

வார்டிக வார்டாவ
ஆண்டறிக்கை
ANNUAL REPORT
2012



ஓ஢ி஢ி ஢ஹு஢ி ஸ஢ாவ
நில அளவைச்சபை
Land Survey Council

ஓ஢ி஢ி ஢ா ஓ஢ி஢ி ஸஃவர்டன அ஢ாநாஃஓட
காணி, காணி அபிவிருத்தி அமைச்சு
Ministry of Land and Land Development

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01 CHAIRMAN'S MESSAGE

Surveyor General's Office,
Kirula Road,
Narahenpita,
Colombo.

2012-03-01

It is pleased to inform that the Land Survey Council (LSC) was able to function successfully during the year 2012.

Since, the term of the appointed members of LSC has been terminated on 31st December 2011, the new members were appointed for 3 years, w.e.f. 01st January 2012, by the honorable minister of Land and Land Development. Also, the vacancy of Computer Assistant cum clerk has been filled during the year 2012.

Surveyor General has agreed to offer a land lot (about 7 perch) inside the land of Surveyor General's office to build up a spacious building for LSC and the formal procedures are being carried out by the relevant authorities for allocating the land lot to LSC.

After establishing the council in 2003, 1320 surveyors were registered in the LSC at the year 2004, and that amount has been increased up to 1914 at the end of year 2012. Furthermore, a number of 860 Registered Surveyors obtained annual practicing license in 2004. In 2012, this amount has been increased up to 1145.

During the year 2012, the honorable minister's and LSC's approval has been given private practicing for government surveyors. Accordingly, 44 government surveyors who applied the license were given, but, issuing licenses were suspended for other government surveyors who applied the license according to the court order issued from Colombo District Court (case no: 98/12).

In addition to issuing of annual practicing license the LSC has mainly involved in dealing with professional misconduct of Registered Licensed Surveyors. The LSC was able to settle 70 such complaints through 11 preliminary investigations and 7 formal inquiries during the year 2012.

LSC made the keen interest in maintaining the professional discipline among the Registered Surveyors by initiating orientation programs for them since the establishment of LSC. In 2012, it continued the same practice of conducting another orientation program for those who obtained the annual practicing license for the first time in their carrier. Also, having considered the need of continuous professional development (CPD) to registered surveyors, LSC has accepted / approved 06 such courses (including the orientation program) for Registered Licensed Surveyors during 2012. Furthermore, local Surveyors' associations were informed to take initiative to encourage their members to follow CPD courses. Enthusiasm displayed by Registered Licensed Surveyors to follow the orientation program and CPD courses was remarkable.

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

S.M.W. Fernando,
Chairman / Land Survey Council

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 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's as given in section 37 of 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 2012

The Council Members as at 31st December, 2012 :

- | | | |
|-------|----------------------------|---|
| i. | Mr. S.M.W.Fernando | - Chairman |
| ii. | Dr. K.Thavalingam | - Vice Chairman |
| iii. | Mr. W.A.S. Wickramarachchi | - Member |
| iv. | Dr. K.R.M.U. Bandara | - Member |
| v. | Mr. C.De S. Gunathilake | - Member |
| vi. | Mr. Gerald A.de Silva | - Member |
| vii. | Mr. K.A.M. De Alwis | - Member |
| viii. | Miss.Thimali De Silva | - Observer / Representative from Treasury |

The Council Members for the period under review are :

- | | | |
|-------|--|----------------------|
| i. | Mr. S. M. W. Fernando (Chairman) | - 04.02.2009 to date |
| ii. | Dr. K.Thavalingam (Vice –Chairman) | - 04.02.2009 to date |
| iii. | Mr. W.A.S. Wickramarachchi (Member) | - 19-07-2011 to date |
| iv. | Dr. K.R.M.U. Bandara (Member) | - 01.01.2012 to date |
| v. | Mr. C.De S. Gunathilake (Member) | - 01.01.2012 to date |
| vi. | Mr. Gerald A.de Silva (Member) | - 01.01.2012 to date |
| vii. | Mr. K.A.M. De Alwis (Member) | - 01.01.2012 to date |
| viii. | Miss.Thimali de Silva (Representative from Treasury) | - 27.09.2010 to date |

