



ஓயிதி மஹிதி சஹாவி
நில அளவைச்சபை
Land Survey Council

2014

வார்டீகி வார்டீவாவி
ஆண்டறிக்கை
ANNUAL REPORT

ஓயிதி அமர்ச்சாஃரஸ
காணி அமைச்சு
Ministry of Lands

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01. CHAIRMAN'S MESSAGE

Land Survey Council,
No: 150, Kirula Road,
Narahenpita,
Colombo 05.

01-06-2015

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 2014.

Register the Surveyors, Issue of an Annual Practicing License to registered Surveyors, give the information of registered Surveyors to the general public, maintain the professional discipline among registered surveyors, examine the complaints of general public against registered surveyors, Conduct Continuous Professional Development (CPD) programmes to registered Surveyors and coordination with other relevant organizations are the main activities carried out by LSC according to the Survey Act no: 17 of 2002.

LSC has issued annual licenses to 1070 registered surveyors during the year 2014. Moreover, 80 inquiries were conducted and finalized by LSC on the complaints of general public against registered surveyors during the year 2014.

LSC made the keen interest in maintaining the professional discipline among the Registered Surveyors and their Continuous Professional Development (CPD) by conducting 09 CPD programs with the participation and approval of LSC for Registered Licensed Surveyors during the year 2014. Enthusiasm displayed by Registered Licensed Surveyors to follow the CPD courses was remarkable.

Furthermore, it is expected to publish, the scheme to offer practical experience to academically qualified persons under section 39 of the Survey Act who are seeking registration in the LSC and the Technical Manual for registered licenced surveyors which is being prepared by the Surveyor General under section 02 of the Survey Act during the year 2015.

I would like to thank the members of 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 LSC.

P.M.P. Udayakantha
Chairman

02. VISION AND MISSION

Vision

To ensure the optimal sustainable utilization of our physical 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 AS GIVEN IN SECTION 37 OF THE SURVEY ACT NO: 17 OF 2002

The Land Survey Council was established at No: 150, Surveyor General's Office (1st floor), Kirula Road, Colombo 05, in 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 is 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 Practicing 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

- 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. REPORT ON THE PERFORMANCE OF THE LAND SURVEY COUNCIL DURING THE YEAR 2014

The Council Members as at 31st December, 2014 :

- | | | |
|------|-------------------------|-----------------|
| i. | Mr. P.M.P. Udayakantha | - Chairman |
| ii. | Mr. S.M.P.P. Sangakkara | - Vice Chairman |
| iii. | Mr. S.D.P.J. Dampegama | - Member |
| iv. | Dr. K.R.M.U. Bandara | - Member |
| v. | Mr. C.De S. Gunathilake | - Member |
| vi. | Mr. K.A.M. De Alwis | - Member |
| vii. | Mr. D.D.Y. Abewardane | - Member |

The Council Members for the period under review are :

- | | | |
|-------|---|--|
| i. | Dr. K.Thavalingam (Chairman) | - From 25-07-2013 to 05-03-2014 |
| ii. | Mr. Nihal Gunawardane (Chairman) | - From 06-03-2014 to 28-05-2014 |
| iii. | Mr. P.M.P. Udayakantha (Chairman) | - From 29-05-2014, period under review |
| iv. | Mr. Nihal Gunawardane (Vice Chairman) | - From 03-12-2013 to 05-03-2014 |
| v. | Mr. P.M.P. Udayakantha (Vice Chairman) | - From 06-03-2014 to 28-05-2014 |
| vi. | Mr. S.M.P.P. Sangakkara (Vice Chairman) | - From 29-05-2014, period under review |
| vii. | Mr. S.D.P.J. Dampegama (Member) | - From 25-07-2013, period under review |
| viii. | Dr. K.R.M.U. Bandara (Member) | - From 01-01-2012, period under review |
| ix. | Mr. C.De S. Gunathilake (Member) | - From 01-01-2012, period under review |
| x. | Mr. K.A.M. De Alwis (Member) | - From 01-01-2012, period under review |
| xi. | Mr. D.D.Y. Abewardane (Member) | - From 25-10-2013, period under review |

