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ஆண்டறிக்கை

ANNUAL REPORT 2016

ඉඩම් මැනුම් සභාව
நில அளவைச் சபை
Land Survey Council

ඉඩම් මැනුම් සභාව, සර්වේයර් ජනරාල් කාර්යාලය, අංක 150, කොළඹ 05
நில அளவைச் சபை, நில அளவையாளர் அபிபதி அலுவலகம், இல.150 பெர்னாட்கொழும்பு 05
Land Survey Council, Surveyor General's Office, No 150, Colombo 05

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01. CHAIRMAN'S MESSAGE

Land Survey Council,
No: 150, Bernard Soysa Mawatha,
Narahenpita,
Colombo 05.

With the goal of strengthening the professional environment, focusing on quality professional surveying services, in a competitive global marketplace, I am very pleased to inform that the Land Survey Council (LSC) was able to function successfully during the year 2016.

Registering the Surveyors, Issue of an Annual Practicing License to Registered Surveyors, providing the information of Registered Surveyors to the general public, maintaining the professional discipline among Registered Surveyors, examine the complaints of general public against Registered Surveyors, Conduct Continuous Professional Development (CPD) programmes to Registered Licensed Surveyors and coordination with other relevant organizations are the routine activities carried out by LSC according to the Survey Act no: 17 of 2002.

Also, one of the stated objectives of the Survey Act is "TO REGULATE ALL LAND SURVEY ACTIVITIES". More than a decade has gone by now and during the year 2016 Regulations were published as a "Trial Run" so as to be able to monitor the progress of all survey activities in all parts of the country.

In short these Regulations will encourage the members of the Survey Profession to attend to their professional work in a more uniform manner and at the same time maintain required standards and accuracy. The Regulations are seeing the light of day after prolonged discussions and deliberations with all the stake-holders, and I fervently believe that this would benefit all members of the Survey Profession in particular and the country at large. After some improvements/amendments, those regulations will be finalized and gazetted.

LSC made the keen interest in maintaining the professional discipline among the Registered Surveyors and their Continuous Professional Development (CPD) by conducting several CPD programs with the participation and approval of LSC, for Registered Licensed Surveyors during the year 2016. Enthusiasm displayed by Registered Licensed Surveyors to follow the CPD courses was remarkable.

I would like to thank the members of the LSC, Actg. Secretary, Accountant (part time) and the staff of LSC for their unstinted support rendered during the period under review for the smooth running of the LSC.

P.M.P. Udayakantha
Chairman

02. VISION AND MISSION

Vision

To ensure the optimal sustainable utilization of our physical and natural resources for national development by maintaining the integrity of the regulatory framework for Land Surveying thereby strengthening the professional environment focusing on quality professional surveying services in a competitive global marketplace.

Mission

To ensure that the Profession of Surveying and its practices are well regulated and that those entering the profession receive education and training commensurate with the modern technological demands and ethical standards expected of the profession, so that practitioners maintain the highest standards of professional conduct.

03. THE FUNCTIONS OF THE LAND SURVEY COUNCIL

The Land Survey Council was established at No: 150, Surveyor General's Office (1st floor), Kirula Road, Colombo 05, in the year 2003 according to the provisions stated in the Survey Act No: 17 of 2002.

The functions of the council as given in section 37 of the above act are as follows:

- a. to maintain standards and procedures relating to land surveying and professional discipline among persons engaged in land surveying;
- b. to receive applications from Surveyors for registration as Registered Surveyors, and to register such Surveyors where the Council is satisfied that such Surveyors possess the prescribed qualifications and experience and have the ability and skills to practice land surveying.
- c. to receive applications from Registered Surveyors for the issue of an Annual Practising License and to issue such licenses to such Surveyors where the Council is satisfied that such Surveyors possess the knowledge and skill to practice the profession of land surveying;
- d. to promote the maintenance of high standards of professional education among persons engaged in land surveying;
- e. to promote programs which provide for professional development by improving the knowledge and skills of persons practicing land surveying and who are required to obtain an Annual Practising Licence;
- f. to recognize academic and professional qualifications in land surveying, establish practical experience requirements and conduct qualifying examinations and professional interviews, for candidates for registration as Registered Surveyors and for the issue of Annual Practising Licenses;
- g. to negotiate and administer reciprocal arrangements with the relevant authorities in foreign countries for the purpose of securing uniformity and reciprocity in the education, training and recognition of persons engaged in land surveying;
- h. to co-ordinate with the Institutions engaged in education and training in land surveying and land information in Sri Lanka, for the maintenance of required educational standards;
- i. to co-ordinate with other relevant organizations in Sri Lanka in the maintenance of high professional standards.