The attendance of the Council Meetings was as follows:-

- | | | | |
|------|----------------------------|--------------------------------|-------------|
| i | Mr. S. M. W. Fernando | - Chairman | 14 Meetings |
| ii | Dr. K.Thavalingam | - Vice Chairman | 14 Meetings |
| iii | Mr. W.A.S. Wickramarachchi | - Member | 14 Meetings |
| iv | Dr. K.R.M.U. Bandara | - Member | 10 Meetings |
| v | Mr. C.De S. Gunathilake | - Member | 14 Meetings |
| vi | Mr. Gerald A.de Silva | - Member | 13 Meetings |
| vii | Mr. K.A.M. De Alwis | - Member | 14 Meetings |
| viii | Miss.Thimali de Silva | - Representative from Treasury | 12 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. | Mr. P.C. Liyanage
Computer Application Assistant cum clerk | - | From 16-03-2012 to 28-02-2013 |
| 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 31.12.2012 was 1914. Registration Certificates have been issued to these surveyors.

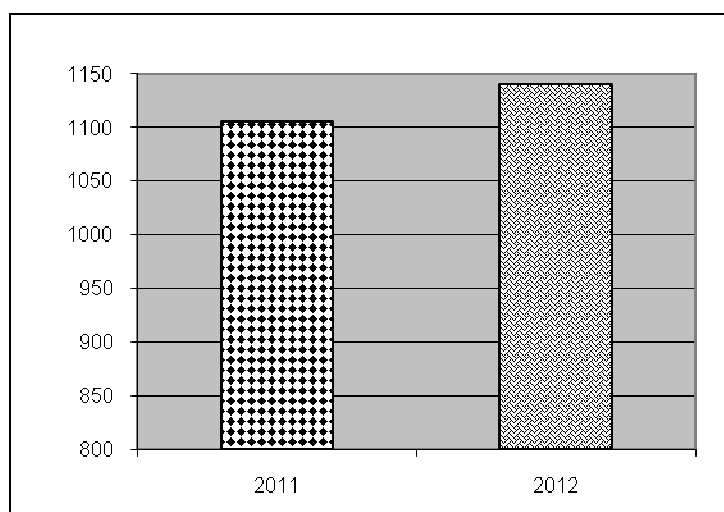
ANNUAL PRACTICING LICENSE:

During the period under review, 1145 Registered Surveyors obtained Annual Practising Licenses. (Non Government Surveyors 1101, Government Surveyors 44)

The names with initials, Registrations Nos. and NIC Nos. of the Registered Surveyors, who obtained annual practising licenses up to 13th March, 2012 were duly published in the Government Gazette No. 1753 dated 05th April, 2012.

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-month period.

Total Number of Licenses issued during 2011 / 2012

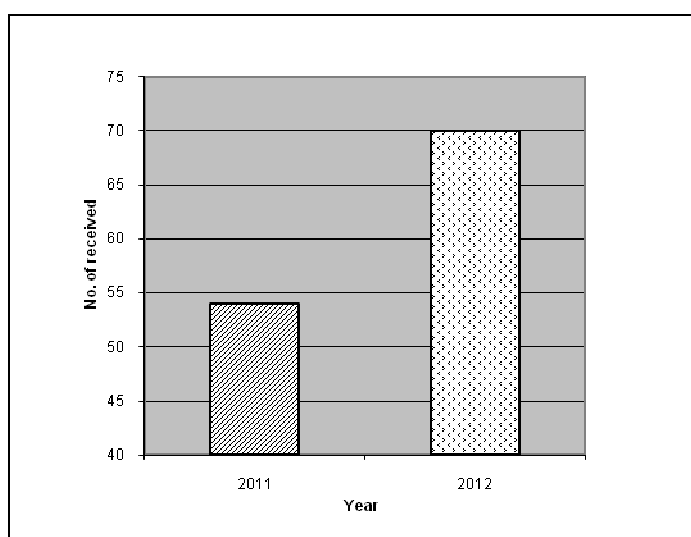


INFORMATION TO GENERAL PUBLIC

Members of the public, being aware of the services rendered by Land Survey Council continuously seek the support in getting the information of 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 Nos., and License numbers of 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 prior to 2004. 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 234 such inquiries.

