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செயலாற்றுகை அறிக்கை
PERFORMANCE REPORT
2021

රජයේ තක්සේරු දෙපාර්තමේන්තුව
அரசாங்க விலைமதிப்புத் திணைக்களம்
GOVERNMENT VALUATION DEPARTMENT

GOVERNMENT VALUATION DEPARTMENT

No: 748, Maradana Road,
Colombo 10.
0112694381
0112694382
Fax: 0112694383
e-mail: cv@valuationdept.gov.lk

Hon. Ranil Wickramasinghe
Minister of Finance, Economic Stabilization
&
National Policies

Mr. K.M. Mahinda Siriwardhana
Secretary to the Treasury

Ms. P.D.D.S. Muthukumarana
Government Chief Valuer

Contents

8 Annexure

1 CHAPTER ONE – INSTITUTIONAL PROFILE

1.1 INTRODUCTION

The establishment of British rule over the country in 1815 brought changes in the pattern of land holding, land use and title to land. The Ordinance No. 2 of 1863 entitled "An Ordinance to enable the Crown to take possession of private lands for public use and to survey and assess lands. A Local Government Board was established on June 1, 1921 to attend the annual assessment of Government properties, assessment of immovable property in urban areas and other valuations of lands. Provision for the post of Government Assessor and his staff was made under the Local Government Board, the post of Government Assessor being created in 1923 who is to be in charge of assessment of Crown Properties, Estate Duty valuations, Land Acquisition and valuation and assessment of local authorities.

In the year 1939 there were two organizations carrying out valuation work on behalf of the Government, namely the Valuation Division of the Treasury and the Local Government Valuers' Department. As a measure of retrenchment it was decided to amalgamate the above two units and one officer to be incharge of the new Department. As a result Capt. E.G.Eastman was appointed as Chief Valuer in October 1939.

During this time Diploma in Valuation, at the Ceylon Technical College was started with the view of providing professionalism to the valuation field. Degree in Estate Management, which is the professional course of study for valuers, was set up in 1972 in the University of Colombo and from the following year at Vidyodaya University (now University of Sri Jayewardenepura). Even today, this is the main source of producing professionals to the department. The basic recruitment level to the department increased to degree level and only the holders of BSc. (Special) Estate Management and Valuation are taken to the department now.

The Government Valuation Department makes a significant contribution towards the socio economic development of the country, which is known to the general public at large. Our predecessors, gone through a history of more than **98** years, have with their profound knowledge and expertise, left for us an esteem professional institution in the public sector maintaining traditions and high standards in valuation and estate management. Methodology built up with dedication, proper decorum and professionalism indicate to us how we could best conduct ourselves to provide services as professional valuers with dignity and of highest order.

This Performance & Accountability Report is the culmination of preamble of the department with its objectives and activities, Highlights of the performance measures of the Department and our progress in comparison with actual results against targets and goals set in our annual performance plan, which we developed in view of getting assistance in carrying out mission towards socio economic development to the country and the Financial Management Processes of the Department, which began with planning strategies, continued through formulation, execution and justification of the budget of the Department to the Ministry of Finance of Sri Lanka. This report is being prepared pursuant to the requirements of the Financial Regulations of Government of Sri Lanka and covers activities of the Department during year 2021.

1.2 VISION, MISSION, OBJECTIVE & MAIN RESPOSSIBILITY OF THE DEPARTMENT

"Our Vision"

'To maintain professional excellence, through high profile global standards, in Valuation and Management of Real Estate in order to promote Socio-economic Development.'

"Our Mission"

'To provide a comprehensive professional Valuation and Estate Management service to the Government of Sri Lanka and to be competitive and cost conscious through an efficient and effective management structure.'

Our Objective

'To provide highly professional services to clientele adopting best practice standards with outcome-oriented performance targets

Our Main Responsibility

'Apart from the Statutory Responsibilities, the Valuation Department is responsible in providing comprehensive Valuation and Estate Management Services to the Government and Semi-Government Institutions.'

1.3 KEY FUNCTIONS

The Department provides services to Government and semi-government institutions including Provincial Councils and Local Authorities, in the sphere of Valuation and Property Management, where main functions of the Department would be classified under following major categories of activities;

1. <u>Valuations under the provisions of the Land Acquisition Act No. 9 of 1950 which are acquired compulsorily for public purposes.</u>

   1.1 Preparation of valuations for the payment of compensation under section 17(1).

   1.2 Preparation of Condition Reports for the lands which are acquired for urgent development purposes under Section 38 (a).

   1.3 Preparation of estimates of compensation for the allocation of funds, in respect of lands to be acquired under the Land Acquisition Act.

2. <u>Miscellaneous Capital Valuations of Immovable and Movable properties for various purposes.</u>

   2.1 Valuations of purchases and disposals under private treaty.

   2.2 Valuations for long term (99 Yrs.), medium term (50 Yrs.), short term (30 Yrs.) and other lease purposes.

   2.3 The Department also undertakes business valuations of Public Enterprises, whenever requested by the Treasury.

   2.4 Assessment of compensation under Disaster Management situation.

   2.5 Valuations for Courts of Law and various other Tribunals which hear and determine valuation related disputes.

3. <u>Valuations under legal enactments</u>

   3.1 Valuations are carried out where the Chief Valuer is required and empowered to make valuations under statutory provisions such as Bribery Act, Stamp Duty Act & Land Reform Law etc.

4. <u>Rental Valuations</u>

   4.1 Rental valuations on market/ economic rent of State quarters under Establishment Code XIX.

   4.2 Rental Valuations are furnished to the State and other Institutions, either in respect of their property holdings identified for letting out, or when such institutions require private property for their use and occupation.

5. Asset Valuations

5.1 Asset valuations for State and Semi-Government institutions for accounting purpose.

- State Assets
- Public enterprises Assets
- Provincial Council Assets
- Other Semi-Government Assets

6. Rating Valuations

6.1 The Department carries out assessments and re-assessments of properties in all local authorities in the country in every 5 years , except of those within Colombo Municipal Council limits, for levying of rates (for local taxation).

6.2 Provides professional assistance in determination of objections made in respect of such assessments by aggrieved rate payers.

6.3 Provide Valuations for the intermediate ownership changes in respect of such assessments.

6.4 Provide Valuations for the intermediate new constructions in respect of such assessments.

6.5 The Council, with the approval of the Chief Valuer, fixes the annual value of crown properties within the Colombo Municipal Council Limits.