The attendance of the Council Meetings was as follows :-

- | | | | |
|------|-------------------------|---|-------------|
| i | Dr. K.Thavalingam | - Chairman | 03 Meetings |
| ii | Mr. Nihal Gunawardana | - Chairman | 02 Meetings |
| iii | Mr. P.M.P. Udayakantha | - Chairman | 15 Meetings |
| iv | Mr. Nihal Gunawardana | - Vice Chairman | 03 Meetings |
| v | Mr. P.M.P. Udayakantha | - Vice Chairman | 02 Meetings |
| vi | Mr. S.M.P.P. Sangakkara | - Vice Chairman | 15 Meetings |
| vii | Mr. S.D.P.J. Dampegama | - Member | 14 Meetings |
| viii | Dr. K.R.M.U. Bandara | - Member | 18 Meetings |
| ix | Mr. C.De S. Gunathilake | - Member | 20 Meetings |
| x | Mr. K.A.M. De Alwis | - Member | 20 Meetings |
| xi | Mr. D.D.Y. Abewardane | - Member | 18 Meetings |
| xii | Miss.Thimali de Silva | - Representative from Treasury
(as a observer) | 09 Meetings |

06. LAND SURVEY COUNCIL STAFF

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

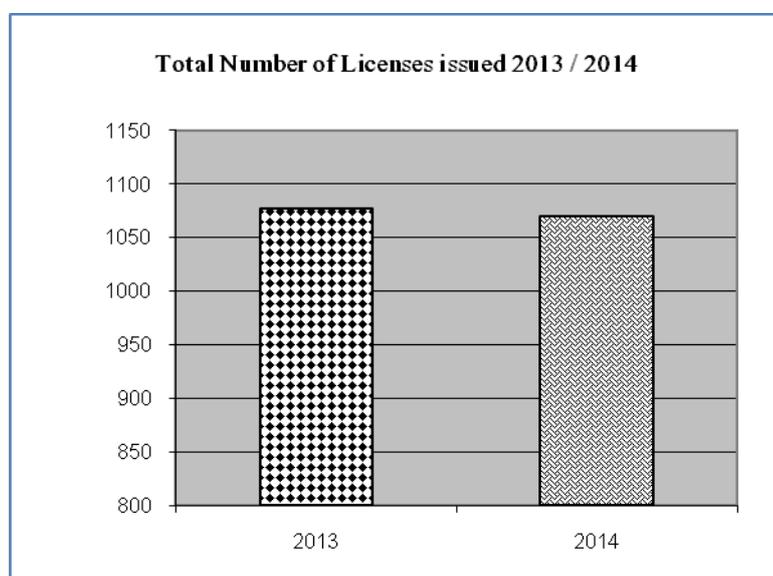
07. ACTIVITIES

REGISTRATION:

55 new Surveyors have been registered during the period under review and the total number of registered surveyors as at 31.12.2014 was 2030. Registration Certificates had been issued to these surveyors.

ANNUAL PRACTICING LICENSE:

During the period under review, 1070 registered surveyors obtained Annual Practising Licenses. It can be seen, the total number of licenses issued in 2014 has slightly decreased relative to 2013.



The names with initials, Registration Nos. and NIC Nos. of the Registered Surveyors, who obtained annual practicing licenses up to 31st January, 2014 were duly published in the Government Gazette No. 1856 dated 28th March, 2014.