COMPLAINTS RECEIVED BY THE LAND SURVEY COUNCIL (LSC) FROM THE PUBLIC.

Total Number of Complaints Disposed during 2011 / 2012



A total of 79 complaints were received from the public during the year 2012 against Licensed Surveyors who have been alleged to have been engaged in professional misconduct. Land Survey Council conducted 11 preliminary investigations and then, if necessary, followed by Formal Inquiries as decided by the Land Survey Council (LSC). During the period under review 07 formal inquiries were held. During 2012, LSC was able to conclude action on 70 such complaints and only 18 cases were pending at the end of the year.

According to the investigations conducted by the council, 4 complaints were resolved after reaching a settlement with the surveyors and the complainants, and 16 complaints were resolved after warning the surveyors. However, it was noticed by the council that complainants couldn't provide sufficient information to prove the surveyors had engaged professional misconduct on 26 complaints.

Two investigations were closed after informing about the non-interest shown by the complainants on their complaints.

However, LSC was not able to provide relief to 06 complainants since the relevant complaints were not falling within the purview of Land Survey Council as per Survey Act No: 17 of 2002.

Four complaints were closed informing that complaints related to court commissions which had been carried out according to a court order should be submitted to the court, and 13 complaints were closed informing that LSC cannot interfere for the problem which are before the court or final court decisions were given. For such cases complainants can get relief when appeal from the court.

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.

LSC initiated the first Distance Education Programme (DEP) in 2009 and it continued in 2010 as well and it encouraged Licensed Surveyors through SISL (Surveyors Institute of Sri Lanka) and members of SISL and other licensed surveyors followed Profesional Practice I and Professional Practice II which are the first two courses introduced under DEP. The Participants of these courses were issued certificates. However, no DEP was held in year 2012.

CPD courses conducted by the Survey Department of Sri Lanka and District Licensed Surveyors Associations

LSC is pleased to note that Survey Department of Sri Lanka and District Licensed Surveyors Associations (Colombo / Gampaha) 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.

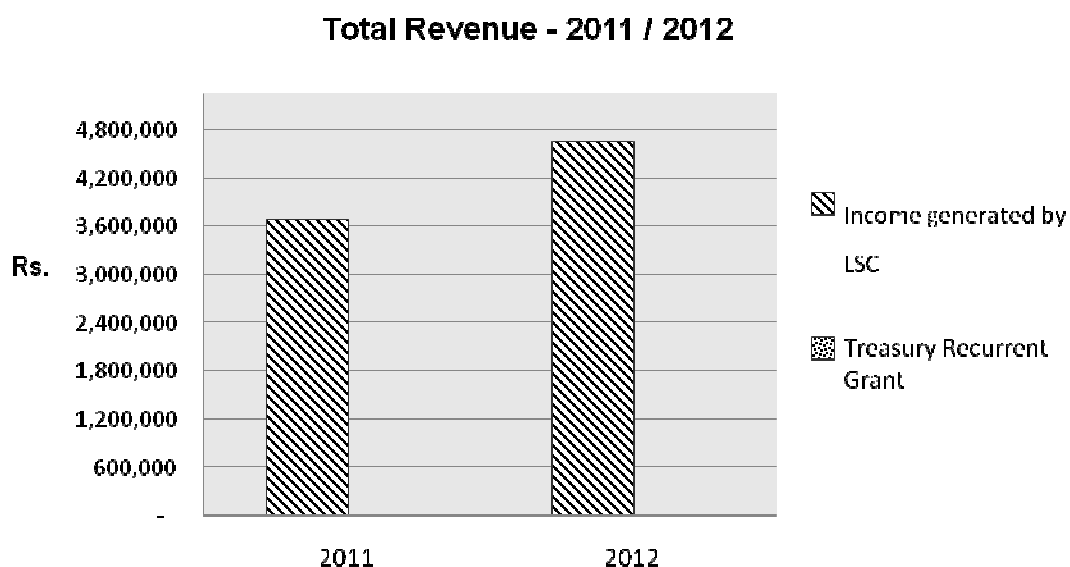
Workshop for the surveyors who obtained licences for the first time (Orientation workshop)