7. Providing Advisory services and expert evidences

7.1 The department assists Court of Low and various other tribunals which hear and compensation and valuation disputes by leading expert evidences.

7.2 Rent Boards sittings as the ex-officio member.

7.3 Represent the Chief Valuer on Land Acquisition Board of Review (LABR).

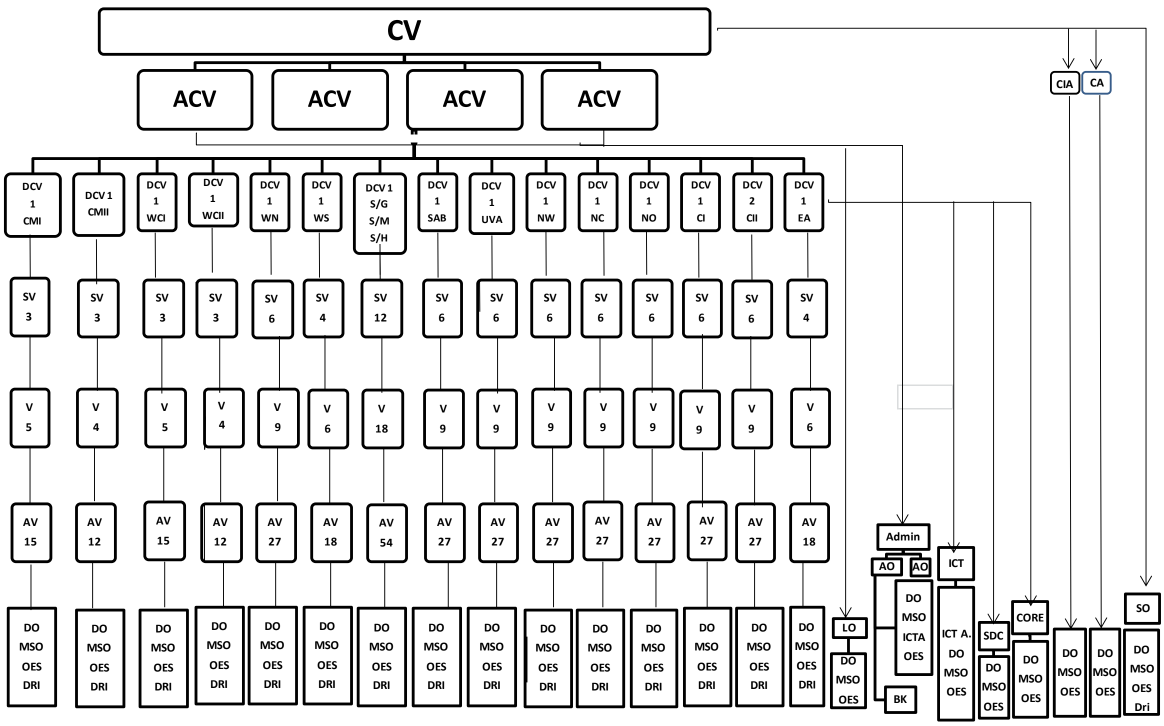
7.4 Represent the Chief Valuer at Land Acquisition Resettlement Committee (LARC)

7.5 Represent the Chief Valuer at Special Land Acquisition Resettlement Committee (Super LARC).

7.6 Providing Advisory service on compensation matters to the acquiring officers by participating section 9 inquiries under Land Acquisition Regulation 2008.

1.4 ORGANIZATIONAL STRUCTURE

ORGANIZATION STRUCTURE OF THE DEPARTMENT OF VALUATION



*** Note - Abbreviations attached**

Abbreviations

CV	Chief Valuer
ACV	Additional Chief Valuer
DCV	Deputy Chief Valuer
SV	Senior Valuer
V	Valuer
AV	Assistant Valuer
CA	Chief Accountant
CIA	Chief Internal Auditor
LO	Legal Officer
AO	Administration Officer
MSO	Management Service Officer
DO	Development Office
ICT A.	ICT Assistant
BK	Budget Keeper
OES	Office Emploee Service
DRI	Driver

CM I	Colombo Metro I
CM II	Colombo Metro II
WC I	Western Central I
WC II	Western Central II
WN	Western North
WS	Western South
S/G	Southern Galle
S/M	Southern Matara
S/H	Southern Hambanthota
SAB	Sabaragamuwa
UVA	Uva
NW	North Western
NC	North Central
NO	Northern
C I	Central I
C II	Central II
EA	Eastern

SO	Secretary Office
ADMIN	Administration Section
ICT	Information& Communication Technology Division
SDC	Skills Development Center
CORE	Reserch & Development Division

1.5 REGIONAL OFFICES

	Regional Office	Telephone Number		e-mail	Fax
		Senior Valuer	Valuer		
Western Province	Colombo Metro	0112674477	0112674478	valdept.metro@gmail.com	0112674477
	Western Central I	0112843091	0112843204	valdept.west.centralsub@gmail.com	0112843091
	Western Central II	0112698688	0112694381	valdept.west.central@gmail.com	0112698688
	Western North	0332221064	0332223869	valdept.west.north@gmail.com	0332221064
	Western South	0342222643	0342222655	valdept.west.south@gmail.com	0342222643
Central Province	Central I	0812222559	0812222556	valdept.central1@gmail.com	0812222559
	Central II	0812211166	0812211165	valdept.central2@gmail.com	0812211166
Southern Province	Galle	0912222612	0912222612	valdept.galle@gmail.com	0912222612
	Matara	0412223016	0412222612	valdept.southern@gmail.com	0412223016
	Hambantota	0472225612	0472225612	valdept.southernsub@gmail.com	0472225612
	North Central	0252234035	0252234036	valdept.north.central@gmail.com	0252234035
	North Western	0372225280	0372225280	valdept.north.west@gmail.com	0372225280
Sabaragamuwa	Ratnapura	0452226845	0452226985	valdept.sabaragamuwa@gmail.com	0452226845
	Kegalle	0352050281	0352050281	valdept.kegalle@gmail.com	0352050281
	Uva	0552222486	0552224153	valdept.uva@gmail.com	0552222486
	Eastern	0652225646	0652223469	valdept.eastern@gmail.com	0652223469
Northern Province	Jaffna	0212224957	0212224957	valdept.northern@hotmail.com	0212224957
	Vavuniya	0242229653	0242229652	valdept.northern.vanni@gmail.com	0242229653