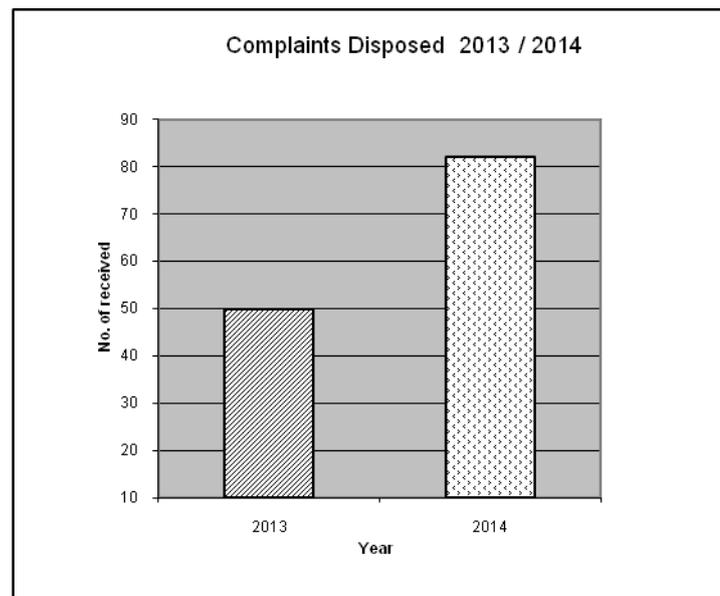
Particulars of all Licensed Surveyors - Registration Nos, Names with initials, Full Names, NIC Nos, District Name , Addresses, Telephone Nos, Number of the annual practicing license, Validity Period of the License - have been included in the Website: www.survey.gov.lk. The information therein is being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

INFORMATION TO GENERAL PUBLIC

Members of the public, being aware of the services rendered by Land Survey Council continuously seek the support in getting the information of Registered Licensed Surveyors, living or dead, to obtain 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. This is being updated including the contact numbers available so that general public could have access to contact the persons who might be helpful to obtain the original plan copies prepared by licensed surveyors. Nevertheless, LSC is not complacent regarding these services, since it still could not help them to obtain old plans in a systematic way. During the period under review there were 322 such inquiries.

COMPLAINTS RECEIVED BY THE LAND SURVEY COUNCIL FROM THE PUBLIC

Total Number of Complaints Disposed



24 complaints were brought forward from year 2013 and 82 complaints were received from the public during the year 2014 against Licensed Surveyors who have been alleged to have been engaged in professional misconduct. During the period under review, Land Survey Council

conducted 39 preliminary investigations and 41 formal inquiries. During 2014, LSC was able to conclude action on 82 such complaints and only 24 cases were pending at the end of the year.

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

According to the Survey Act No: 17 of 2002, as a result of inquiries conducted by the Council during the year 2014, suspension of licence or cancellation of registration occurred as follows:

Case	Reg. No:	Surveyor's Name	Decection of the inquiry
LSC/5/616	19930095	Batheegama Badalge Premathilake	License was Suspended From 2014-06-01 to 2014-08-30.
LSC/5/299	19710708	Hikkaduwa Withanage Amarapala De Silva	License was Suspended From 2014-08-14 to 2015-08-13.
LSC/5/597	20040849	Sattambirallage Don Joseph Gamini Daya Arsacularatne	Registration was cancelled From 2014-08-14.
LSC/5/633	19901048	Joseph Rohantha Ajith De Jacolyn Seneviratne	License was Suspended From 2014-10-01 to 2014-12-31.
LSC/5/692	19910791	Hunuwala Polwattage Sarath Rajapaksa	License was Suspended From 2015-01-01 to 2015-03-31.
LSC/5/693	19650105	Don David Claranse Heendeniya	License was Suspended From 2015-01-01 to 2015-06-30.

08. EDUCATION AND TRAINING

CONTINUOUS PROFESSIONAL DEVELOPMENT (CPD) COURSES

Continuous Professional Development (CPD) is a vital component of Land Surveying. Being aware of this, LSC has encouraged Registered Licensed Surveyors to follow training courses/workshops to be in par with present developments in new technologies introduced in the field of Land Surveying by Survey professionals.

CPD courses conducted by the Survey Department of Sri Lanka, Survey Institute of Sri Lanka (SISL) and other District Licensed Surveyors' Associations

LSC is pleased to note that four institutions; the Survey Department of Sri Lanka, the Survey Institute of Sri Lanka (SISL) and District Licensed Surveyors' Associations (Gampaha, Badulla and Kandy) have taken keen interest to conduct CPD courses to Registered Surveyors / Registered Licensed Surveyors with the view of having continuous professional development and Land Survey Council has accepted those courses as CPD courses.