As practiced in previous years, Land Survey Council initiated yet another orientation workshop in year 2012 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.	Survey Department of Sri Lanka	Technical Session	2012-04-12
2.	District Licensed Surveyors' Association - Gampaha	Awareness Course on Valuation	2012-06-29
3.	District Licensed Surveyors' Association - Gampaha	Workshop on Condominium Plans	2012-07-14
4.	District Licensed Surveyors' Association - Colombo	Workshop on Condominium Plans & Court Commissions	2012-07-14
5.	Land Survey Council	Orientation workshop	2012-07-16
6.	Land Survey Council	Technical Session	2012-09-16

09. REVIEW OF FINANCIAL OPERATIONS



The above chart depicts total revenue of the Land Survey Council amounting to a sum of Rs.4,660,100.00 compared to revenue generated amounting to a sum of Rs. 3,658,303.00 during the preceding year.

The expenditure of the Council during the period was amounting to a sum of Rs.3,230,527.00 resulting a surplus of Rs. 1,429,573.00.

No funds were provided by the Treasury for the years 2010, 2011 as well as year 2012. There was Rs. 85,000.00 capital expenditure in 2012.

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. 8,967,376.00 is in a number of Fixed Deposits with the Bank of Ceylon as at 31-12-2012.

11.

**Final Accounts
For the year 2012**

Ministry of Land and Land Development
Land Survey Council

Statement of Financial Position
as at 31st December 2012

Description	Notes	2012		2011	
		Rs.	Rs.	Rs.	Rs.
ASSETS					
<u>Current assets</u>					
Cash and cash equivalents	1	7,789,377		6,215,149	
Receivables	2	101,363		166,517	
Distress Loans		395,051		262,120	
Festival Advance		2,000	8,287,791	2,000	6,645,786
<u>Non-current assets</u>					
Fixed Deposit	3	1,177,999		1,293,728	
Plant and equipment	4	412,861	1,590,860	417,894	1,711,622
Total assets			9,878,651		8,357,408
LIABILITIES					
<u>Current liabilities</u>					
Licence fee received in advance		2,541,650		2,593,430	
Payables	5	250,250		204,000	
Accrued Expenditure	6	295,703	3,087,603	172,743	2,970,173
<u>Non-current liabilities</u>			-		-
Total liabilities			3,087,603		2,970,173
Net Assets			6,791,048		5,387,235
-					
NET ASSETS/EQUITY					
<u>Capital contributed by</u>					
General Treasury		1,043,030		1,043,030	
Accumulated Fund	7	4,318,445		3,293,408	
Surplus / (Deficit)		1,429,573		1,050,797	
Total Net Assets/Equity			6,791,048		5,387,235