1.6 MEASURING & REPORTING FINANCIAL PERFORMANCE

Department Circular 2020/02	2017	2018	2019	2020	2021
Actual Fees called (Rs.)	164,110,234.13	142,902,142.00	277,137,469	175,740,186.77	308,346,197.27
Hypothetical Fees for non-charging (Rs.)	75,000,000.00	80,000,000.00	807,239,233	684,268,966.25	954,954,671.81

2 CHAPTER TWO – PROGRESS AND THE FUTURE OUTLOOK

2.1 VALUATIONS UNDER THE PROVISIONS OF THE LAND ACQUISITION ACT NO. 9 OF 1950 WHICH ARE ACQUIRED COMPULSORILY FOR PUBLIC PURPOSES

Valuation Type	Achieved units 2021	Achieved percentage 2021	Target units 2022
1.1 Preparation of valuations for the payment of compensation under section 17(1) - **LA**	**8084**	**105%**	**15524**
1.2 Preparation of Condition Reports for the lands which are acquired for urgent development purposes under Section 38 (a) - **CR**	**3829**	**130%**	**3500**
1.3 Preparation of estimates of compensation for the allocation of funds, in respect of lands to be acquired under the Land Acquisition Act.- **LE**	**564**	**81%**	**688**

*Above valuations are carried out under the special projects that are mentioned in sec. 2.8

2.2 MISCELLANEOUS CAPITAL VALUATIONS OF IMMOVABLE AND MOVABLE PROPERTIES FOR VARIOUS PURPOSES

Valuation Type	Achieved units -2021	Achieved percentage 2021	Target units 2022
Valuation of immovable and movable property for various purposes including, purchases and disposals under private treaty, & lease purposes. - **LM**	12953	113%	15543

Above achieved units include;

Organization	Number of Files
Urban Development Authority *including port city and special investment projects	207
Land Resubmission Commission	204
Board of Investment	26
National Savings Bank	39
Mahaweli Authority	498
Ceylon Government Railways	180

2.3 VALUATIONS UNDER LEGAL ENACTMENTS

Valuation Type	**Achieved units 2021**	**Achieved percentage 2021**	**Target units 2022**
Valuations under Bribery Act - **BC**	**1**	**100%**	**Whenever requested by the Commission**
Valuations under Stamp Duty - **SD**	**17**	**34%**	**53**

2.4 RENTAL VALUATIONS

Valuation Type	**Achieved units 2021**	**Achieved percentage 2021**	**Target units 2022**
4.1 Rental valuations on market/ economic rent of State quarters under Establishment Code XIX. - **RG**	**3897**	**141%**	**3003**
4.2 Rental Valuations are furnished to the State and other Institutions, either in respect of their property holdings identified for letting out, or when such institutions require private property for their use and occupation. - **RP**	**6432**	**116%**	**7541**

2.5 ASSET VALUATIONS

Valuation Type	**Achieved units 2021**	**Achieved percentage 2021**	**Target units 2022**
State Assets	**1122**	**119%**	**1840**
Public enterprises Assets	**98034**	**162%**	**5962**
Provincial Council Assets	**3544**	**100%**	**3488**
Other Semi-Government Assets	**20880**	**100%**	**947**

- State Asset Valuations were requested from 42 Numbers of Ministries/Departments while handling of 241 Number of files.
- Co-operate Asset valuations were requested from 25 Number of cooperate bodies handling of 232 Number of files.

2.6 RATING VALUATIONS

Valuation Type	Achieved units 2021	Achieved percentage 2021	Target units 2022
Mass Rating Assessment Preliminary Survey - **PS** Final Inspections - **FI** Preliminary Survey & Final Inspections Same time	 **14584** **74100** **90243**	 **31%** **166%** **88%**	 **70990** **57307** **425336**
Provides professional assistance in determination of objections made in respect of such assessments by aggrieved rate payers. - **RO**	**4961**	**102%**	**6507**
Provide Valuations for the intermediate ownership changes in respect of such assessments. - **RA**	**24823**	**119%**	**25490**
Provide Valuations for the intermediate new constructions in respect of such assessments - **RB**	**1824**	**119%**	**1820**

During 2021 Mass Rating Assessment of 11 No's local authorities were submitted after completion. And 13 numbers local authorities are still in process.

2.7 ACCOUNT OF THE ACTIVITIES OF THE LAND ACQUISITION BOARD OF REVIEW

Type of Cases	Received	Heard
Land Acquisition Board of Review	345	87
Cases handled before Supreme Court	26	01
Cases handled before Court of Applied	32	01
Cases handled before Human Rights Commission	04	00
Cases handled before District Courts	96	00

In addition to the above 94 No.s Rent Boards sittings were done as the ex-officio member, Attended 1282 No.s Land Acquisition Resettlement Committee (LARC) representing Chief Valuer at and as same attended 261 No.s Special Land Acquisition Resettlement Committee (Super LARC).

2.8 SUMMARY OF SPECIAL PROJECTS EXECUTED

Special projects engaged for the year 2021

No	Responsible Regional Office	Project Name
1	Colombo Metro	Acquisition of lands for construction of new Kelani Bridge
		Acquisition of Lands for St. Sebastian's North Canal Project
		Acquisition of Lands for the Slave Street Reconstruction Project
		Acquisition of Lands for Construction of Tunnel Drainage from Main Canal to Sea in Aluth Mawatha area
		Acquisition of Lands for Construction of Mattakkuliya Bridge Access Road
		Acquisition of Lands for Rajagiriya Flyover
		Acquisition of Lands for Kollupitiya - Sri Jayawardenapura Road, Welikada - Nawala Road and Welikada - Rajagiriya Road
		Acquisition of Lands for Kirulapone Godagama
		Acquisition of Lands for Kirulapone Godagama
		Acquisition of Lands for Colombo Horana
		Acquisition of Lands for Weras River Rainwater Drainage and Environment Improvement Project
		Acquisition of Lands for Orugodawatta - Ambatale Road
		Acquisition of Lands for Orugodawatta - Ambatale Road
		Acquisition of Lands for Kelanimulla - Koswatta Road
		Baseline Road Extension Project
		Expansion of Pamankada Bridge
		Acquisition of Torrington Avenue land
		Acquisition of Lands for Expansion of Mirihana Jubilee Post Junction
2	Western Central I	Weras ganga Project - Kesbewa
		Piliyandala - Maharagama Road widening Project
		Pamankada - Horana road
		From Moratuwa Rawathawatte Cycle to Kospelana Bridge Road Widening Project.
		Thalawathugoda Hokandara Road Development Project
		Kirulapana Godagama Road Development Project
		Weras ganga Project - Dehiwala
		Acquisition of Lands for Expansion of Dehiwala - Kawdana – Aththidiya Road
		Acquisition of Lands for Expansion of Colombo Horana Road
		Marine Drive Development Project
3	Western Central II	Kottawa – Thalagala Road
		Kaduwela – Athurugiriya Road
		Polpitiya – Panniitiya CEB Project
4	Western North	Central Highway Phase – 1 Kadawatha to Mirigama
		Central Highway Phase – 2 Meerigama to Kurunegala
		Basnagoda Water Project