04. THE POWERS OF THE LAND SURVEY COUNCIL

The powers of the Land Survey Council as stipulated in section 37 of Survey Act No. 17 of 2002 are as follows

- a. to acquire, hold take or give on lease or hire, mortgage, pledge, sell or otherwise dispose of any movable or immovable property;
- b. to accept gifts, grants or donations whether in cash or otherwise and to apply them for discharging its functions;
- c. to appoint such officers and servants as may be necessary for carrying out the work of the Council;
- d. to determine the remuneration payable to the officers and servants so appointed;
- e. to appoint committees for the effective discharge of its functions;
- f. to establish a social security scheme and provide welfare and recreational facilities, for its officers and servants;
- g. to make rules in respect of the administration of the affairs of the Council;
- h. generally, to do all such other things as are necessary to facilitate the proper discharge of the functions of the Council.

05. PERFORMANCE OF THE LAND SURVEY COUNCIL

01. Composition of Land Survey Council

In terms of section 27 of Survey Act No. 17 of 2002, the Land Survey Council comprises of seven members as follows.

a. Ex-officio members

- i. The Surveyor General who shall be the Chairman
- ii. A registered surveyor not below the rank of a Deputy Surveyor General nominated by the Surveyor General who shall be the Vice Chairman
- iii. The Director of the Institute of Surveying and Mapping established under Institute of Surveying and Mapping Act No. 21 of 1969

b. Appointed members

- i. Three registered surveyors who possessed wide experience and proven capabilities in land surveying nominated by Surveyors Institute of Sri Lanka
- ii. One academic, nominated by the University Grant Commission, from among academics in the fields of education, administration, management or engineering from a university

02. The Council Members as at 31st December, 2016 :

- | | | |
|------|-------------------------|-----------------|
| i. | Mr. P.M.P. Udayakantha | - Chairman |
| ii. | Mr. S.M.P.P. Sangakkara | - Vice Chairman |
| iii. | Mr. S.K. Wijesinghe | - Member |
| iv. | Dr. K.R.M.U. Bandara | - Member |
| v. | Mr. C.De S. Gunathilake | - Member |
| vi. | Mr. M. Kaluthanthri | - Member |
| vii. | Mr. W.A.A. Wijeyaratne | - Member |

03. The Council Members for the period under review are :

- | | | |
|------|---|-------------------|
| i. | Mr. P.M.P. Udayakantha (Chairman) | - From 29-05-2014 |
| ii. | Mr. S.M.P.P. Sangakkara (Vice Chairman) | - From 29-05-2014 |
| iii. | Mr. S.K. Wijesinghe (Member) | - From 25-01-2016 |
| iv. | Dr. K.R.M.U. Bandara (Member) | - From 01-01-2015 |
| v. | Mr. C.De S. Gunathilake (Member) | - From 01-01-2015 |
| vi. | Mr. M. Kaluthanthri (Member) | - From 01-01-2015 |
| vii. | Mr. W.A.A. Wijeyaratne (Member) | - From 01-01-2015 |

04. The attendance of the Council Meetings was as follows :-

i	Mr. P.M.P. Udayakantha- Chairman	-22 Meetings
ii	Mr. S.M.P.P. Sangakkara- Vice Chairman	-22 Meetings
iii	Mr. S.K.Wijesinghe - Member	-18 Meetings
iv	Dr. K.R.M.U. Bandara - Member	-17 Meetings
v	Mr. C.De S. Gunathilake – Member	-13 Meetings
vi	Mr. M. Kaluthanthri - Member	-23 Meetings
vii	Mr. W.A.A. Wijeyaratne – Member	-21 Meetings

06. STAFF OF THE LAND SURVEY COUNCIL

The Land Survey Council is empowered to appoint officers and servants as it considers necessary in order to discharge its functions efficiently and effectively. Accordingly, the present staff of the Council is as follows

1. Mr. G.D.S.K.Gunaratne
Actg. Secretary - From 01-01-2009 to 2016.12.31
2. Mr. Ranjith Mahakumbura
Accountant (on part time basis) - From 01-03-2008 to 2016.12.31
3. Miss. W.A.S.Priyadarshani
Computer Application Assistant cum clerk - From 24-05-2004 to 2016.12.31
4. Mrs. R.M.N. Ratnayake
Computer Application Assistant cum clerk - From 18-03-2013 to 2016.12.31
5. Mr. T.G.Fernando
Office Aide - From 15-07-2004 to 2016.12.31

07. ACTIVITIES

01. Registrations

17 new Surveyors have been registered with the Land Survey Council during the period under review and the total number of registered surveyors as at 31.12.2016 was 2091.