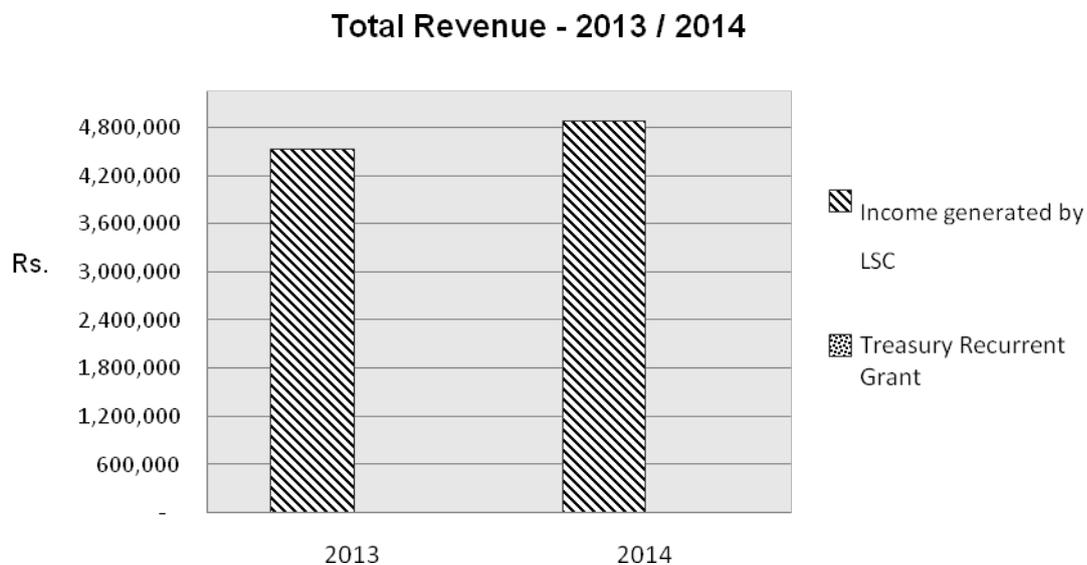
Workshop for the surveyors who obtained licences for the first time

Land Survey Council initiated yet another workshop (Orientation Course) for the benefit of those who obtained annual practising licenses for the first time and embark on the life-time journey of being a professional surveyor engaged in Land Surveying armed with a practicing license from Land Survey Council. Resource persons who were eminent registered surveyors with wide experience and proven capabilities were selected to enlighten the registered surveyors.

Summary of CPD courses conducted

	Name of the Institute	Name of the CPD course	Date conducted
1.	Land Survey Council	Orientation Course	2014-03-07
2.	Badulla District Registered Licensed Surveyors' Association	Land Valuation Programme	2014-03-22
3.	Survey Department of Sri Lanka	Workshop on Accreditation Certificate	2014-04-28
4.	Surveyors' Institute of Sri Lanka	Property Valuation	2014-06-11
5.	Gampaha District Licensed Surveyors' Association	Bim Saviya	2014-06-24
6.	Land Survey Council	Technical Workshop	2014-06-27
7.	Gampaha District Licensed Surveyors' Association	Land Law	2014-08-24
8.	Kandy Licensed Surveyors' Association	Global Positioning Systems (GPS)	2014-08-31
9.	Land Survey Council	Technical Session	2014-09-12

09. REVIEW OF FINANCIAL OPERATIONS



The above chart depicts total revenue of the Land Survey Council amounting to a sum of Rs.4,583,594 compared to revenue generated amounting to a sum of Rs. 4,893,381 during the preceding year.

The expenditure of the Council during the period was amounting to a sum of Rs. 4,425,871 resulting a surplus of Rs. 467,510

No funds were provided by the Treasury for year 2014 as well as years 2010, 2011, 2012 and 2013. There was Rs. 116,290 capital expenditure in 2014.

10. FUNDS AND FINANCIAL MANAGEMENT

The income for the LSC was mainly-collecting fees from annual practising licenses, conducting CPD courses and enforcing the errant registered Surveyors to pay the cost incurred for conducting formal inquiries.

