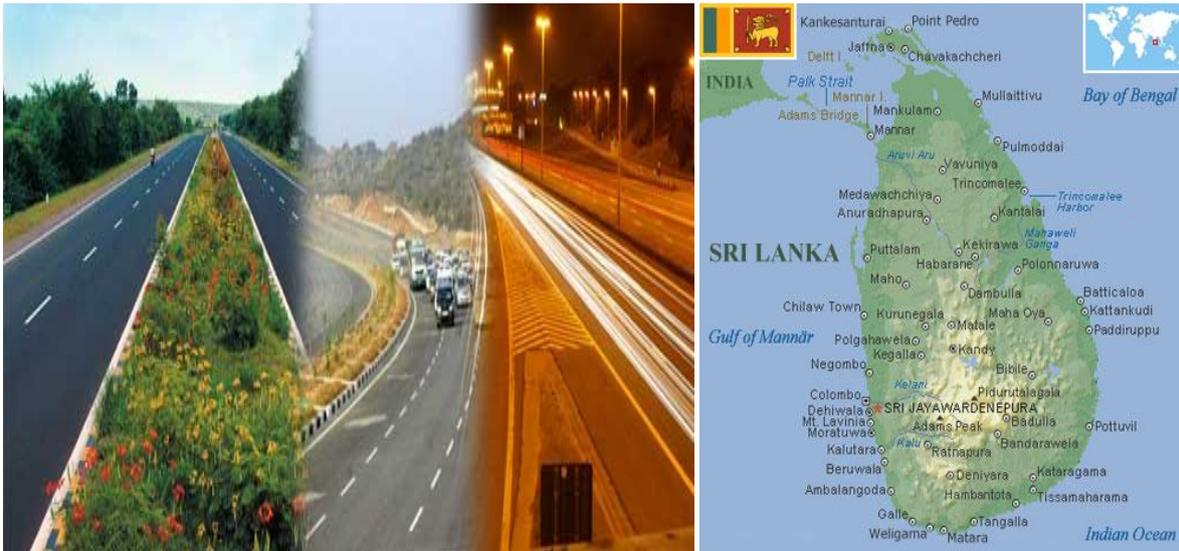


## *Local Infrastructure Effects: Large Scale Land Acquisition.*



**Key words:**  
*Large Scale Land Acquisition, Rights of Local, Fair Compensation, Infrastructure, Development,*

### **Abstract**

Large-scale land acquisitions (LSLAs) are controversial with respect to the local infrastructure impacts. The effective land acquisition and related policies are fundamental for the sustainable development for a country where it adopted in progressive manner. However, in Sri Lanka land acquisition by the Government is a controversial action where it affects the individual's right to property Land. Numerous experiences to the present acquisitions, promoted by many governments and major investors negatively-affected rights of the private Land owners. In this paper Land Acquisition, compensation, resettlement process are discussed. Emphasize main issue of the gaps in procedures for land acquisition and compensation how directly affected by the mechanisms of awarding compensation. It is necessary from a socio-economic perspective that compensation must be paid in order to secure rights of the private Land owners and for the cost of opportunity better use at the time of acquisition. As a result, local-interest equality increases.



### Discussion:

The law in Sri Lanka requires that the State has to pay compensation adequately. However, adequate compensation is not properly granted because lack of funds in the project at the stage of settling the compensation. General practice over the past year became causes dissatisfaction to projects affected people. Therefore, need to review the heads of compensation structures by incorporating payment of premium as over and above total compensation with a concept of Fair compensation. Land Acquisition Act as it presently exists and it has to be operative under per view of a socio-economic perspective of that the compensation must be paid to a statutorily provided funds which the landowner would be entitled to receive in the event of initial stage of the acquisition. Some developed or developing countries have Constitution which decrees that, compensation must be paid before a land which has been expropriated is utilised for the public purpose for which it was so expropriated. Such a provision would certainly accord with due process. The other focus area of discussion that the balance of fact that development in the national interest per se with the private rights of the Land Owners. For the development purposes for a particular country the implementing of such strategic projects need and it affects tremendously to reduce the level of unemployment, cause to boost the economy of the country. The concept of sustainable development is effective at the point where that developments satisfies the affected land owners interest of fair compensation. There were instances experienced of a purpose for land to be acquired for satisfy the specific interests of certain officials or politically influenced friends and it was a bad side of the bitter truth. Another dangerous consequence is that the land acquisition process becomes less public participative sometimes people are very reluctant to receive such notices because of their high interest in their Lands. Government have to establish the mechanism which suits to a democratic system of empowering the persons affected to have a greater say in either the acquisition process or in the resettlement, compensation and rehabilitation process.

**Conclusion:**

Therefore, the overall gap identified as access to information, transparent procedure in acquisition to secure the rights of local and compensation processes to be levelled with the rational model which highlighting the criteria of fair compensation. The paper concludes with key lessons learnt in the context of land governance in acquisition and compensation process. Transparent procedures and adequate compensation under fair value should be followed for developing countries like Sri Lanka for sustainable infrastructure development. In order to reserve the rights of private Land owners or people in the country government has to find the several methods by which land acquisition can be made more acceptable and sensitive to those citizens who are most affected.



*A general view of Colombo Port City construction site,*



***A project to turn Sri Lanka's capital and suburbs into a 'megapolis' will require some land acquisition.....***

*The project is also looking to consolidate the management of state land resources so state assets can be used and committed for development projects more efficiently, and also put forward for investments more systematically*