

ANNUAL PERFORMANCE REPORT- 2017



DEPARTMENT OF VALUATION
MINISTRY OF FINANCE & MASS MEDIA



DEPARTMENT OF VALUATION



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DEPARTMENT PROFILE (As at February 2018)

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Additional Chief Valuer	A S W K Nanayakkara
Deputy Chief Valuer	G D Senavirathne
Deputy Chief Valuer	Raju Yoganathern
Chief Accountant	M N P Ferando
Chief Internal Auditor	A S D Aluthge
<u>Regional Valuers</u>	
Colombo Metro Regional Office	M L S Tharanga
Western Central Regional Office	W Cristine E Perera
Western North Regional Office	Anuradha Senaviratne
Western South Regional Office	B Jayasiri
Southern Regional Office	A V S T K Adikaram
Southern Sub Office (Hambanthota)	K R N Jayewardena
Central I Regional Office	K K G U Bandara
Central II Regional Office	A C Jayasinghe
North Central Regional Office	D D S S Dampe
North Western Regional Office	G S Wijewardena
Sabaragamuwa Regional Office	G S Padmasiri
Uva Regional Office	D M K S B Dissanayaka
Northern Regional Office	S Jeganadan
Eastern Regional Office	A P G Chandraratne
Kandy Training Centre	H M Keerthiratne
Research Development Examination and Information Communication Section(ICT)	L J D K Silva
Legal Officer	D L Vitharana
Administrative Officers	L P Karunasekera
	Kumari Kempitiya

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PREFACE

The Government Valuation Department makes a significant contribution towards the socio economic development of the country, which is known to the general public at large. Our services expands from assigning assessment numbers to properties in local authorities or economic rental assessment of government quarters up to business valuation for restructuring of government business undertakings and assessment of compensation for lands expropriated for development projects under compulsory purchase powers.

The Annual Report for the year 2017 reflects our vision and mission and the goals and objectives followed to achieve it. It evidences the strength of our human & physical resources and team work strategy in achieving a larger volume of work than year 2016.

I wish to express my sincere gratitude to the, His Excellency the President of the Democratic Socialist Republic of Sri Lanka, Hon Minister of Finance, Hon. State Minister of Finance, Hon. Deputy Minister of Finance, the secretary to the Treasury and the staff of the Ministry of Finance & Mass Media for their Co-Operation extended to me and to the Department.

I take this opportunity to express my gratitude to all officers of the Department for their tireless commitment and the high degree of enthusiasm for work that has been demonstrated. While maintaining our professional standards we are committed to work for our clientele which include Government Institutes, Provincial Councils, Local Authorities, Government Corporations, Boards and Banks. I wish all success for the Department of Valuation which future endeavours.

P D D S Muthukumarana
Government Chief Valuer,
Department of Valuation

INTRODUCTION

This Performance & Accountability Report is the culmination of Financial Management Processes of the Department of Valuation, which began with planning strategies, continued through formulation, execution and justification of the budget of the Department to the Ministry of Finance & Mass Media of Sri Lanka, ended with report on the Department work performance and use of resources allocated to us. This report is being prepared pursuant to the requirements of the Financial Regulations of Government of Sri Lanka and covers activities of the Department during year 2017.

HOW TO USE THIS REPORT

This report describes performance measures of the Department and our progress comparison with actual results against targets and goals set in our annual performance plan, which we developed in view of getting assistance in carrying out mission towards socio economic development to the country. This report has four major components by analysing year to year performance during the period of 2013-2017.

PART 1: ACTIVITIES OF THE DEPARTMENT

This section includes the Department's performance in broad and the use of resources during the year 2017. In addition, this includes strategies we used to achieve our goals, challenges faced by the management and the external factors, which affected our performance.

PART 2: PERFORMANCE SECTION

Details of our performance for year 2017 and the performance targets for the year 2018 are included in this section. Explanations on how we assess our performance, the reasons behind achievement and non-achievement of targets are also discussed in detail, under this heading.

PART 3: FINANCIAL SECTION

Refer for finances for the year 2017, our consolidated financial statements, notes and required supplementary information etc.

PART 4: CADRE & STRENGTHS

Refer for a briefing on department's human resource strength.