5	Western South	Ruwanpura Highway Road
6	Southern Galle	Galle Baddegama Road Development Project,
		Moragoda Canal Development Project
		Imaduwa Town Development Project
7	Southern Matara	Land Acquisition for widening the road Colombo – Hambanthota – Wellawaya
		Land Acquisition for widening Walasgala Junction on road Dickwella to Beliatta
		Land Acquisition for widening the road Thihagoda – Kamburupitiya – Mawarala – Kotapola
		Land Acquisition for widening the road Thihagoda – Kamburupitiya – Mawarala – Kotapola (Near the Roundabout)
8	Southern - Hambantota	Land Acquisition for widening the sourthern Highway.
		Land Acquisition for widening the Mirijjawila – Sooriyawewa road (100 ft)
		Land Acquisition Project for Gonnoruwa Bandagiriya Meegahajadura Road
		Land Acquisition Project for Weeraketiya Town Development Project
		Land Acquisition Project for Walasmulla Town Development Project
		Land Acquisition Project for the Outer Circular of Hambantota
9	Central I	Kandy – Kirimatiya Road
		Ampitiya – Pichchamal Watte Road
		Badulla – Chenkaladi Road
		Central Expressway
10	Central II	Moragahakanda – Kaluganga Project
		Wayamba Ela Project
		Kurunegala – Habarana New Railway Road
		Central Expressway – Stage IV
11	Sabaragamuwa	Widening project of Eheliyagoda - Dehiowita road.
		Ratnapura Alternative Road
		Rakwana - Madampe - Deniyaya road
12	North Western	Central Express Way
		Kurunagala – Habarana Rail Way
		Moragahakanda Project
13	Uva	Badulla - Chenkaladi Road Development Project
		Thalpitigala Water Project
		Kumbukkan Oya Project
		Mahiyangana - Bibila Road Development Project
		Nuwara Eliya - Badulla Road Development Project
		Demodara - Spring Valley - Badulla Road Development Project
		Uma Oya Multipurpose Development Project
		Morana Water Project
14	North Central	Tunnel Project - North Central Province Main Canal Project - Polonnaruwa
		Yan Oya Project

		Yan Oya Project, Left Bank Canal
		North Central Province Main Canal Project - Anuradhapura
		Kirioya Elephant Pass
		Kaduruwela - Urban Development Project
		Intersection of Maithripala
		Maithripala Inter Circle
		Air Force Base
		Maradankadawala Habarana road Moragahakanda Kalaganga Kavuduwewa Sub Main Canal
		Anuradhapura Integrated Urban Development Project
		Elahera Canal Project
17	Eastern	Yan Oya Reservoir Project
		Rambakkan Oya Reservoir Project
		Mundanayaru River Basin Project (Batticaloa)
		Mundanayaru River Basin Project (Ampara)

3 CHAPTER THREE – OVERALL FINANCIAL PERFORMANCE FOR THE YEAR ENDED 31ST DECEMBER 2021

3.1 STATEMENT OF FINANCIAL PERFORMANCE

Statement of Financial Performance
for the period ended 31st December 2021

Budget 2021 Rs.		Note	Actual 2021 Rs.	Actual Restated 2020 Rs.	
-	**Revenue Receipts**		115,316,600	68,164,750	
-	Income Tax	1	-	-	ACA-1
-	Taxes on Domestic Goods & Services	2	-	-	ACA-1
-	Taxes on International Trade	3	-	-	ACA-1
-	Non Tax Revenue & Others	4	115,316,600	68,164,750	
-	**Total Revenue Receipts (A)**		115,316,600	68,164,750	
-	**Non Revenue Receipts**		-	-	
-	Treasury Impress		966,664,993	578,480,000	ACA-3
-	Deposits		60,116,645	145,657,846	ACA-4
-	Advance Accounts		34,139,173	25,991,398	ACA-5
-	Other Main Ledger Receipts		119,601,489	5,553,159	
-	**Total Non Revenue Receipts (B)**		**1,180,522,300**	755,682,403	
	Total Revenue Receipts & Non Revenue Receipts C = (A)+(B)		**1,295,838,901**	823,847,153	
	Remittance to the Treasury (D)		**54,297,969**	-	
-	**Net Revenue Receipts & Non Revenue Receipts E = (C)-(D)**		**1,241,540,932**	823,847,153	
	Less: Expenditure				
-	**Recurrent Expenditure**				
-	Wages, Salaries & Other Employment Benefits	5	373,503,388	345,360,167	ACA-2(ii)
-	Other Goods & Services	6	98,971,217	76,296,473	ACA-2(ii)
-	Subsidies, Grants and Transfers	7	8,319,044	8,996,597	ACA-2(ii)

