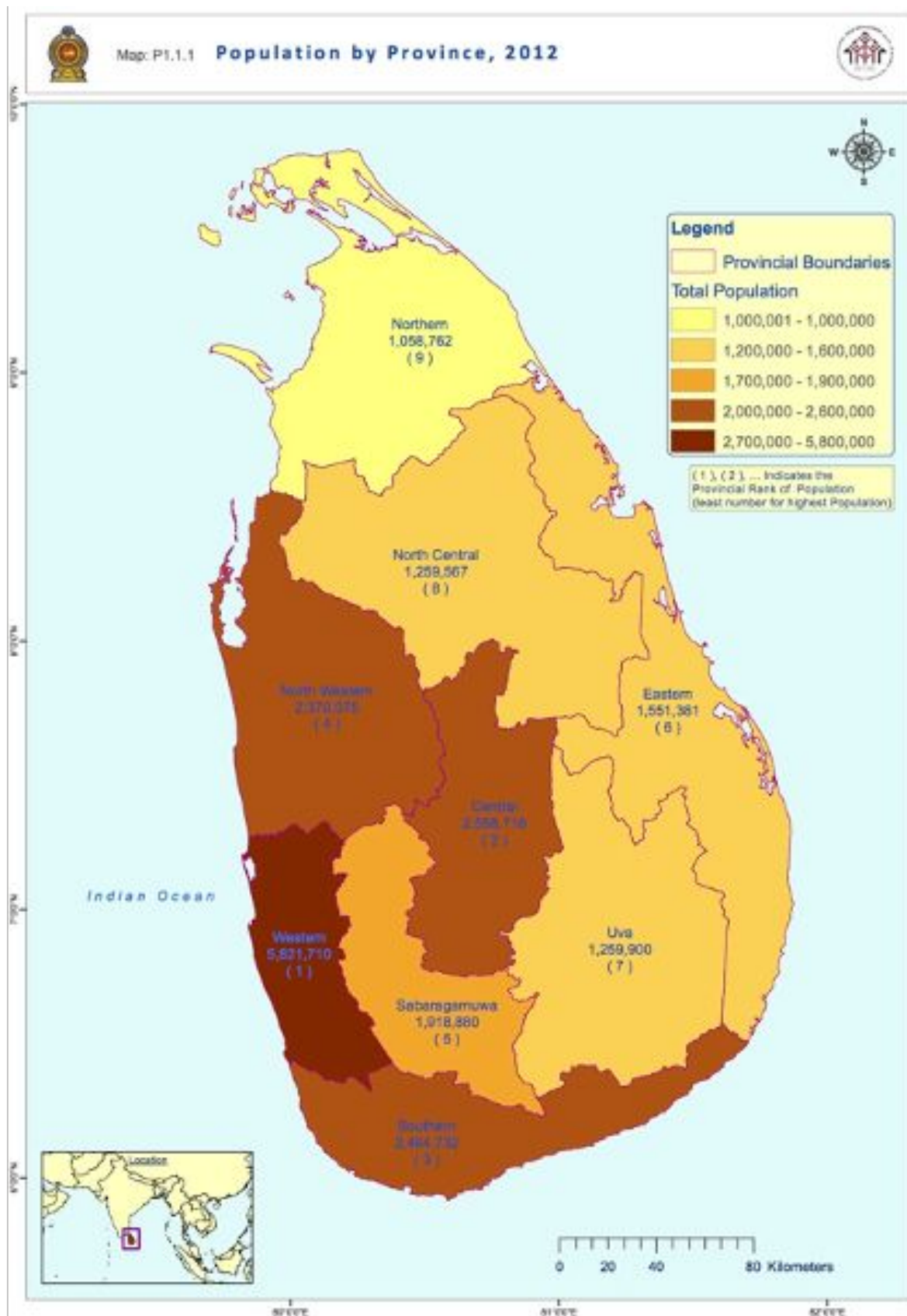
Permanent crops: 15.8%

Permanent pasture: 7%

A not insignificant contributor to GDP (7%), and significant to employment (25%)