02. Annual Practicing Licences

During the period under review, 1031 registered surveyors have been issued with Annual Practising Licences by the LSC. The total number of licenses issued in 2016 has slightly decreased compared to 2015

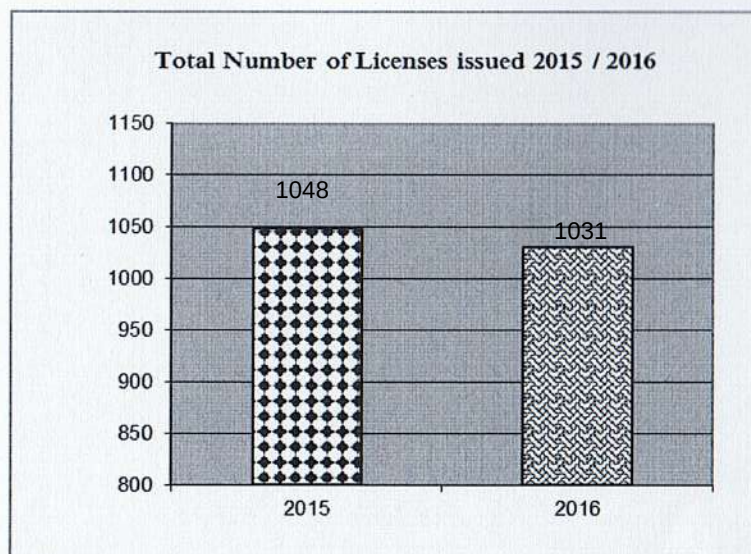


Figure 1

The names with initials, Registration Nos. and NIC Nos. of the Registered Surveyors, who obtained annual practicing licenses up to 31st January, 2016 were duly published in the Part 01 of the Government Gazette No. 1960/29 dated 30th March 2016.

Particulars of all Licensed Surveyors - Registration Nos, Names with initials, Full Names, NIC Nos, District in which they reside, Addresses, Telephone Nos, Number of the annual practicing license, Validity Period of the License - have been included in the Website: www.survey.gov.lk The information therein is being updated once in every three months period.

03. Information to General Public

Members of the public, being aware of the services rendered by the Land Survey Council continuously seek the support in getting the information of Registered Licensed Surveyors, living or dead, to obtain information regarding the original survey plan copies prepared by the Licensed Surveyors dating back to around hundred years. With the view of providing such information promptly, action has been taken to create a database to incorporate information in which the relevant personal addresses, registration numbers, and license numbers of Registered Licensed Surveyors can be traced. This is being updated including the contact numbers available so that the general public could have information to contact the persons who might be helpful to obtain the certified plan copies prepared by licensed surveyors. Nevertheless, LSC is not complacent regarding these services, since it still could not help them to obtain old plan copies in a systematic way. During the period under review there were 214 such inquiries.

04. Public complaint and inquiries

The Figure 1 shows the total No. of complaints disposed during the years 2015 and 2016.

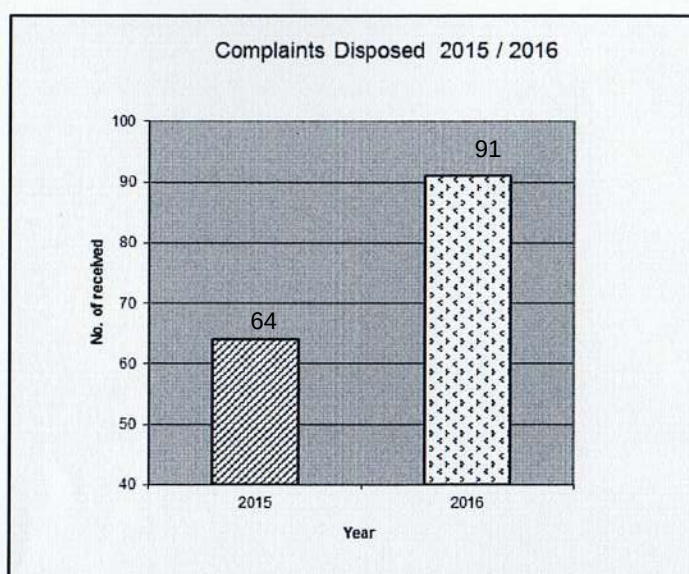


Figure 2

41 complaints were brought forward from year 2015 and 96 complaints were received from the public during the year 2016 against Licensed Surveyors who were alleged to have been engaged in professional misconduct. During the period under review, Land Survey Council conducted 91 preliminary investigations and formal inquiries. During 2016, LSC was able to conclude action on 91 such complaints and only 46 cases were pending at the end of the year.

However, LSC was not able to take of take up for hearing and thus, provide relief to some of the complaints for some reasons. For instances, some complaints were not falling within the purview of Land Survey Council, some cases were regarding surveys carried out by court commissioners on court order, some complaints were having court cases and some complainants could not prove their charges due to insufficient evidence.

According to the Survey Act No: 17 of 2002, inquiries on public complaints were conducted by the Council during the year 2016. Details on suspension of licence or cancellation of registration in consequent to such inquiry are given in Table 1 below.