K. Thavalingam
Vice Chairman
Land Survey Council

S.M.W. Fernando
Chairman
Land Survey Council

**Ministry of Land and Land Development
Land Survey Council**

**Statement of Financial Performance
for the year ended 31st December 2012**

Description	Notes	2012		2011	
		Rs.	Rs.	Rs.	Rs.
REVENUE					
License Fees		3,314,530		2,762,500	
Registration Fees		199,500		3,500	
Other Income	8	1,146,070		892,303	
TOTAL REVENUE			4,660,100		3,658,303
EXPENSES					
<u>PERSONAL EMOLUMENTS</u>					
Salaries and Wages	9	802,122		637,839	
Overtime and Holiday Payments		-		33,300	
Other Allowances	10	1,003,329	(1,805,451)	664,777	(1,335,916)
<u>TRAVELING EXPENSES</u>					
Domestic			(8,532)		(16,533)
<u>SUPPLIES</u>					
Stationery and Office Requisites		131,364		107,504	
Others	11	41,119	(172,483)	42,494	(149,998)
<u>MAINTENANCE EXPENDITURE</u>					
Plant, Machinery and Equipment			(9,500)		(17,288)
<u>SERVICES</u>					
Postal and Communication		108,976		154,880	
Electricity and Water	12	78,734		78,734	
Others	13	956,818	(1,144,528)	769,232	(1,002,846)
Depreciation			(90,033)		(84,925)
TOTAL EXPENSES			(3,230,527)		(2,607,506)
SURPLUS / (DEFICIT) FOR THE PERIOD			1,429,573		1,050,797

K. Thavalingam
Vice Chairman
Land Survey Council

S.M.W. Fernando
Chairman
Land Survey Council

**Ministry of Land and Land Development
Land Survey Council**

Statement of Changes in Net Assets/ Equity for the year ended December 31, 2012

Description	Capital Grant	Accumulated surpluses/ Deficits	Total
Balance as at 31st December 2011	1,043,030	4,318,445	5,361,475
Suplus/ (Deficit) for the period	-	1,429,573	1,429,573
Balance at December 31,2012	1,043,030	5,748,018	6,791,048

**Ministry of Land and Land Development
Land Survey Council**

**Cash Flow Statement
for the year ended 31st December 2012**

Description	Notes	2012		2011	
		Rs.	Rs.	Rs.	Rs.
<u>Cash flows from operating activities</u>					
Surplus/(Deficit)		1,429,573		1,050,797	
<u>Non cash movements</u>					
Depreciation		90,033		84,925	
Fixed Deposit Interest		(732,907)		(391,289)	
(Increase)/Decrease in Distress Loan		(132,931)		66,180	
(Increase)/Decrease Receivables		65,154		(157,779)	
(Increase)/Decrease Payables		46,250		(46,500)	
Increase/(Decrease) in Licence Fee received in Advance		(51,780)		100,030	
Increase/(Decrease) Accrued Expenditure		122,960		77,765	
Increase/(Decrease) Suspence Account		-		(5,850)	
Net cash flows from operating activities			836,352		778,279
<u>Cash flows from investing activities</u>					
Fixed Deposit		115,729		4,387,303	
Fixed Deposits Interest		732,907		391,289	
Purchase of Fixed Assets		(85,000)		(259,690)	
Net cash flows from investing activities			763,636		4,518,902
<u>Cash flows from financing activities</u>					
Accumulated Fund			(25,760)		-
Net Increase/decrease) in cash and cash equivalents			1,574,228		5,297,181
Cash and cash equivalents at beginning of period			6,215,149		917,968
Cash and cash equivalents at end of period	1		7,789,377		6,215,149

K. Thavalingam
Vice Chairman
Land Survey Council

S.M.W. Fernando
Chairman
Land Survey Council

Notes to the Accounts for the year ended 31st December, 2012

**Ministry of Land and Land Development
Land Survey Council**

1 Cash and cash equivalents

Cash in hand					3,455
Cash at bank					143,253
<u>Fixed Deposits</u>					
S/No.	Bank	Period	Account No.	Value	
1	Bank of Ceylon, Narahenpita	3 Months	7256887	2,000,000	
2	Bank of Ceylon, Narahenpita	1 month	8737776	684,418	
3	Bank of Ceylon, Narahenpita	3 Months	70070797	1,842,855	
4	Bank of Ceylon, Narahenpita	3 Months	71352557	115,396	
5	Bank of Ceylon, Narahenpita	3 Months	72854722	1,000,000	
6	Bank of Ceylon, Narahenpita	3 Months	74176142	1,500,000	
7	Bank of Ceylon, Narahenpita	3 Months	74176180	500,000	7,642,669
					<u>7,789,377</u>