-	Interest Payments	**8**	-	-	
-	Other Recurrent Expenditure	**9**	-	-	
-	**Total Recurrent Expenditure (F)**		**480,793,649**	430,653,237	
	Capital Expenditure				
-	Rehabilitation & Improvement of Capital Assets	**10**	10,739,522	5,542,918	
	Acquisition of Capital Assets	**11**	32,596,948	4,050,376	
-	Capital Transfers	**12**	-	-	**ACA-2(ii)**
-	Acquisition of Financial Assets	**13**	-	-	
-	Capacity Building	**14**	2,058,903	3,840,076	
-	Other Capital Expenditure	**15**	566,474,993	201,000,000	
-	**Total Capital Expenditure (G)**		**611,870,366**	214,433,370	
	Deposit Payments		106,226,556	107,672,919	**ACA-4**
	Advance Payments		36,124,024	24,106,240	**ACA-5**
	Other Main Ledger Payments		-	-	
	Total Main Ledger Expenditure (H)		**142,350,580**	**131,779,159**	
	Total Expenditure I = (F+G+H)		1,235,014,595	776,865,766	
	Balance as at 31st December J = (E-I)		6,526,337	46,981,387	
	Balance as per the Imprest Reconciliation Statement		6,526,337	-	**ACA-7**
	Imprest Balance as at 31st December		-	46,981,387	**ACA-3**
			-	-	

3.2 STATEMENT OF FINANCIAL POSITION

ACA-P

Statement of Financial Position
As at 31st December 2021

	Note	Actual 2021 Rs	2020 Rs
Non Financial Assets			
Property, Plant & Equipment	ACA-6	426,082,909	396,409,230
Financial Assets			
Advance Accounts	ACA-5/5(a)	93,219,455	91,234,604
Cash & Cash Equivalents	ACA-3	-	-
Total Assets		**519,302,364**	**487,643,834**
Net Assets / Equity			
Net Worth to Treasury		89,112,146	41,017,385
Property, Plant & Equipment Reserve		426,082,909	396,409,230
Rent and Work Advance Reserve	ACA-5(b)		
Current Liabilities			
Deposits Accounts	ACA-4	4,107,308	50,217,219
Unsettled Imprest Balance	ACA-3	-	-
Total Liabilities		**519,302,364**	**487,643,834**

Detail Accounting Statements in ACA format Nos. 1 to 7 presented in pages from ....07... to..30 and Notes to accounts presented in pages from ..31.. to ...39.... form an integral part of these Financial Statements. The Financial Statements have been prepared in complying with the Generally Accepted Accounting Principles whereas most appropriate Accounting Policies are used as disclosed in the Notes to the Financial Statements and hereby certify that figures in these Finacial Statements, Notes to accounts and other relevant accounts were reconciled with the Treasury Books of Accounts and found in agreement.

We hereby certify that an effective internal control system for the financial control exists in the Reporting Entity and carried out periodic reviews to monitor the effectiveness of internal control system for the financial control and accordingly make alterations as required for such systems to be effectively carried out.

....
Chief Accounting Officer
Name :
Designation :
Date : 2022.02.24

V.P.K. Anusha Palpita
Secretary
Ministry of Economic Policies
& Plan Implementation

....
Accounting Officer
Name :
Designation :
Date : 24/02/2022

P. D. D. S. Muthukumarana
Government Chief Valuer
Valuation Department
No. 748, Maradana Road,
Colombo 10.

....
Chief Financial Officer/ Chief Accountant/ Director (Finance)/ Commissioner (Finance)
Name :
Date : 24/02/22

M.H.S.P.K. De Silva
Chief Accountant
Valuation Department
Colombo -10.

3.3 STATEMENT OF CASH FLOWS

ACA-C

Statement of Cash Flows
for the Period ended 31st December 2021

	Actual	
	2021 Rs.	**Restated 2020 Rs.**
Cash Flows from Operating Activities		-
Total Tax Receipts	-	-
Fees, Fines, Penalties and Licenses	115,316,600	56,802,482
Profit	-	-
Non Revenue Receipts	119,601,489	3,137,004
Revenue Collected on behalf of Other Revenue Heads	12,225,054	6,015,093
Impress Received	966,664,993	578,480,000
Recoveries from Advance	34,139,173	-
Deposit Received	60,116,645	7,700,352
Total Cash generated from Operations (A)	**1,308,063,955**	**652,134,931**
Less - Cash disbursed for:		
Personal Emoluments & Operating Payments	472,474,605	418,630,867
Subsidies & Transfer Payments	8,319,044	8,996,598
Expenditure incurred on behalf of Other Heads	18,751,392	4,629,825
Impress Settlement to Treasury	54,297,969	1,761,792
Advance Payments	36,124,024	-
Deposit Payments	106,226,556	6,299,335
Total Cash disbursed for Operations (B)	**696,193,590**	**440,318,417**
NET CASH FLOW FROM OPERATING ACTIVITIES(C)=(A)-(B)	**611,870,366**	**211,816,514**

Cash Flows from Investing Activities		
Interest	-	-
Dividends	-	-
Divestiture Proceeds & Sale of Physical Assets	-	-
Recoveries from On Lending	-	-
Total Cash generated from Investing Activities (D)	**-**	**-**
Less - Cash disbursed for:		
Purchase or Construction of Physical Assets & Acquisition of Other Investment	611,870,366	211,816,514
Total Cash disbursed for Investing Activities (E)	**611,870,366**	**211,816,514**
NET CASH FLOW FROM INVESTING ACTIVITIES(F)=(D)-(E)	**(611,870,366)**	**(211,816,514)**
NET CASH FLOWS FROM OPERATING & INVESTMENT ACTIVITIES (G)=(C) + (F)	**-**	**-**
Cash Flows from Fianacing Activities		
Local Borrowings	-	-
Foreign Borrowings	-	-
Grants Received	-	-
Total Cash generated from Financing Activities (H)	**-**	**-**
Less - Cash disbursed for:		
Repayment of Local Borrowings	-	-
Repayment of Foreign Borrowings	-	-
Total Cash disbursed for Financing Activities (I)	**-**	**-**
NET CASH FLOW FROM FINANCING ACTIVITIES (J)=(H)-(I)	**-**	**-**
Net Movement in Cash (K) = (G) + (J)	**-**	**-**
Opening Cash Balance as at 01st January	**-**	**-**
Closing Cash Balance as at 31st December	**-**	**-**

3.4 PERFORMANCE OF THE REVENUE COLLECTION

Revenue Code	Description of the Revenue Code	Revenue Estimate		Collected Revenue	
		Original	Final	Amount Rs.	As a % of final Revenue Estimate
2003.02.09	Valuation fee	90,000,000	90,000,000	115,326,600.47	128.14

3.5 PERFORMANCE OF THE UTILIZATION OF ALLOCATION

Type of Allocation	Allocation		Actual Expenditure	Allocation Utilization as a % of Final Allocation
	Original	Final		
Recurrent	647,300,000	647,200,000	480,793,625	74.28
Capital	276,500,000	276,500,000	145,395,373	52.58

3.6 In terms of F.R. 208 grant of allocations to this Department / District Secretariat / Provincial Council as an agent of the other Ministries / Departments.