Case	Reg. No:	Surveyor's Name	Decision of the inquiry
LSC/5/763	19760694	A.G.W.Giaragama	Licence Suspended from 2016-07-01 to 2017-06-30
LSC/5/764	19790048	R.K.P.Ramanayake	Licence Suspended from 2016-06-01 to 2017-05-31
LSC/5/789	19920413	R.J.K.A.M.R.Jayasekara	Registration Suspended from 2016-06-01 to 2019-05-31
LSC/5/838	19930835	B.K.P.Okandapola	Registration Suspended with effect from 2016-08-01
LSC/5862	19770881	A.G.C.Sirisoma	Licence Suspended from 2015-12-01 to 2016-05-31

Table 1

08. EDUCATION AND TRAINING

01. Continuous Professional Development (CPD) Programs

Continuous Professional Development (CPD) is a vital component of Land Surveying. The aim of this program is to encourage Registered Licensed Surveyors to follow training courses/workshops in order to be acquainted with modern knowledge in surveying in par with present developments and new technologies introduced in the field of Land Surveying by Survey professionals.

a) Workshop for the surveyors who obtained licences for the first time

Land Survey Council has initiated a workshop (Orientation Course) for the benefit of those who are anticipating in obtaining annual practising licenses from the LSC for the first time and embarking on the life journey as a professional surveyor being engaged in land surveying. Survey professional who possess a vast experiences and wide knowledge in the field of surveying with proven capabilities were selected by the LSC as resource persons.

b) CPD courses conducted by other organisations

Apart from the orientation course conducted by the Land Survey Council some other organisations such as Survey Institute of Sri Lanka (SISL) and District Licensed Surveyors' Associations (Gampaha, Badulla and Kandy) have taken in keen interest to conduct CPD programs for Registered Surveyors / Registered Licensed Surveyors. These organisations conduct CPD programs with the approval and under the guidance of LSC.

c) Summary of CPD courses conducted during the year 2016

	Name of the Institute	Name of CPD course	Date
1.	SISL	Global Navigation Sattelite system	2016-02-03
2.	SD	Subsequent surveys in Cadastral Area	2016-02-25
3.	LSC	Workshop 12	2016-03-29
4.	LSC	Technical session	2016-06-17
5.	KLSA	Modern Surveying System	2016-07-23
6.	KLSA	Land and Land Administration	2016-08-12
7.	LSC	Technical Session on Bimsaviya surveys and Subsequent Surveys	2016-09-09
8.	GDLSA	Awareness Programme on Communication and data Stovel Transfer	2018-10-14
9.	SISL	Geographic Information System	2018-05-06
10.	SISL	Modern Survey Equipments and Modern Survey Techniques	2018-10-03

Table 2

09. REVIEW OF FINANCIAL OPERATIONS

01. Revenues and Expenditures

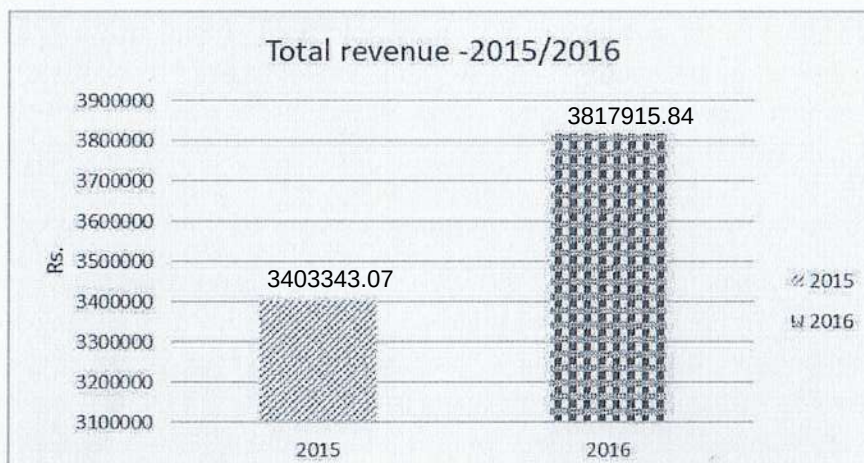


Figure 3

The above chart depicts total revenue of the Land Survey Council amounting to a sum of Rs.3,403,343.07 during the year 2015 compared to the revenue generated amounting to a sum of Rs. 3,817,915.84 during year under review.

The expenditure of the Council during the period was amounting to a sum of Rs.4,652,345.84 that resulted in a deficit of Rs. 834,430.00.

No funds were provided by the Treasury to the Council for the year 2016 and also for the preceding years from 2010. Thus, the Council is in a predicament to find sufficient funds to meet its expenses.