Productivity low, partly as a result of government policy

Urbanisation



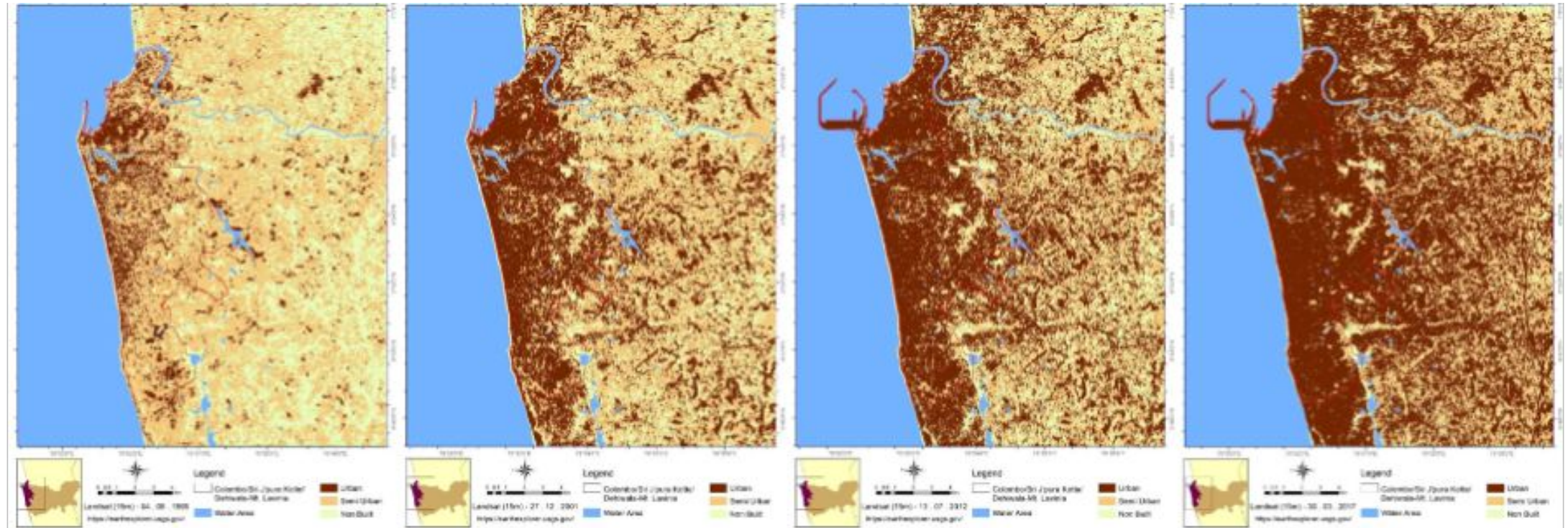
Colombo Urban Area (1995-2017)

1995

2001

2012

2017



Urbanisation Breakdown

One of the least urbanised countries in the world (according to official metrics)
- 18.1% of population in urban areas