A sum of Rs. 9,950,203/= is in a number of Fixed Deposits with the Bank of Ceylon as at 31-12-2014.

11.

**Final Accounts
For the year 2014**

**Ministry of Land
Land Survey Council**

**Statement of Financial Position
as at 31st December 2014**

Description	Notes	2014		2013	
		Rs.	Rs.	Rs.	Rs.
ASSETS					
<u>Current assets</u>					
Cash and cash equivalents	1	7,461,850		8,518,410	
Receivables	2	147,374		189,376	
Distress Loans		222,407		292,527	
Festival Advance		3,000	7,834,631	2,000	9,002,313
<u>Non-current assets</u>					
Fixed Deposit	3	2,951,147		1,325,249	
Plant Machinery and Equipment	4	517,019		523,610	
			3,468,166		1,848,859
Total assets			11,302,797		10,851,172
LIABILITIES					
<u>Current liabilities</u>					
Licence fee received in advance		2,401,250		2,481,275	
Payables		254,723		248,000	
Accrued Expenditure	5	328,134		279,536	
		8,819	2,992,926		
<u>Non-current liabilities</u>					
Total liabilities			2,992,926		3,008,811
Net Assets			8,309,871		7,842,361
-					
NET ASSETS/EQUITY					
<u>Capital contributed by</u>					
General Treasury		1,043,030		1,043,030	
Accumulated Fund		6,799,331		5,748,018	
Surplus / (Deficit)		467,510		1,051,313	
Total Net Assets/Equity			8,309,871		7,842,361

I hereby certify that the Financial Statements have been prepared in compliance with the requirements of Financial Act No.38 of 1971.

The council members are responsible for the preparation and presentation of these Financial Statements signed for and on behalf of the Land Survey Council.

S.M.P.P. Sangakkara
Vice Chairman
Land Survey Council

Ranjith Mahakumbura
Accountant (Part time)
Land Survey Council

P.M.P. Udayakantha
Chairman
Land Survey Council

Land Survey Council

**Statement of Financial Performance
for the year ended 31st December 2014**

Description	Notes	2014		2013	
		Rs.	Rs.	Rs.	Rs.
REVENUE					
License Fees		2,678,825		2,636,150	
Registration Fees		73,500		272,500	
Other Income	7	674,372		1,674,944	
		1,466,684			
TOTAL REVENUE			4,893,381		4,583,594
EXPENSES					
<u>PERSONAL EMOLUMENTS</u>					
Salaries and Wages	8	794,375		808,897	
Overtime and Holiday Payments		-		11,092	
Other Allowances	9	1,730,127		1,065,266	
			(2,524,502)		(1,885,255)
<u>TRAVELING EXPENSES</u>					
Domestic			(5,211)		(6,372)
<u>SUPPLIES</u>					
Stationery and Office Requisites		123,503		102,656	
Refresh for Meeting		72,495		51,830	
			(195,998)		(154,486)
<u>MAINTENANCE EXPENDITURE</u>					
Plant, Machinery and Equipment			(4,256)		(21,280)
<u>SERVICES</u>					
Postal and Communication		134,424		127,957	
Electricity and Water		78,734		78,734	
Others	10	1,359,865		1,130,893	
			(1,573,023)		(1,337,584)
Depreciation			(122,881)		(127,304)
TOTAL EXPENSES			(4,425,871)		(3,532,281)
SURPLUS / (DEFICIT) FOR THE PERIOD			467,510		1,051,313

S.M.P.P. Sangakkara
Vice Chairman
Land Survey Council

P.M.P. Udayakantha
Chairman
Land Survey Council

Ministry of Land

Land Survey Council

Statement of Changes in Net Assets/ Equity for the year ended December 31, 2014

Description	Capital Grant	Accumulated surpluses/ Deficits	Total
Balance as at 31st December 2013	1,043,030	6,799,331	7,842,361
Suplus/(Deficit) for the period		467,510	467,510
Balance at December 31,2014	1,043,030	7,266,841	8,309,871