02. Funds and Financial Management

The main source of income for the LSC was fee from annual practising licenses, conducting CPD courses and penalty imposed on the errant Surveyors as decided by the LSC after conducting formal inquiries.

The Council has a sum of Rs. 2,174,549.69 in several Fixed Deposit accounts with the Bank of Ceylon as at 31-12-2016.

03. Final account summaries for the year 2016

Account summaries for the year 2016 are attached.

H.M.B.P.Herath
Secretary
Ministry Of Tourism And Land

S.Sivanantharajah
Chairman
Land Survey Council

10. FINAL ACCOUNT

Final Accounts
For the year 2016

Ministry of Land

Land Survey Council

Statement of Financial Position

	Notes	2016		2015	
		Rs.	Rs.	Rs.	Rs.
ASSETS					
Non-current assets					
Plant Machinery and Equipment	1	1,075,549.95		666,487.77	
Fixed Deposit		5,000,000.00		7,383,703.47	
			6,075,549.95		8,050,191.24
Current assets					
Distree Loans	2	218,415.00		127,275.00	
Receivables	3	508,000.00		54,207.00	
Fixed Deposits		1,000,000.00		-	
Cash & Cash Equivalents	4	2,174,549.69		2,266,843.18	
			3,900,964.69		2,448,325.18
Total assets			9,976,514.64		10,498,516.42
EQUITY & LIABILITIES					
Capital contributed by					
General Treasury		1,043,030.00		1,043,030.00	
Accumulated Fund		6,504,170.24		7,236,839.16	
Surplus / (Deficit)		(834,430.00)		(732,668.92)	
			6,712,770.24		7,547,200.24
Current liabilities					
Accrued Expenditure	5	291,891.57		217,159.84	
Payables	6	234,595.62		128,936.63	
Suspence Account		8819.71		8,819.71	
In Advance		2,728,437.50		2,596,400.00	
			3,263,744.40		2,951,316.18
Total Net Assets/Equity			9,976,514.64		10,498,516.42

The members of the Council are responsible for preparing and presenting these financial statements on behalf of the Land Survey Council. The most appropriate accounting policies have been used as disclosed in the notes to these financial statements.

H.M.B.P.Herath
Secretary
Ministry Of Tourism And Land

S.Sivanantharajah
Chairman
Land Survey Council

K,L,A,N.Sandamali
Accountant (Part time)
Land Survey Council

Ministry of Land Land Survey Council

Statement of Financial Performance for the year ended 31st December 2016

Description		Notes	2016		2015	
			Rs.	Rs.	Rs.	Rs.
REVENUE						
	License Fees		2,577,500.00		2,618,750.00	
	Registration Fees		84,000.00		42,000.00	
	FD Interest	7	539,515.81		476,087.06	
	Other Income	8	231,613.87		113,377.69	
	Workshop Net Income	9	385,286.16		153,128.32	
	TOTAL REVENUE			3,817,915.84		3,403,343.07
LESS: EXPENSES						
	Adminiatration & Establishment					
	Salaries and Wages	10	820,095.41		804,030.90	
	Overtime and Holiday Payments				2,461.75	
	Other Allowances	11	2656,616.29		2,327,723.97	
	Travelling Domestic		17,378.00		10,796.00	
	Stationery & Office Requisites		46,317.29		136,686.86	
	Refreshment for meeting		133,726.00		113,681.00	
	Plant Machinery & Equipment Maintenance		10,545.00		10,640.00	
	Plant Machinery Rehabilitation		15,000.00		-	
	Postal & Communication		238,172.16		134,646.79	
	Electricity & Water		78,734.40		78,734.40	
	Other Expences	12	486,428.47		371,763.05	
				4,503,013.02		3,991,164.72
	Financial & Other					
	Depreciation		149,332.82		144,847.27	
	TOTAL EXPENSES			4,652,345.84		4,136,011.99
SURPLUS / (DEFICIT) FOR THE PERIOD				(834,430.00)		(732,668.92)

Ministry of Land
Land Survey Council

Statement of Changes in Net Assets/ Equity for the year ended December 31, 2016

Description	Capital Grant	Accumulated surpluses/ Deficits	Total
Balance as at 31st December 2014	1,043,030	6,504,170.24	6,504,170.24
Prior Year Adjustments			
Suplus/(Deficit) for the period		(834,430.00)	(834,430.00)
Balance at December 31,2015	1,043,030	5,669,740.24	6,712,770.24

