

Limitations to Introduce Mixed-use Developments in High-Rise Buildings in Sri Lanka

Wickremasinghe H T¹, Wickramaarachchi N C²

^{1,2}Department of Estate Management and Valuation, University of Sri Jayewardenepura,
hashinitw@gmail.com

Land which is limited in supply can be utilized by individuals for different uses. Nowadays, mixing these different uses is evident as it generates many advantages. However, it can be identified that the project tendency of the Sri Lankan property developers is gravitating mainly towards single-use developments. The purpose of this study is to provide an insight to the limitations to introduce mixed-use developments in high-rise buildings in Sri Lanka. This is a descriptive research and both primary and secondary data have been used for the analysis. Seven property developers have been selected through judgmental sampling method for the collection of primary data since the population cannot be defined. Based on the literature review, six significant bases were identified as leading limitations in introducing mixed-use developments. In this research, those limitations were categorized into six limitation arising areas with minor modifications in order to collect the perceptions from property developers as primary data. The ranked results according to the overall mean values reveal that the highest mean value was recorded in the physical and infrastructure factor (4.49) whereas the lowest was recorded by planning and decision-making factor (4.12). However, the mean values of all the factors were above the average (3.00). It denotes that all those bases identified through literature review can similarly be identified as limitation arising areas in the context of Sri Lanka. Therefore, it can be recommended that a policy should be formulated concentrating on making provisions for properly managed infrastructure facilities specially for these types of developments while reducing complication of mixed-use development procedure by introducing advanced technology and expertise.

Key words: *Mixed-use development, Limitations, High rise buildings, Real estate and urban design*