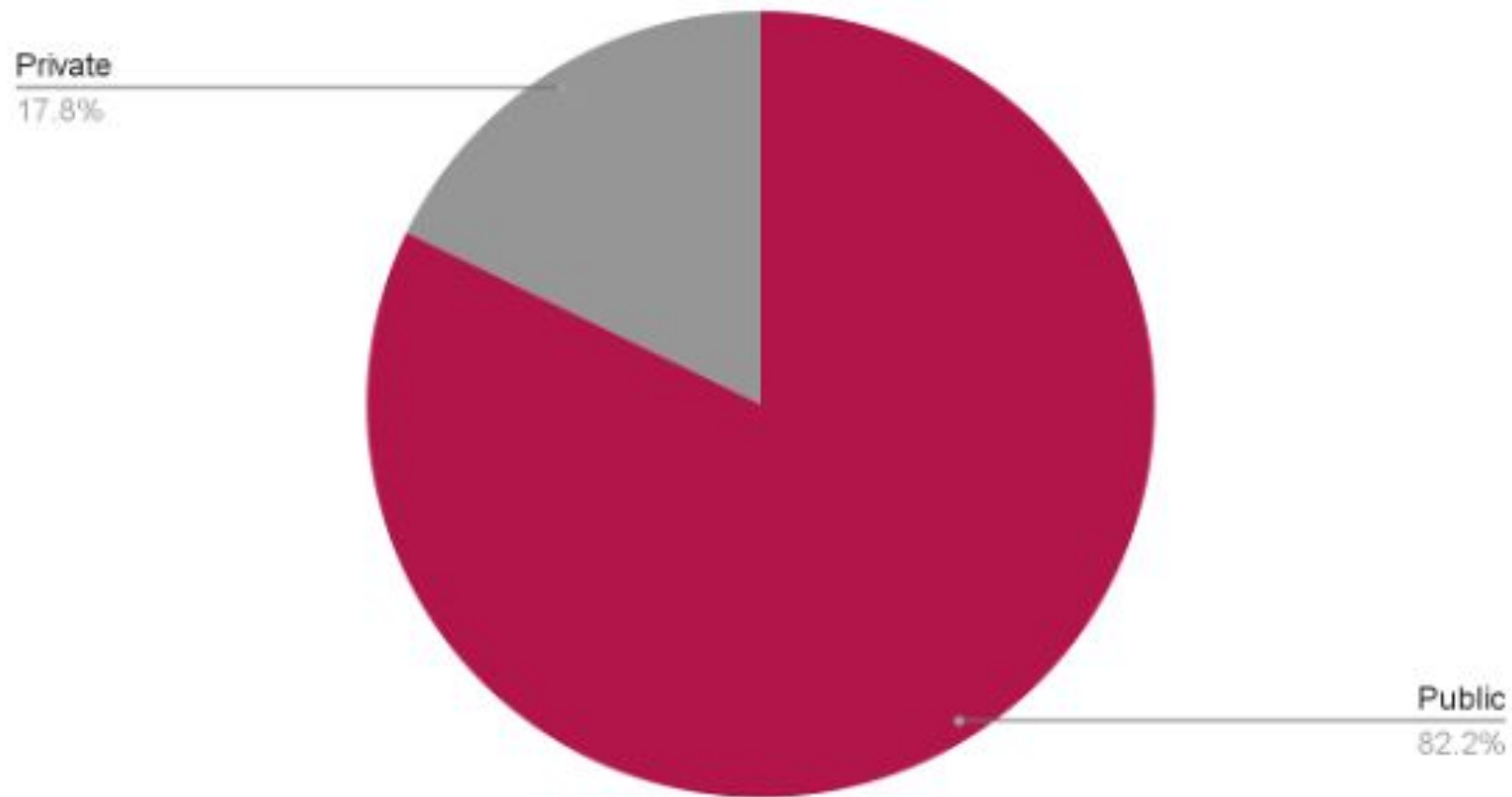
Has largely occurred in the past 20 years