Ministry of Land
Land Survey Council
Cash Flow Statement

for the year ended 31st December 2016

Description	Notes	2016		2015	
		Rs.	Rs.	Rs.	Rs.
<u>Cash flows from operating activities</u>					
Surplus/(Deficit)		(834,430.00)		(732,668.92)	
<u>Non cash movements</u>					
Depreciation		149,332.82		144,847.27	
Fixed Deposit Interest		(539,515.83)		(476,087.06)	
			(390,182.99)		(331,239.79)
(Increase)/Decrease in Distress Loan		(91,140.00)		95,132.00	
(Increase)/Decrease in Festival Advance				3,000.00	
(Increase)/Decrease Receivables		(18,793.00)		93,166.73	
(Increase)/Decrease Fixed Deposit		(1,000,000.00)			
(Increase)/Decrease Payables		105,658.99)		(125,786.63)	
Increase/(Decrease) Accrued Expenditure		74,731.73		(110,973.72)	
Increase/(Decrease) In Advance		132,037.50		195,150.00	
Net cash flows from operating activities			(797,504.78)		149,688.38
<u>Cash flows from investing activities</u>					
Fixed Deposit Increase/Decrease		2,383,703.47		(4,432,556.08)	
Fixed Deposits Interest		104,515.81		476,087.06	
Purchase of Fixed Assets		(558,395.00)		(294,316.50)	
Net cash flows from investing activities			1,929,824.28		(4,250,785.52)
<u>Cash flows from financing activities</u>					
Prior Year Adjustment for accumulated fund					(30,000.00)
Net Increase/decrease) in cash and cash Equivalents		(92,293.49)			(5,195,005.86)
Cash and cash equivalents at beginning of period		2,266,843.18			7,461,849.03
Cash and cash equivalents at end of period	1	2,174,549.69			2,266,843.18

Ministry of Land
Land Survey Council
Notes to the Accounts for the year ended 31st December, 2016

1 - Plant, Machinery and Equipment

Item	Balance as at 01.01.2015 Rs.	Purchases during the year Rs.	Total Rs.	Annual depreciation Rs.	Net value as at 31.12.2015
Machinery	233,973.63		233,973.63	46,794.73	187,178.90
Furniture	187,066.26		187,066.26	37,413.25	149,653.01
Computer & Accessories	98,755.31	127,000.00	225,755.31	29,980.50	195,774.81
Office Equipment	28,149.19		28,149.19	7,037.30	21,111.89
LSC Name Board	42,113.28		42,113.28	10,528.32	31,584.96
Building and Structure	30,576.00	431,395.00	461,971.00	6,115.20	455,855.80
Account Software	45,854.10		45,854.10	11,463.52	34,390.58
Total	666,487.77	559,395.00	1,224,882.77	149,332.82	1,075,549.95

2 Distress Loan

T.G.Fernando	94,755.00	
R.M.N.Ratnayake	123,660.00	218,415.00

3 Receivables

Workshop Advance	32,000.00	
Council Allowance	1,000.00	
Fine	40,000.00	
FD Interest	435,000.00	
		508,000.00

4 Cash & Cash Equivalents

Cash at bank	424,349.69
Cash in hand	200.00

S/No.	Bank	Period	Account No.	Value	Rs.
1	BOC	3 Months	80118455	200,000.00	
2	BOC	6 Months	80118497	950,000.00	
3	BOC	3 Months	80118896	300,000.00	
4	BOC	3 Months	80118999	300,000.00	
					2,174,549.69

5 Accrued Expenditure

S/No.	Expenditure	Rs.	Rs.
1	Chairman Allowance	37,500.00	
2	Vice Chairman Allowance	30,000.00	
3	Allowances for Actg. Secretary	9,632.50	
4	Accountant Allowances	14,341.75	
5	Special Allowances	2,970.87	
6	Telephone Bills	3,017.45	
7	Council Allowance	16,000.00	
8	Audit Fee	178,429.00	
Total			291,891.57

6 Payables

	Rs.	Rs.
Paye Tax Payable	2,400.00	
Stamp Duty Payable	231,750.00	
EPF Payable	356.49	
ETF Payable	89.13	
Total		234,595.62

7 FD Interest

FD No.	Rs.	Rs.
76670842	12,593.37	
70070797	3,490.89	
7256887	20,970.78	
77833331	4,056.52	
77833540	3,578.16	
79135468	22,019.51	
78402778	12,234.98	
71352120	17,630.78	
79135075	7,940.82	
74890	68,333.33	
74891	366,666.67	
Total		539,515.81

8 Other Income

	Rs.	Rs.
Loan Interest	8,913.87	
Issuing Information	43,200.00	
Inquiries Fees	19,500.00	
Fine	160,000.00	
		231,613.87