S.M.P.P. Sangakkara
Vice Chairman
Land Survey Council

P.M.P. Udayakantha
Chairman
Land Survey Council

**Ministry of Land
Land Survey Council**

**Cash Flow Statement
for the year ended 31st December 2014**

Description	Notes	2014		2013	
		Rs.	Rs.	Rs.	Rs.
<u>Cash flows from operating activities</u>					
Surplus/(Deficit)		467,51		1,051,313	
<u>Non cash movements</u>					
Depreciation		122,881		127,304	
Fixed Deposit Interest		(674,372)		(894,288)	
(Increase)/Decrease in Distress Loan		70,120		102,524	
(Increase)/Decrease in Distress Loan		(1,000)			
(Increase)/Decrease Receivables		42,002		(88,013)	
(Increase)/Decrease Payables		6,723		(2,250)	
Increase/(Decrease) in Licence Fee received in Advance		(80,025)		(51,780)	
Increase/(Decrease) Accrued Expenditure		48,598		(16,167)	
Increase of suspense Account		8,819			
Net cash flows from operating activities			11,256		220,048
<u>Cash flows from investing activities</u>					
Fixed Deposit		(1,625,898)		(147,250)	
Fixed Deposits Interest		674,372		894,288	
Purchase of Fixed Assets		(116,290)		(238,053)	
Net cash flows from investing activities			(1,067,816)		508,985
<u>Cash flows from financing activities</u>					
-					
Net Increase/decrease) in cash and cash equivalents			(1,056,560)		729,033
Cash and cash equivalents at beginning of period			8,518,410		7,789,377
Cash and cash equivalents at end of period	1		7,461,850		8,518,410

S.M.P.P. Sangakkara
Vice Chairman
Land Survey Council

P.M.P. Udayakantha
Chairman
Land Survey Council

**Ministry of Land
Land Survey Council**

Notes to the Accounts for the year ended 31st December, 2014

1 Cash and cash equivalents

Cash at bank					462,794
Fixed Deposits					
S/No.	Bank	Period	Account No.	Value Rs.	
1	Bank of Ceylon, Narahenpita	3 Months	7256887	2,000,000	
2	Bank of Ceylon, Narahenpita	3 Months	70070797	2,231,301	
3	Bank of Ceylon, Narahenpita	3 Months	74176142	1,767,755	
5	Bank of Ceylon, Narahenpita	3 Months	75333664	,000,000	
					6,999,056
					<u>7,461,850</u>

2 Receivables

Fixed Deposit Interest	85,306	
Surcharge for P.C.Liyanage	22,068	
Surcharge for suspended licence	40,000	
		<u>147,374</u>

3 Distress Loan

Fixed Deposit Interest	36,080	
Surcharge for P.C.Liyanage	26,532	
T.G. Fernando	159,795	
		<u>222,407</u>

4 Fixed Deposits

S/No.	Bank	Period	Account No.	Value	Rs.
1	Bank of Ceylon, Narahenpita	1 year	71352120	1,451,147	
2	Bank of Ceylon, Narahenpita	1 year	76670842	1,500,000	
					<u>2,951,147</u>

**Ministry of Land
Land Survey Council**

5 - Plant, Machinery and Equipment

Item	Balance as at 01.01.2014 Rs.	Purchases during the year Rs.	Total Rs.	Depreciation %	Annual depreciation Rs.	Net value as at 31.12.2014
Machinery	103,559	33,365	136,924	20	27,385	109,539
Furniture	149,041	14,750	163,791	10	16,379	147,412
Computer	175,565		175,565	25	43,891	131,674
Office Equipment	29,643	20,400	50,043	25	12,511	37,532
LSC Name Board	65,802		65,802	20	13,160	52,642
Building and Structure		47,775	47,775	20	9,555	38,220
Total	523,610	116,290	639,900		122,881	517,019

6 Accrued Expenditure

S/No.	Expenditure	Rs.	Rs.
1	Salaries and Wages	12,750	
2	Council Members' Allowances	18,502	
3	Telephone	2,775	
4	Telecommunication and Postal Charges	4,107	
5	Overtime	290,000	
6	Audit fee		
Total			328,134