Urbanisation has followed sprawl-and-ribbon development type

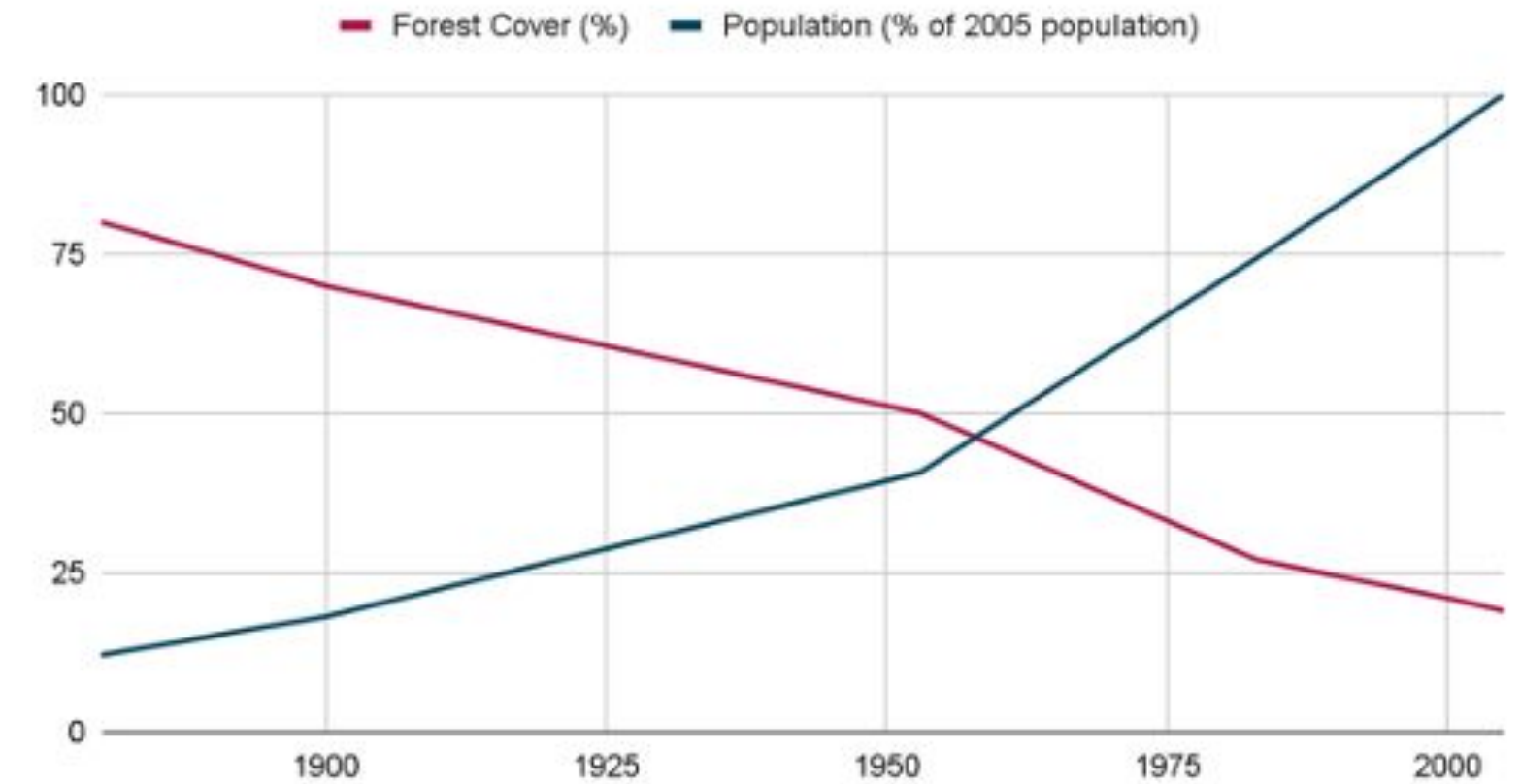
Very high rate of increase of urbanization in past 20 years