9	Workshop Net Income			
		Income	1,143,000.00	
		Expense	(757,713.84)	
				385,286.16
10	Salaries & Wages			
		Salary	613,160.82	
		EPF	165,547.67	
		ETF	41,386.92	
				820,095.41
11	Other Allowances			
		Cost of Living Allowances	280,800.00	
		Special Allowances	125,603.04	
		Interim Allowances	360,000.00	
		Trainee Allowances	31,500.00	
		Chairman Allowances	450,000.00	
		Vice Chairman Allowances	360,000.00	
		Actg.Secretary Allowances	115,590.00	
		Accountant Allowances	71,679.25	
		Council Member Allowances	739,444.00	
		Audit Allowances	122,000.00	
		Total		2,656,616.29
12	Other Expenses			
		Printing & Binding	247,492.50	
		Advertisements	39,038.70	
		Staff Training	74,000.00	
		Lamination	12,450.00	
		Translation	2,082.00	
		Miscellenious Expenses	11,365.27	
		Audit Fee	100,000.00	
		Total		486,428.47

**Ministry of Land
Land Survey Council**
**GENERAL ACCOUNTING POLICIES
FOR THE YEAR ENDED 31ST DECEMBER, 2016**

1. GENERAL ACCOUNTING POLICIES

1.1. Basis of Preparation

Financial Statements are prepared in accordance with the Sri Lanka Public Sector Accounting Standards and Provision of the Finance Act No.38 of 1971.

1.2. The Financial statements are prepared by accrued basis.

1.3. The Financial Statements are prepared under the historical cost convention.

2. ASSETS BASES OF THEIR VALUATION

2.1. Fixed assets are stated at written down value.

2.2. Depreciation

Depreciation is provided in consistent with the previous year on reducing balance method at the following rate.

<u>Type of assets</u>	<u>%</u>
Machinery	20
Furniture	10
Computer	25
Office Equipments	25
Name Board	20
Building and Structure	20
Account Software	10

11 Report of the Auditor General



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கணக்காய்வாளர் தலைமை அபிபதி திணைக்களம்
AUDITOR GENERAL'S DEPARTMENT



මගේ අංකය } AGL/B/LSC/01/16/03
எனது இல. }
My No. }

ඔබේ අංකය }
உமது இல. }
Your No. }

දිනය } 02 June 2017
திகதி }
Date }

The Chairman
Land Survey Council

Report of the Auditor General on the Financial Statements of Land Survey Council for the year ended 31 December 2016 in terms of Section 14(2)C of the Finance Act No.38 of 1971

The audit of financial statements of the Land Survey Council for the year ended 31 December 2016 comprising the statement of financial position as at 31 December 2016, the statement of financial performance, statement of changes in equity and cash flow statement for the year then ended and a summary of significant accounting policies and other explanatory information, was carried out under my direction in pursuance of provisions in Article 154(1) of the Constitution of the Democratic Socialist Republic of Sri Lanka read in conjunction with Section 13(1) of the Finance Act, No. 38 of 1971 and Section 57(2) of the Land Survey Act, No.17 of 2002. My comments and observations which I consider should be published with the Annual Report of the Council in terms of Section 14(2)C of the Finance Act appear in this Report. A detailed report in terms of Section 13(7) (a) of the Finance Act was sent to the Chairman of the Council on 19 May 2017.

1.2 Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Sri Lanka Public Sector Accounting Standards and for such internal control as the management determines is necessary to enable the preparation of financial statements that are free from material misstatements, whether due to fraud or error.

1.3 Auditor's Responsibility

My responsibility is to express an opinion on these financial statements based on my audit. I conducted my audit in accordance with Sri Lanka Auditing Standards consistent with International Auditing Standards of Supreme Audit Institutions (ISSAI 1000-1810). Those Standards require that I comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatements.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Council's preparation and fair presentation of financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Council's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. Sub-sections (3) and (4) of Section 13 of the Finance Act, No.38 of 1971 give discretionary powers to the Auditor General to determine the scope and extent of the audit.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

1.4 Basis for Qualified Opinion

My opinion is qualified based on the matters described in paragraph 2.2 of this report.

2. Financial Statements

2.1 Qualified Opinion

In my opinion, except for the effects of the matters described in paragraph 2.2 of this report, the financial statements give a true and fair view of the financial position of the Land Survey Council as at 31 December 2016 and its financial performance and cash



flows for the year then ended in accordance with Sri Lanka Public Sector Accounting Standards.

2.2 Comments on Financial Statements

2.2.1 Sri Lanka Public Sector Accounting Standards

Accounting software amounted to Rs.45,854 had not been shown under the intangible assets in accordance with the paragraph 45 of Sri Lanka Public Sector Accounting Standard 1.

2.2.2 Accounting Policies

An accounting policy had not been introduced with regard to the employees' gratuity and the provisions thereon had not been made for the employees' gratuity.

2.2.3 Lack of Evidence for Audit

The Schedules relevant to the machinery, furniture, computer accessories and office equipment totalling Rs.547,944 had not been furnished to audit.

2.2.4 Suspense Account

Even though the balance of the suspense account amounted to Rs. 8,820 which had lapsed more than 03 years included in the current liabilities according to the financial statements, action had not been taken to rectify.