6 Other Income

Issuing Information	23,800
Work shop	696,570
Interest for Fixed Deposits	889,739
Loan Interest	12,767
P.C.Liyanaage	22,068
Surcharges for suspended licence	30,000
	1,674,944

7 Salaries and Wages

Salaries and Wages	670,897
EPF Contribution	110,400
ETF Contribution	27,600
	808,897

8 Other Allowances

Cost of Living Allowance	233,981
Special Allowance	102,374
Chairman's Allowance	300,000
Vice Chairman's Allowance	244,516
Allowance for Act. Secretary	115,590
Accountant's Allowance	68,805
	1,065,266

SUPPLIES**9 Electricity and Water**

Electricity	74,534
Water	4,200
	78,734

10 Other

Council Members' Allowances	446,438
Audit Committee Members' Allowances	112,000
Audit Fees	96,400
Advertisements	89,201
Miscellaneous	98,594
Workshop Expenses	266,510
Staff Training	21,750
	1,130,893

**Ministry of Land
Land Survey Council**

**GENERAL ACCOUNTING POLICIES
FOR THE YEAR ENDED 31ST DECEMBER, 2014**

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



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கணக்காய்வாளர் தலைமை அபிபதி திணைக்களம்
AUDITOR GENERAL'S DEPARTMENT



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LP/F/LSC/01/14/03

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Your No. }

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திகதி }
Date }

22 July 2015

The Chairman,
Land Survey Council

Report of the Auditor General on the Financial Statements of the Land Survey Council for the year ended 31 December 2014 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 2014, comprising the statement of financial position as at 31 December 2014 and 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 furnished to the Chairman of the Council on 22 June 2015.

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 Standards of Supreme Audit Institutions (ISSA1 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 judgment, including the assessment of the risks of material misstatements of the financial statements, whether due to fraud or error. In making those assessments, the auditor considers internal control relevant to the Council's preparation and fair presentation of the 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 2014 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

Even though according to the Paragraph 45 of Sri Lanka Public Sector Accounting Standard No.1, each material class of similar items shall be presented separately in the financial statements , professional course fees income and the expenditure of Rs.1,038,648 thereon had been shown under other income of Rs.1,289,000 and other expenditure respectively .

2.2.2 Accounting Deficiencies

The income had been overstated by Rs.10,000 due to a sum of Rs.10,000 overpaid by a Licensed Surveyor as a fine in the year under review had accounted as other income whereas a fine of Rs.10,000 paid by another Licensed Surveyor had been accounted as fines receivable.

2.2.3 Unexplained Differences

The course fee recoverable amounting to Rs.1,282,000 according to the file on the conduct of Professional Development Courses had been brought to account as Rs. 1,289,000 and reasons for in difference of Rs. 7,000 had not been furnished.



2.2.4 Suspense Accounts

As the revised financial statements did not balance, that had been balanced by posting a sum of Rs. 8,819 in a Suspense Account.

2.3 Accounts Receivable

Action had not been taken to recover the loan balance of Rs.26,325 recoverable from an officer who had resigned from service.

2.4 Non-compliance with Laws ,Rules ,Regulations, etc.

Even though bids should be called from minimum of 03 institutions for a procurement activity in terms of Section 2.14.1 of the Procurement Manual, an institution had selected for conducting courses and a sum of Rs.336,156 as course fees and Rs.612,932 for food and beverages thereon had been paid in the year under review.

3 Financial Review

3.1 Financial Results

The financial result of the Council for the year under review amounted to a surplus of Rs.467,510 as compared with the surplus of Rs.1,051,313 for the preceding year thus indicating a decrease of Rs.583,803 in the financial results. Increase of establishment and administration expenditure in the year under review as compared with the preceding year by Rs.916,198 had been the main reason for the decrease.



4. **Operating review**

4.1 **Performance**

The following observations are made in respect of the progress of performing the functions as specified in the Survey Act.