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Serial No	Allocations Received from which Ministry / Department	Purpose of the Allocations	Allocations		Actual Expenditure	Allocation Utilization as a % of Final Allocation
			Original	Final		
01	Ministry of Public services , Provincial Council and Local Government	Graduate Trainee Allowances	3,721,000.00		3,537,331.70	183,668.30
02	Ministry of Highways	Assistant Valuers Training Allowances	6,300,000.00		4,039,500.00	2,260,500.00
03	Ministry of Highways	Ruwanpura Highway Project administration Allowances	200,000.00		160,000.00	40,000.00

3.7AUDITOR GENERAL'S REPORT

Refer Annexure 01 for Auditor General's Report.

4 CHAPTER FOUR - PERFORMANCE INDICATORS

4.1 PERFORMANCE INDICATORS OF THE DEPARTMENT

Specific Indicator	**Actual output as a percentage of the expected**		
	100%-90%	**75%-89%**	**50%-74%**
Condition Report	130%		
Land Acquisition	105%		
Land Estimate		81%	
Land Miscellaneous	113%		
Rent Private	116%		
Rent Government	141%		
Preliminary Survey			31%
Final Inspection	166%		
Re-Assessment lands	119%		
Re-Assessment of Buildings	119%		
Rating objections	102%		
State Assets	119%		
Public enterprises Assets	162%		
Provincial Council Assets	100%		
Other Semi-Government Assets	100%		

5 CHAPTER FIVE – PERFORMANCE OF THE ACHIEVING SUSTAINABLE DEVELOPMENT GOALS (SDG)

5.1 THE IDENTIFIED RESPECTIVE SUSTAINABLE DEVELOPMENTS GOALS

Goal / Objective	Targets	Indicators of the achievement	Progress of the Achievement to date		
			0% - 49%	50% - 74%	75% - 100%
Goal 03	Good Health and Well being	Productivity Training Program			99%
Goal 04	Quality Education	I. Machinery Valuation	-		
		II. Agriculture Valuation		58%	
		III. Special Properties			75%
		IV. Business Valuation	30%		
		V. Quantity Survey	-		
Goal 08	Decent Work and Economic Growth	I. District Valuer Performance Indicator			Average-16.84 (Above Average-17.5-19.99)
		II. Assistant District Valuer Performance Indicator			Average-12.52 (Average-12.0-17.49)

6 CHAPTER SIX - HUMAN RESOURCE PROFILE

6.1 CADRE MANAGEMENT

	POST(Approved Cadre/ Existing Cadre)	Approved Cadre New	Existing Cadre	Vacancies
Senior	Government Chief Valuer	01	01	00
	Additional Chief Valuer	04	01	03
	Director Administration	01	01	00
	Deputy Chief Valuer	16	08	08
	Chief Accountant	01	00	01
	Chief Internal Auditor	01	01	00
	Accountant	01	00	01
	Senior Valuer	80	09	71
	Valuer	120	10	110
	Legal Officer	02	02	00
Territory	Administrative Officer	02	02	00
	Translator (Sinhala- Tamil)	01	00	01
	Information & Communicating Officer	02	00	02
	Assistant Valuer	560	300	260
Secondary	Development Officers	104	80	24
	ICT Assistant	03	02	01
	Management Service Officer	105	78	27
	Management Service Officer (n.t.)	7	7	0
Primary	Driver	21	19	02
	Office Employment Service	76	69	07
	Office Employment Assistant	00	04	00
	Circuit Bungalow Keeper	04	03	01

6.2 OUTSTANDING WORK (Units)

		Jan	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**
General	Condition Report	103	160	101	74	73	127	69	75	72	409	129	215
	Land Acquisitio	2696	2612	2232	2297	2215	1931	1768	2012	2322	2588	2684	2789
	Land Estimate (GEN)	306	399	382	405	323	311	279	352	348	352	292	262
	Land Miscellaneous	4212	4041	5459	5388	5471	5334	4860	4501	4533	4601	4043	4246
	Stamp Duty	43	30	32	34	33	32	22	33	42	34	32	29
	Bribery Case	0	0	0	0	0	0	0	0	0	0	0	0
	Rental Private	2087	2435	2767	2921	2861	2639	2778	2888	2702	2698	2227	2079
	Rental Government	1102	1134	1167	972	1009	926	1223	1238	968	1415	1139	1184
	Total	**10549**	**10811**	**12140**	**12091**	**11985**	**11300**	**10999**	**11099**	**10987**	**12097**	**10546**	**10804**
Rating	Re-Assessment	1442	1832	2221	2425	2495	2614	2787	2614	2730	2620	2003	2082
	Re-Assessment of Building	374	380	352	342	359	377	412	383	390	389	429	474
	Rating Objection	575	594	477	603	460	488	639	538	524	401	545	438
	Total	**2391**	**2806**	**3050**	**3370**	**3314**	**3479**	**3838**	**3535**	**3644**	**3410**	**2977**	**2994**

- Approximately 3 million properties within nearly 170 Local Authorities are outstanding of Mass Rating Assessments.

6.3 HUMAN RESOURCE DEVELOPMENT

The ‘Skills Development Centre’ (SDC), instituted in 2006, carrying the theme ‘Knowledge, Attitude & Efficiency’, with due contemplation to key fundamentals, dignity of labour through Life Long Learning (LLL) and efficiency & dedication through motivation, performance appraisal and development of skills.
Skills Development Centre (SDC) organizes and conducts all its training programmes, workshops and seminars focusing on achieving professional excellence of employees of the Department expanding from the Supportive Staff level to Top Management level