High State Land Ownership

Ownership of Land



Forest Cover vs Population



27% of peasants are landless

42.4% of all holdings are less than 0.4 ha

82% of all holdings are less than 1 ha

69% of all agriculture is conducted on state land used by private farmers

11-21% reduction in value of land on grant from the state

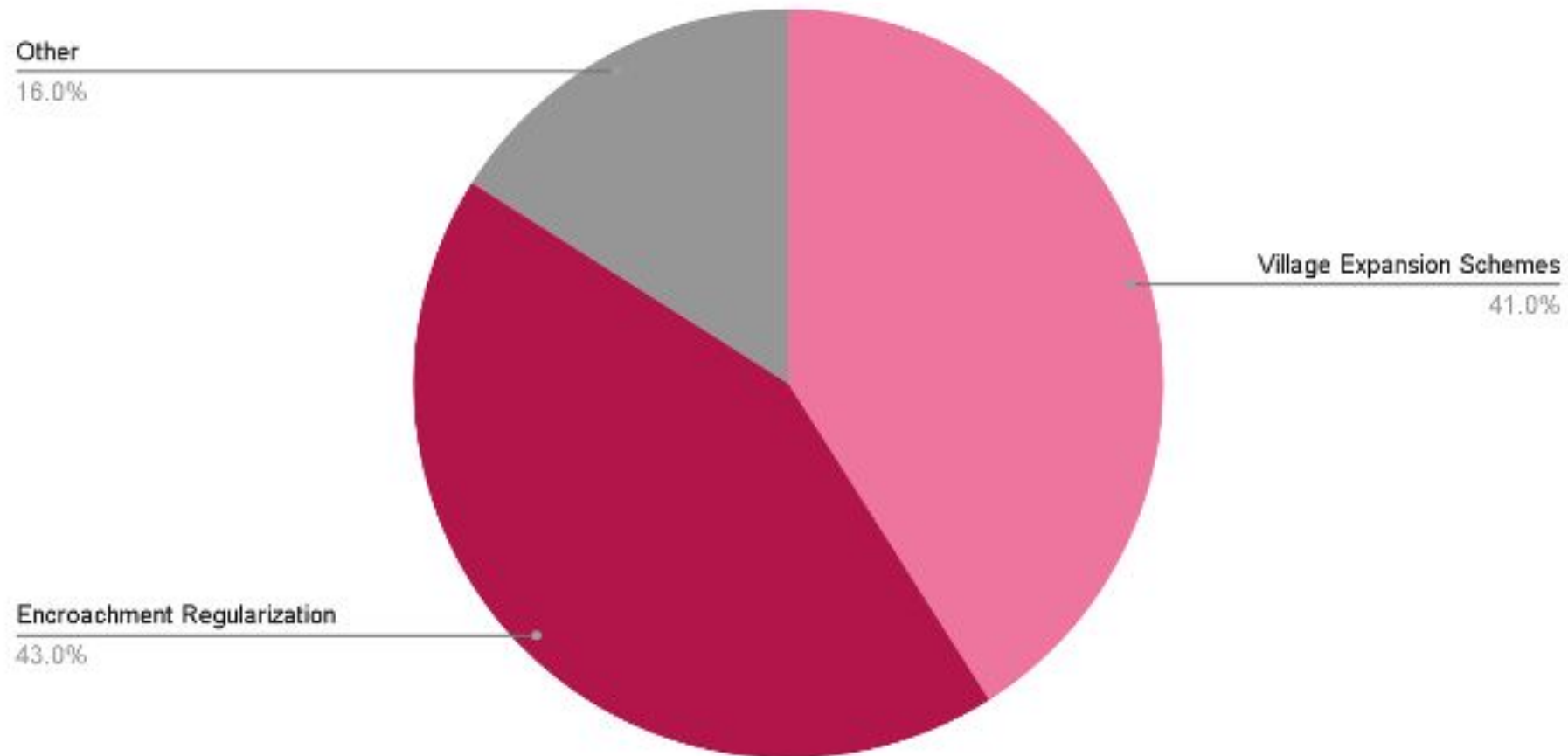
Heavy restrictions on Land Use

33% of land area degraded

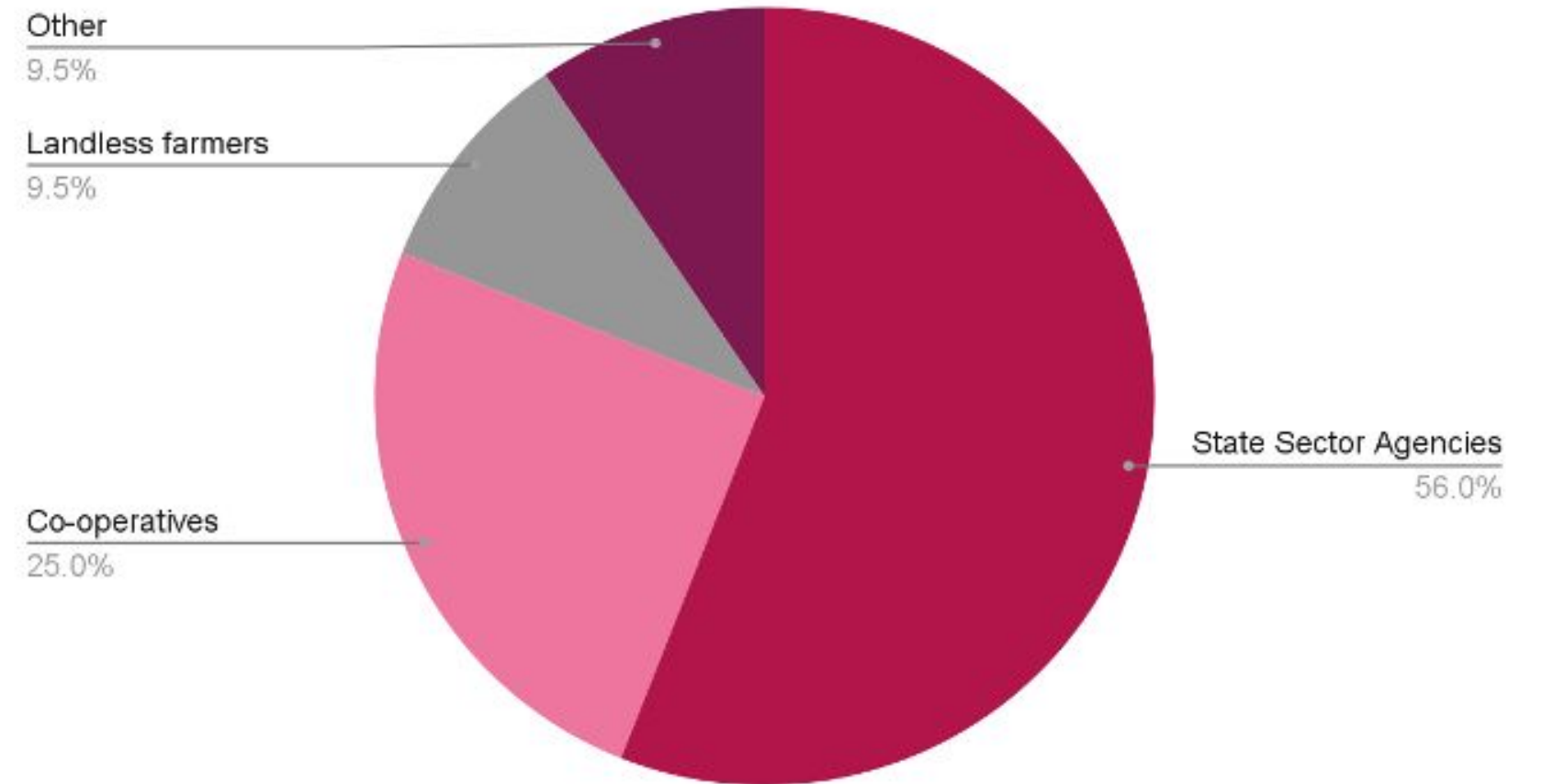
High encroachment leads to uncontrolled deforestation

Land Redistribution (1970s)