- (a) Even though total number of complaints received by the Land Survey Council according to the Performance Report in terms of the Section 37 (a) to be resolved during the year under review had been 106 , while 81 complaints had been resolved during the year . Though 34 complaints out of that or 42 per cent had been rejected as the complaints relating to cases pending in Courts or those not relevant to the Land Survey Council or incomplete complaints but those had been reported as resolved complaints. However, the Land Survey Council had not followed a defined methodology to accept or reject complaints on which Court cases are pending.
- (b) Even though targets had been set in the Action Plan for the year 2014 to conduct of 6 professional development programmes in terms of Section 37 (d) and (f) of the Land Survey Act, only 03 programmes had been conducted during the year under review.
- (c) Even though, a list of names of all registered Licensed Surveyors should be published in the Gazette in terms of Section 43(1) and (2) of the Act, a list of 1,012 Licensed Surveyors only had been published in the Gazette No.1856 dated 28 March 2014 despite there being 1,070 Licensed Surveyors in the council during the year 2014.
- (d) Even though matters such as conduct qualifying examinations in land surveying, negotiate and administer reciprocal arrangements with the relevant authorities in foreign countries for the purpose of reciprocity in the education, training and recognition of persons engaged in land surveying had been made the objectives



in terms of Section 37(f) and (g) of the Act, any measure had not been, introduced to achieve those objectives.

- (e) According to the Section 12 (1) of the Land Survey Act , copies of specific categories of original plans prepared by any registered Licensed Surveyor and certified by him shall be deposited with the Surveyor-General or an officer duly authorised by him for such purpose, for the establishment of a database ,within thirty days of such certification. Even though Orders in this connection had been published in the Gazette Extraordinary No.1420/20 dated 23November 2005 and the Circular No.LSC/Cir/02/2006 dated 20 April 2006 had been issued by the Survey Council, an adequate course of action had not been taken even as at 15 May 2015 in relation to that and it had been reported in audit reports continuously.

4.2 **Management Inefficiencies**

Out of 03 professional development courses conducted by the Survey Council in the year under review, 119 members had been participated for the first workshop and a sum of Rs.97,141 had been spent thereon and 352 members and 365 members had participated for the second and third workshops respectively and the expenditure incurred thereon amounted to Rs.423,459 and Rs.519,547 respectively. Accordingly, the expenditure spent per a person had increased by 47 per cent for the second workshop and 74 per cent for the third workshop.

5. **Accountability and Good Governance**

5.1 **Budgetary Control**

- (a) Even though the actual income of conducting professional courses amounted to Rs.1,289,000 and actual expenditure amounted to Rs.1,038,648 ,whereas according to the budget of the year under review the income had been estimated as Rs.375,000 and the expenditure as Rs.140,000 thus representing a variance of 244 percent in the income and 642 per cent in the expenditure.



5.2 Observations on the Unresolved Audit Paragraphs

According to the Section 13.3 of Chapter II of the Establishments Code of the Democratic Socialist Republic of Sri Lanka and the letter No. DMS/E/35/4/391 dated 06 January 2009 of the Director General of the Department of Management Services the post of the Secretary to the Council had been vacant since January 2009 and the approval had been given to recruit an officer who has the required qualifications as an Acting Secretary until an officer is recruited on permanent basis. Accordingly, an officer in the Survey Department had been appointed to act in the post of Secretary to the Council. Although the Committee on Public Enterprises had at the meeting held on 05 July 2012, directed to recruit a Secretary on permanent basis it was observed that action had not been taken to fill that vacancy even up to 30 May 2014.

5.3 Fulfillment of Environmental and Social Responsibility

Survey plans prepared by the Licensed Surveyors after carrying out surveys are being kept in their custody and it is difficult for the general public to obtain copies of plans in the event of death of the Surveyor or proceeding abroad or when the officer is not on duty. However, action had not been taken to create a methodology for obtaining copies of plans prepared by the Licensed Surveyors by the Department.

6 Systems and Controls

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

- (a) Accounting
- (b) Financial Control

W.P.C Wickramaratne,
Acting Auditor General