2.3 Non-compliance with Laws ,Rules ,Regulations and Management Decisions

The following non- compliances were observed.

Reference to Laws, Rules and Regulations	Non- compliance
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Land Survey Act No.17 of 2002	
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(a) Section 12 (1)	Even though specific categories of original plans or copies of maps prepared and certified by a registered Licensed Surveyor should be deposited for the establishment of a database at Surveyor General, action had not been taken accordingly.
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(b) Sections 43 (1) and (2)	Even though a list of names of all registered Licensed Surveyors should be published in the Gazette by the Council, only 943 names of them had been published in the Gazette No.1960/29 dated 30 March 2016 despite there being 1031 registered licensed surveyors in the year under review.
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3. Financial Review

3.1 Financial Results

According to the financial statements presented, the financial result of the Council for the year under review had been a deficit of Rs.834,430 as compared with the corresponding deficit of Rs.732,669 for the preceding year thus indicating a deterioration of Rs.101,761 in the financial result for the year under review as compared with the preceding year. Even though the total income of the year under review had increased by a sum of Rs. 414,573 the increase of other allowances by Rs. 328,892 , expenses for postal and



communication by Rs. 103,526 and other expenses by Rs.114,665 had mainly attributed to the above deterioration.

In analyzing the financial results of 04 preceding years and the year under review, even though it was indicated that a financial surplus with a fluctuation from the year 2011 to the year 2014, it had been a deficit of Rs.834,430 in the year 2016. However, when taking into consideration of employees' remuneration and the depreciations for non-current assets, the contribution amounted to Rs.2,471,638 in the year 2011, had been a sum of Rs.2,791,615 in the year 2016 with fluctuations.

4. Operating Review

4.1 Performance

The objectives of the Council in terms of the Survey Act No.17 of 2002 are ensuring that the profession of surveying and its usages are systematically maintained, a training or an education that comply with technical norms and ethical standards is offered to persons who enter into the profession and as such, highest standards of professional existence are maintained by the persons deployed in the profession.

The following observations are made in respect of the progress of achieving the functions according to the Action Plan.

- (a) Even though the total number of complaints were 136 which should be resolved during the year under review, only 91 complaints or 67 per cent had been resolved within the year.
- (b) Even though it was targeted to conduct of 6 professional development programmes by the Council for the year under review, only 03 programmes had been conducted.
- (c) Even though a Social Security Scheme should be established for its officers and employees and welfare and sports facilities should be provided, action had not been taken accordingly.



(d) Even though necessary rules should be prepared in respect of administration of activities of the Council, action had not been taken as such stipulation.

(e) Even though it had been stated that all surveyors who are entitled to issue annual licenses should be registered under the Survey Act, laws and rules had not been introduced by the Council either to identify persons deployed in professional surveying activities without obtaining annual licenses or to prohibit such activities.

4.2 Management Activities

After the year 2005 when the activities of the Council was commenced a sum of Rs.3,500 charged at the instance of being registered of a surveyor in the Council and the fee of Rs. 2,500 charged from a surveyor for the annual license after the year 2010 had not been revised up to the 31 December in the year under review.

4.3 Transactions of Contentious Nature

An overpayment amounting to Rs.138,582 had been made for the contract relating to the partition of rooms for the enlargement of the office area facilities in the year under review. This activity had been done in contrary to the Procurement Guideline Procedures and a bogus date as 20 August 2016 (Saturday) had been mentioned as the bid opening date.

5. Accountability and Good Governance

5.1 Budgetary Control

A variance ranging from 21 per cent to 247 per cent was observed in 03 revenue items and 07 objects while comparing the budgeted income and expenditure with the actual income and expenditure and it was observed that the budget had not been made use of as an effective instrument of management control.



5.2 Unresolved Audit Paragraphs

The post of Secretary of the Council remains vacant since January of the year 2009 and even though it had been given a Directive by the Committee on Public Enterprises on 05 July 2012 to take action to recruit an officer to that post, action had not been taken to fill that post even up to the date of audit on 31 March 2017.

5.3 Achievement of Social Responsibilities

Even though the copies of the plans should be sent to the Survey Council so that plan prepared by surveying by Licensed Surveyors could be obtained by the public, action had not been taken accordingly.

6. Systems and Controls

Deficiencies in systems and controls observed during the course of audit were brought to the notice of the Chairman of the Council from time to time. Special attention is needed in respect of the following areas of control.

Area of Systems and Control	Observations
(a) Accounting	Existence of a suspense balance in the accounts due to non-maintenance of proper ledger accounts.
(b) Procurement Administration	Non- execution of procurement activities in a transparency manner.
(c) Control of Income	Non-revision of Fees .

H.M. Gamini Wijesingha
Auditor General

Sgd./ H.M. GAMINI WIJESINGHE
Auditor General