2 Receivables

Intrest Income receivable	101,363
	<u>101,363</u>

3 Fixed Deposits

S/No.	Bank	Account No.	Value
1	Bank of Ceylon, Narahenpita	71352120	1,177,999
			<u>1,177,999</u>

Ministry of Land and Land Development
Land Survey Council

04 - Plant and equipment

Item	Balance as at 01.01.2012 Rs.	Purchases during the year Rs.	Total Rs.	Depreciation %	Annual depreciation Rs.	Net value as at 31.12.2012
Machinery	161,811	-	161,811	20	32,362	129,449
Furniture	184,001	-	184,001	10	18,400	165,601
Computer	57,452	85,000	142,452	25	35,613	106,839
Office Equipment	14,630	-	14,630	25	3,658	10,972
Total	417,894	85,000	502,894		90,033	412,861

5 Payables

Stamp duty payable	250,250
	<u>250,250</u>

6 Accrued Expenditure

S/No.	Expenditure	Rs.
1	Salaries and Wages	16,000
2	Telephone	2,248
3	Work shop Expenses	7,000
4	Staff Traveling	455
5	Audit fee	270,000
එකතුව		<u>295,703</u>

7 Accumulated Fund

Accumulated Fund	4,344,205
Being adjusted duplicating interest amount	<u>(25,760)</u>
	<u>4,318,445</u>

8 Other Income

Miscellaneous	399,652
Interest for Fixed Deposits	732,907
Loan Interest	<u>13,511</u>
	<u>1,146,070</u>

9 Salaries and Wages

Salaries and Wages	679,591
EPF Contribution	98,025
ETF Contribution	<u>24,506</u>
	<u>802,122</u>

10 Other Allowances

Cost of Living Allowance	195,692
Special Allowance	83,242
Chairman's Allowance	300,000
Vice Chairman's Allowance	240,000
Allowance for Act. Secretary	115,590
Accountant's Allowance	<u>68,805</u>
	<u>1,003,329</u>

SUPPLIES**11 Other**

Refreshment for Meetings	41,119
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12 Electricity and Water

Electricity	74,534
Water	<u>4,200</u>
	<u>78,734</u>

13 Other

Council Members' Allowances	424,567
Audit Committee Members' Allowances	96,000
Audit Fees	110,000
Advertisements	96,096
Miscellenios	90,125
Workshop Expenses	140,030
	<u>956,818</u>

**Ministry of Land and Land Development
Land Survey Council**

**GENERAL ACCOUNTING POLICIES
FOR THE YEAR ENDED 31ST DECEMBER, 2012**

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



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கணக்காய்வாளர் தலைமை அபிபுதி திணைக்களம்
AUDITOR GENERAL'S DEPARTMENT



මගේ අංකය
எனது இல
My No.

LP/A/LSC/FA/2012/01

ඔබේ අංකය
உமது இல
Your No.

දිනය
திகதி
Date

31 July 2013

Chairman

Land Survey Council

Report of the Auditor General on the Financial Statements of the Land Survey Council for the year ended 31 December 2012 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 2012 comprising the balance sheet as at 31 December 2012 and the income statement, statement of changes in equity and the 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 Section 14 (2) (c) of the Finance Act, No. 38 of 1971 appear in this report. A detailed report in terms Section 13 (7) (a) of the Finance Act was issued to the Chairman of the Council on 24 April 2013.

1.2 Management's Responsibility for Financial Statements

The management is responsible for the preparation and fair presentation of those 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.

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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. 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 judgments, including the assessment of the risks of material misstatements 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 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 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.

2. Financial Statements

2:1 Opinion

In my opinion, the financial statements give a true and fair view of the financial position of the Land Survey Council as at 31 December 2012 and its financial performance and its cash flows for the year then ended in accordance with Sri Lanka Public Sector Accounting Standards.

