# The Need for Strategic Asset Monetization in Kerala

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## Abstract

Kerala is currently experiencing a significant spatial transformation characterized by a rural-urban continuum. With the state's urban population projected to reach 96.4% by 2036, there is an urgent and continuous public infrastructure demand. Simultaneously, municipal corporations in Kerala face severe financial limitations, having recorded the highest combined revenue deficit in India during the 2023-24 financial year. Because traditional funding mechanisms relying heavily on external grants and borrowing are increasingly unsustainable, this paper explores the critical need for an alternative approach.

The study focuses on the monetization and revenue generation potential of non-core public assets to strengthen the Own Source Revenue (OSR) of local bodies. By transitioning from passive land ownership to proactive asset management, municipalities can unlock the latent economic value of their underutilized properties. The paper highlights that executing Strategic Asset Management and establishing robust administrative coordination across fragmented state departments are essential to identifying the highest and best use of these assets. Ultimately, targeted monetization strategies provide a debt-free, sustainable financial foundation capable of supporting Kerala's future urban development.

## Keywords

Public asset. monetization, own source revenue.