Training programs as at 31.12.2021

No.	Institute Program	No of Participants	Time period	Total investment Local (Rs.)	Total investment Foreign (Rs.)	Type of the program Local/ Foreign	Outcomes
1	Miloda Financial Academy Formal Letter Writing	6	21.00	30,000		Local	• Write formal letter using modern format, Use appropriate language forms / styles for format letters, Create a better communicate culture in the organization & etc,
2	Miloda Financial Academy Performance management & Key performance Indicators (KPI s settings)	3	7.15	6,000		Local	• Human resource development, Training on performance management and key performance indicators & etc
3	Skills Development Center - Rating Valuation training programme for Graduate trainees and Development officers –Team 01	28	6.30	20,000		Local	• Rating reassessment process I, Legal background, ordinance and acts, Principles of valuation for rating, General Assumptions of rating, Record maintain by valuation department & etc
4	Miloda Financial Academy General Office Administration and E-Code (Online)	21	21.45	105,000		Local	• Introduction to Office and Office Systems, Written communication, Introduction to the Establishments Code, Basic introduction to circular& etc,
5	University of Sri Jayewardenepura International Conference on Estate management and Valuation	345	12.00	431,250		Local	• Provide up-to-date knowledge related to the subject of valuation and real estate management, How the Urban Real Estate Economy in Shaping After the COVID 19 Pandemic, Evaluation of Flood Determinants: Evidence from

	ICREMV						Kelani River in Sri Lanka, Adoption of Sustainable Real Estate Development in Sri Lanka: A Gap Analysis, Financial Risk Management, Conflict Management and Project Success Nexus & etc,
6	Skills Development Fund - Ministry of Finance Positive Psychology and Stress Management	3	12.60	21,000		Local	● Setting smart goals, Achieving goals using psychology, How your mind can be program to achieve duty list and stress & etc,
7	Skills Development Fund - Ministry of Finance Training Need Analysis	3	12.60	21,000		Local	● The new normal and the new skill set, Performance gaps Vs training gaps, TNA-The traditional models challenged,Line managers role in the TNA process & etc
8	Skills Development Fund - Ministry of Finance Stock and Inventory Management, Board of Survey	25	13.40	140,000		Local	● Supply, trust of goods and check of right and wrong, Store Officer and his duties, Facts when purchasing goods, Purchasing and selling of goods from government officials, Trust of goods, Issue orders and receipt orders & etc
9	Miloda Financial Academy Government Payroll System	3	21.45	15,000		Local	● Deliver services effectively and efficiently, Maintain transparency in all dealings towards the public, Installation & initiation of GPS, Maintenance of files, Employee master file, Data entering & etc
10	National Institute of Labor Studies Ministry of Labor Maintenance of Government Vehicles	7	7.15	35,000		Local	● The consumption of fuel, granting advance for purchase of fuel and maintenance, Types of repairs, Maintain charts & etc
11	Miloda Financial Academy Report Writing Skills	26	21.45	130,000		Local	● Use effective techniques to write reports, Apply standard language forms and styles for reports, Write professional reports on given situations, Introduction to formal reports, Types of reports & etc
12	Miloda Financial Academy Advanced MS. Skills	29	14.30	101,500		Local	● Do complex data analyses, Create charts, diagrams and graphs, Generate reports, Introduction to MS Excel, Speeding up Data Entry & etc
13	Tablet computer handling training program for assessing officers conducted by the IT division User Acceptance test of Land Acquisition development - Iteration 01	31	7.30	15,000		Local	● Knowledge of how to use tablets for land acquisition valuation

14	District Secretariat - Kandy Drivers Training Program-Responsible of government driver	3	23.55	Free		Local	● Road rules, Rules to be followed by a driver, Advances for fuel consumption, fuel purchase and maintenance, Types of repairs & etc
15	Miloda Financial Academy File Management	40	14.30	212,500		Local	● General Steps to open files, Coding documents in a file, File classification, Personal file, Importance of a personal file, Essential document that should be contained in a personal file & etc
16	Tamil language professency	45	-	Free		Local	● Organize Tamil language training program for the officers who are required to obtain the proficiency in the official language as per Public Administration Circular No. 20/2020. Southern I regional Office 160/200 hours Central I / II regional Office 40/200 hours
17	University of Sri Jayewardenepura Mrs. W. P. S. Amarasekara - Estate Management & Valuation	1	Schola rship	175,000		Foreign	● Theoretical knowledge of property management and valuation for internal officers of the department
18	University College of Estate Management Mr. W. N. ChandraKumara	1	Schola rship		308,971.30 (£ 1,100)	Foreign	● Theoretical knowledge of property management and valuation for internal officers of the department
19	University College of Estate Management Mr. T. M. D. W. Hewage	1	Schola rship`		308,971.30 (£ 1,100)	Foreign	● Theoretical knowledge of property management and valuation for internal officers of the department

7 CHAPTER SEVEN – COMPLIANCE REPORT

No.	Applicable Requirement	Compliance Status (Complied/ Not Complied)	Brief explanation for Non Compliance	Corrective actions proposed to avoid non-compliance in future
1	**The following Financial statements/ accounts have submitted on due date**			
1.1	Annual financial statements	Complied		
1.2	Advance to public officers account	Complied		
1.3	Trading & Manufacturing Advance Accounts (Commercial Advance Accounts)	Not Relevant		
1.4	Stores Advance Accounts	Not Relevant		
1.5	Special Advance Accounts	Not Relevant		
1.6	Others	-		
2	**Maintenance of books & Registers (FR.445)**			
2.1	Fixed assets register has been maintained & update in terms of Public Administration Circular 267/2018	Complied		
2.2	Personal emoluments register/Personal emoluments cards has been maintained & update	Complied		
2.3	Register of Audit queries has been maintained & update	Complied		
2.4	Register of Internal Audit reports has been maintained & update	Complied		
2.5	All the monthly account summaries (CIGAS) are prepared and submitted to the Treasury on due date	Complied		
2.6	Register of cheques and money orders has been maintained & update	Complied		

2.7	Inventory register has been maintained & update	Complied		
2.8	Stocks register has been maintained & update	Complied		
2.9	Register of Losses has been maintained & update	Complied		
2.10	Commitment register has been maintained & update	Complied		
2.11	Register of Counterfoil Books (GA-N20) has been maintained & update	Complied		
3	**Delegation of functions for financial control (FR.135)**			
3.1	The financial authority has been delegated within the institute	Complied		
3.2	The delegation of financial authority has been communicated within the institute	Complied		
3.3	The authority has been delegated in such manner so as to pass each transaction through two or more officers	Complied		
3.4	The controls has been adhered to by the Accountants in terms of State Account Circular 171/2004 dated 11.05.2014 in using the Government Payroll Software Package	Complied		
4	**Preparations Annual Plans**			
4.1	The annual action plan has been prepared	Complied		
4.2	The annual procurement plan has been prepared	Complied		
4.3	The annual Internal Audit plan has been prepared	Complied		
4.4	The annual estimate has been prepared and submitted to the NBD on due date	Complied		
4.5	The annual cash flow has been submitted to the Treasury Operations Department on time	Complied		
5	**Audit queries**			