2.2 Non-compliance with Laws, Rules and Regulations

As per the Land Survey Council Circular No LSC/CIR/02/2006 dated 02 April 2006, a certified copy of a map or a plan prepared by licensed surveyors in order to change a certain boundary or transfer the ownership of a land, should be stored at the District Survey Offices within 30 days of certification of the plan. However, action had not been taken accordingly.

3. Financial Review.

3.1 Financial Results

As per the statement of the financial performance submitted, the operations of the Council during the year under review amounted to a surplus of Rs. 1,429,573 in comparison with that of a surplus of Rs. 1,050,797 for the preceding year. A growth of 36 per cent or Rs. 378,776 in the financial result had been acquired for the year under review compared with that of the previous year. The growth had been contributed by the increase in the fees of the licences issued to the Surveyors, increase in the registration charges of Surveyors and increased bank interest income.

4. Operations Review

4.1 Performance

Following observations are made on the progress in achieving the tasks stated in the Survey Act No. 17 of 2002.

a) Section 37 (a)

A main objective of the Council was to maintain professional ethics among those who involved in surveying of lands and there were 88 complaints to be solved during the year under review with regard to acts of misconduct by the surveyors and the plans prepared by unauthorized persons. 70 complaints out of those had been solved whereas , 18 complaints were yet to be solved.

b) Section 37 (c) and (e)

It was expected to conduct 05 professional development programmes as per the Action Plan for the year 2012. Though it was stated that 06 such programmes had been held during the year under review, it was observed that only 02 programmes had actually been held by the Land Survey Council whereas, the other 04 programmes had been held by the Department of Survey.

c) Section 37 (f) and (g)

Though it was expected to conduct qualifying examinations for the profession of survey and come to a consensus with foreign countries for consolidating equal status over education, training and recognition, any action had not been taken to achieve them.

4.2 Management Inefficiencies

Even though it had been informed by the letter of the Secretary to the Ministry dated 03 July 2011 that legal action be taken against a licensed surveyor accused of transferring the ownership of lands belonging to the Government through fraudulent deeds with regard to the file No.. /5/501, the Council had failed to conduct an inquiry against the officer. Furthermore, another instance of the accused surveyor in preparing a private plan for Government lands had been mentioned in the letter of Additional Secretary to the Ministry of Land and Land Development dated 12 July 2012. However, it was observed that no action had been taken in this regard as well.

4.3 Operational Inefficiencies

A suitable software had not been used to computerize the cash book of the Council.

4.4 Staff Administration

- a) The approved cadre of the Land Survey Council was 04 including a Secretary , 02 posts for Computer Data Entry Operator/Clerk and an Office Assistant. However, no pots had been created for accounting and legal aspects of the Council.

- b) Approval had been granted by the Department of Management Services to appoint an officer on acting basis to the post of Secretary that had been remaining vacant since the year 2009. Even though an officer had been appointed since January 2009 on acting basis, action had not been taken to appoint an officer on permanent basis until the end of the year under review.

5 Accountability and Good Governance

5.1 Action Plan

Though it was expected to register 100 Surveyors during the year under review as per the Action Plan of the Land Survey Council , only 55 Surveyors had been registered.

5.2 Budgetary Control

A budget had not been prepared for the Council for the year 2012, but only an estimate for the expenses had been prepared.

5.3 Commitment to the Social and Environmental Responsibility.

It was revealed in the sample test that a Surveyor registered under the Survey Council had prepared copies of plans by using two different names. It was hence observed that the complaints submitted under the name mentioned on the plan had been unheeded and the Council had not drawn attention on the lawfulness of such copies of plans.

6. Systems and Control

Weaknesses observed in Systems and Controls during the course of audit were brought to the notice of the Chairman. Special attention is needed in respect of following areas of control.

- a) Accounting
- b) Advertising.

H.A.S. Samaraweera
Auditor General.