Land Grants - Land Development Ordinance



Land Redistribution - Land Reform Act



Consequences of Land Redistribution

9.5% of seized lands transferred to landless peasants

5 acre land ceiling for tenant cultivators

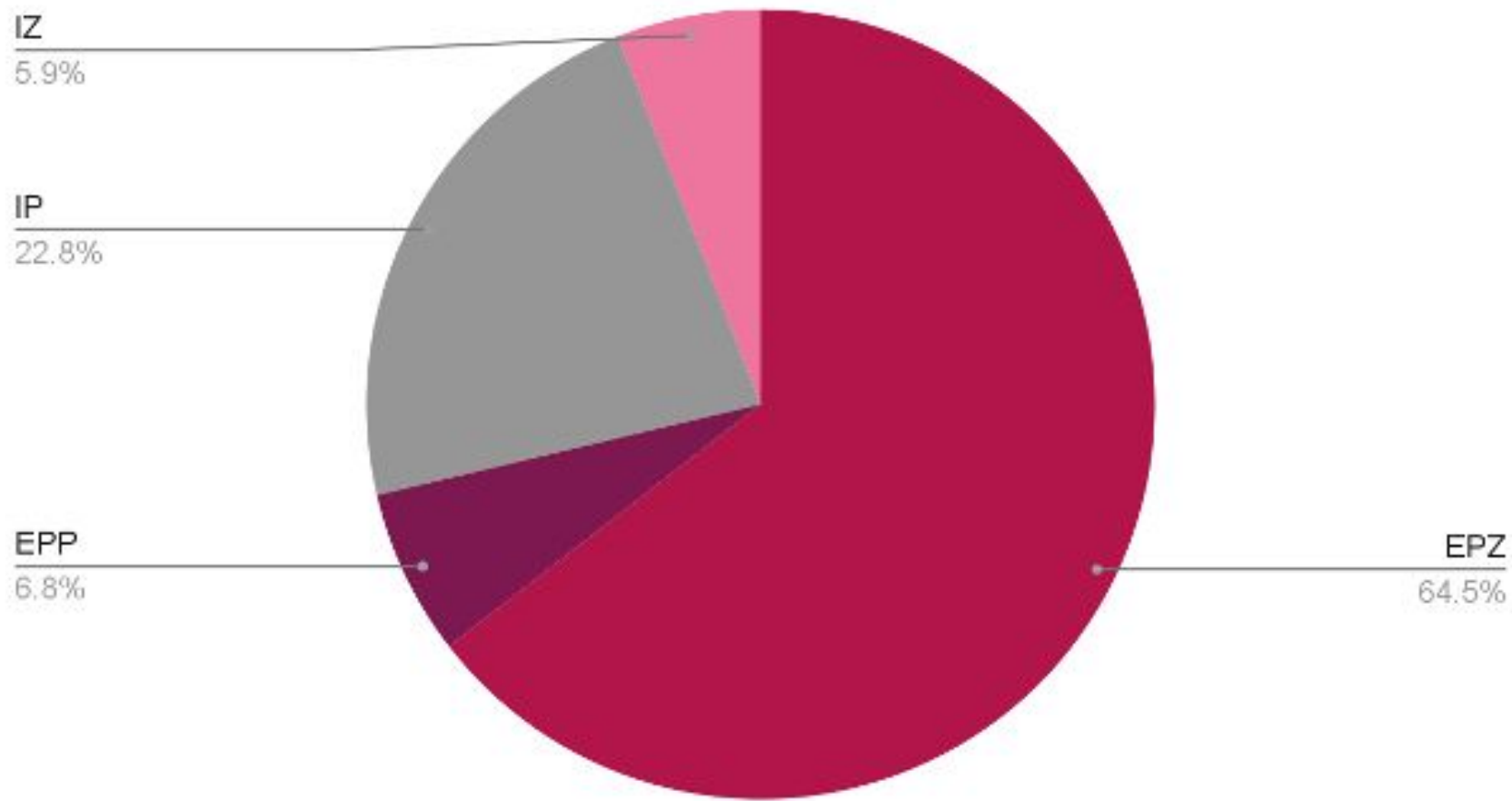
High rates of encroachment

25 acre land ceiling for paddy

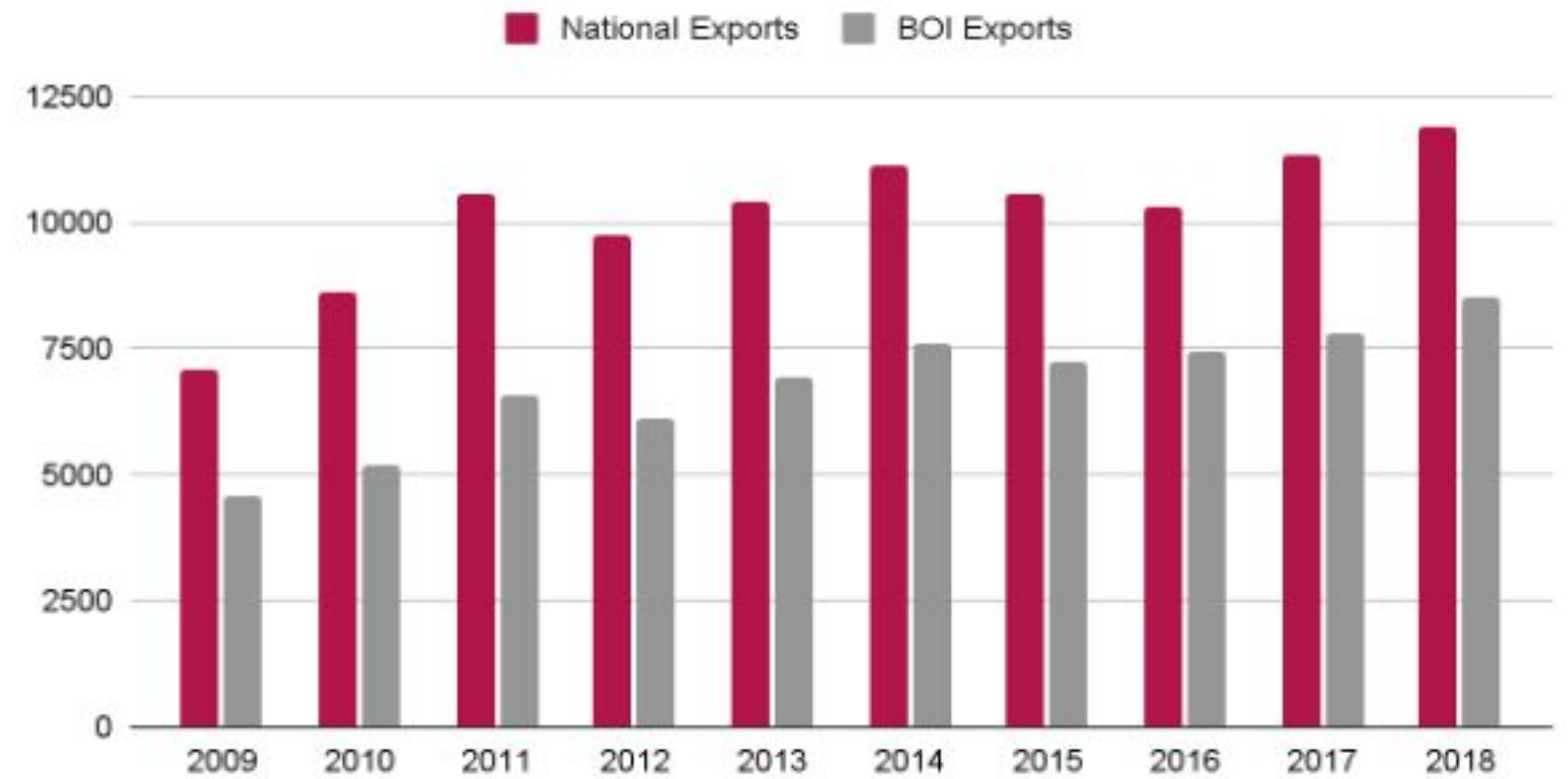
50 acre land ceiling for other agriculture

BOI Zones

BOI Zones - Land Granted



Contribution to National Exports US\$ Million



BOI Zone Breakdown

3800 Acres in total

Contributes to 41.7% of national exports (largely in textile sector)

Contributed to 41.7% of exports

Land devoted to EPZs expected to double in capacity in coming years; Future EPZs to be PPPs

Employs 6% of the workforce