5.1	All the audit queries has been replied within the specified time by the Auditor General	Complied		
6	**Internal Audit**			
6.1	The internal audit plan has been prepared at the beginning of the year after consulting the Auditor General in terms of Financial Regulation 134 (2) DMA / 1 - 2019	Complied		
6.2	All the internal audit reports has been replied within one month	Complied		
6.3	Copies of all the internal audit reports has been submitted to the Management Audit Department in terms of Sub-section 40(4) of the National Audit Act No.19 of 2018	Complied		
6.4	All the copies of internal audit reports has been submitted to the Auditor General in terms of Financial Regulation 134(3)	Complied		
7	**Audit and Management Committee**			
7.1	Minimum 04 meetings of the Audit and Management Committee has been held during the year as per the DMA Circular 1-2019	Complied		
8	**Asset Management**			
8.1	The information about purchases of assets and disposals was submitted to the Comptroller General's office in terms of Paragraph 07 of the Asset Management Circular No.01/2017	Complied		
8.2	A suitable liaison officer was appointed to coordinate the implementation of the provisions of the circular and the details of the nominated officer was sent to the Comptroller General's Office in terms of paragraph 13 of the aforesaid circular	Complied		
8.3	The boards of survey was conducted and the relevant reports submitted to the Auditor General on due date in terms of Public Finance Circular No.05/2016	Complied		

8.4	The excesses and deficits that were disclosed through the board of survey and other relating recommendations, actions were carried out during the period specified in the circular	Complied		
8.5	The disposal of condemn articles had been carried out in terms of FR 772	Complied		
9	**Vehicle Management**			
9.1	The daily running charts and monthly summaries of the pool vehicles had been prepared and submitted to the Auditor General in due date	Complied		
9.2	The condemned vehicles had been disposed of within a period of less than 6 months after condemning	Complied		
9.3	The vehicle logbooks had been maintained and update	Complied		
9.4	The action has been taken in terms of F.R. 103, 104, 109 and 110 with regard to every vehicle accident	Complied		
9.5	The fuel consumption of vehicles has been re-tested in terms of the provisions of paragraph 3.1 of the Public administration Circular No.30/2016 of 29.12.2017	Not Complied	Processing	
9.6	The absolute ownership of the leased vehicle log books has been transferred after the lease term	Not Complied	Processing	
10	**Management of Bank Accounts**			
10.1	The bank reconciliation statements had been prepared, got certified and made ready for audit by the due date	Complied		
10.2	The dormant accounts that had existed in the year under review or since previous years settled	-		
10.3	The action had been taken in terms of Financial Regulations regarding balances that had been disclosed through bank reconciliation statements and for which adjustments had to be made, and had those balances been settled within one month	Complied		

11	**Utilization of Provisions**			
11.1	The provisions allocated had been spent without exceeding the limit	Complied		
11.2	The liabilities not exceeding the provisions that remained at the end of the years as per the FR 94(1)	Complied		
12	**Advances to Public Officers Account**			
12.1	The limits had been complied with	Complied		
12.2	A time analysis had been carried out on the loans in arrears	Complied		
12.3	The loan balances in arrears for over one year had been settled	Not Complied	Processing	
13	**General Deposit Account**			
13.1	The allocation had been taken as per F.R. 571 in relation to disposal of lapsed deposits	Complied		
13.2	The control register for general deposits had been updated and maintained	Complied		
14	**Imprest Account**			
14.1	The balance in the cash book at the end of the year under review remitted to TOD	Complied		
14.2	The ad-hoc sub imprests issued as per F.R. 371 settled within one month from the completion of the task	Complied		
14.3	The ad-hoc sub imprests had been issued exceeding the limit approved as per F.R. 371	Complied		
14.4	The balance of the imprest account had been reconciled with the Treasury books monthly	Complied		
15	**Revenue Account**			
15.1	The refunds from the revenue had been made in terms of the regulations	Complied		
15.2	The revenue collection had been directly credited to the revenue account without credited to the deposit account	Complied		
15.3	Returns of arrears of revenue forward to the Auditor General in terms of FR 176	Complied		

16	**Human Resource Management**			
16.1	The staff had been paid within the approved cadre	Complied		
16.2	All members of the staff had been issued a duty list in writing	Complied		
16.3	All reports have been Submitted to MSD in terms of their circular no.04/2017 dated 20.09.2017	Complied		
17	**Provision of information to the public**			
17.1	An information officer has been appointed and a proper register of information is maintained and update in terms of Right To Information Act and Regulation	Complied		
17.2	Information about the institution to the public have been provided by website or alternative measures and has it been facilitated to appreciate/ allegation to pubic against the public authority by this website or alternative measures	Complied		
17.3	Bi-Annual and annual reports have been submitted as per section 08 and 10 of the RTI Act	Complied		
18	**Implementing citizens Charter**			
18.1	A citizens charter/ Citizen client's charter has been formulated and implemented by the Institution by the Institution in terms of the circular number 05/2008 and 05/2018(1) of Ministry of Public Administration and Management	Complied		
18.2	A methodology has been devised by the institution in order to monitor and assess the formulation of Citizen Charter / Citizen client's charter as per paragraph 2.3 of the circular	Complied		
19	**Preparations of the Human Resource Plan**			
19.1	A human resource plan has been prepared in terms of the format in Annexure 02 of Public Administration Circular No.02/2018 dated24.01.2018	Complied		

19.2	A minimum training opportunity of not less than 12 hours per year for each member of the staff has been ensured in the aforesaid Human Resource Plan	Complied		
19.3	Annual performance agreements have been signed for the entire staff based on the format in Annexure 01 of the aforesaid Circular	Not Complied	Processing	
19.4	A senior officer was appointed and assigned the responsibility of preparing the human resource development plan , organizing capacity building programs and conducting skill development programs as per paragraph No.6.5 of the aforesaid Circular	Complied		
20	**Responses Audit Paras**			
20.1	The shortcomings pointed out in the audit paragraphs issued by the Auditor General for the previous years have been rectified	Complied		