

## **THE RAPID INCREASE OF PRICE OF LAND AFTER TSUNAMI DISASTER IN THE COASTAL AREA OF AMPARA DISTRICT AND ITS IMPACT ON SOCIO- ECONOMIC ASPECTS**

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### **Introduction:**

*The coastal area of Ampara district having 10 DS divisions is bordered mainly on the east by Bay of Bengal and on the west by A4 main road. There are exceptional areas adjoining the paddy fields on the west side of A4 road with the breadth of one to two kilo meters in the east west direction. This area has highest growth rate of population of 2.1% comparing with 1.2 % of national average.*

### **Objective:**

*After the tsunami disaster the price of residential land in this area is found increasing steadily. So this research aims to find out the reasons for this rapid price rise in this area and its impact on socio economic feature.*

### **Research Methodology:**

*For this study secondary survey, questionnaire, interviews, and visit observations were followed.*

### **Findings:**

*The following facts were identified;*

- 1. The land price has increased from 100% to 400%,*
- 2. The construction of building by the government and individual have got increased at an unpredictable speed,*
- 3. People are not happy to construct houses within the 300 meters from the sea beach,*
- 4. In the absence of residential land, the paddy fields are alternatively selected and coast of filling the paddy fields are high,*
- 5. The following social economic issues are identified:*
  - a. Housing Problems,*
  - b. High inflation rate,*
  - c. Late marriage,*
  - d. Environmental pollutions.*

**Conclusions:**

*Allowing this rate of rise in the residential land price to be continued, there will be end less socio economic problems. So it is the duty and responsibility of the political leaders, policy makers, implementers, stakeholders and well wishers to pay special attention to bridge the gap for the peaceful life of the people.*

**Key Words:**

*Land Price, Inflation, Housing Problems, Environmental Pollutions, Late Marriage.*