PART I - ACTIVITIES OF THE DEPARTMENT

1.1. About Us

“Our Vision”

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

“Our Mission”

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

Our Main Responsibilities

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

Our Objectives

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

1.2. Main Activities of the Department:

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

- a) Preparation of valuations for the payment of compensation for the private lands which are acquired compulsorily for public purposes under the provisions of the Land Acquisition Act and preparation of Condition Reports for the lands which are acquired for urgent development purposes under Section 38 (a).
Valuation Department involved in mass scale in providing comprehensive professional Valuation and Estate Management service to the Government of Sri Lanka by providing Mass Scale Valuations for the mega projects in special concern.
- (b) Preparation of estimates of compensation for the allocation of funds, in respect of lands to be acquired under the Land Acquisition Act.
- (c) Valuation of immovable and movable property for various purposes including, purchases and disposals under private treaty, accounting purposes, & lease purposes. Further valuations are carried out, where the Chief Valuer is required and empowered to make such valuations under statutory provisions such as Bribery Act, Land Reform Law etc.
- (d) Rental Valuations are furnished to the State and other Institutions, either in respect of their property holdings identified for letting out, or when such institutions require private property for their use and occupation.
- (e) The Department carries out assessments and re-assessments of properties in all local authorities in the country, except of those within Colombo Municipal Council limits, for levying of rates (for local taxation) and provides professional assistance in determination of objections made in respect of such assessments by aggrieved rate payers.
- (f) Providing advisory services in the spheres of asset valuation, real property management, especially to the institutions such as Sri Lanka Security Exchange and Sri Lanka Accounting Standard and Monitoring Board and promoting the professional skills in the field.
- (g) The Department assists Courts of Law and various other Tribunals which hear and determine compensation and valuation disputes by leading expert evidence and in addition to this, officers of the Department represent the Chief Valuer, at Rent Boards sittings as the ex-officio member, except for the properties within the Colombo Municipality.
- (h) The Department also undertakes business valuations of Public Enterprises, whenever requested by the Treasury.
- (i) The Council, with the approval of the Chief Valuer, fixes the annual value of crown properties within the Colombo Municipal Council Limits.
- (j) State and semi-Government assets valuation for accounting purpose.

1.3. Challenges and Strategies

The Challenges and Strategies outlined in this section conducted its assessment of the effectiveness of internal control on valuation systems, and financial reporting. It continues efforts to improve implementation and monitoring of corrective and efficient action plans to address the weaknesses and ensure proper accounting and reporting of performances. Throughout the year, the Department assess the efficiency and effectiveness of the organizations by analyzing Department performance data in terms of valuations carried out during the year 2017 and relies on this data to identify inadequacies in valuation performance areas and to identify corrective actions needed to resolve them.

The service we provide which is largely attributed to effectiveness and the efficiency of management. This can be attributable to the ability of our organization to develop proper evaluation strategies that would assist us to refocus on our core mandates. The absence of a proper systematic performance appraisal system that would analyse our strengths, weaknesses, opportunities and threats has become main issue of the day.

A relatively new concept in organizational management should be assisted to assess ourselves by evaluating our internal and external competencies, challenges, opportunities and threats, with a view to enhance our performances. Mainly we can focus our activities into areas where they are strong and where the greatest opportunities lie. Being the unique Government institution which provides services to Government and semi-Government institutions, in the sphere of Valuation and Property Management, we have got the broad market.

An availability of suitable key personnel within the department is another asset we have. All the Valuation staffs of the Department is B.Sc. Estate Management And Valuation special degree holders of the University of Sri Jayewardenepura and all the staff is outfitted with the required knowledge and skills to adapt with new capabilities. The Department has been offered expedited route to follow RICS for updating their knowledge and competence during their working life through RICS' Continuous Professional Development regulations in such a way that to achieve the highest and most professional standard. Also the Department has funded District Valuers and Assistant District Valuers to follow Master's Degree in the Estate Management and Valuation at the same University. Also potential enhancing programmes for valuation staff are periodically conducted to upgrade the valuation knowledge.

PART 2 - PERFORMANCE AND ANALYSIS

2.1. Academic Advancement

Skills Development Centre

The 'Skills Development Centre' (SDC), instituted in 2006, carrying the theme '**Knowledge, Attitude & Efficiency**', with due contemplation to key fundamentals, dignity of labour through Life Long Learning (LLL) and efficiency & dedication through motivation, performance appraisal and development of skills. Skills Development Centre has been formed within the Department of Valuation with the broad theme of secular promote of all staff in Valuation Department. The Centre for Skills Development & Training evolved with the origin of the Valuation Department as the training School. As the demand grew the concepts were to be changed, the training school became the basis for new, responsive and innovative programs. Over the following years, numerous credit and non-credit programs were launched, ranging from top to bottom of all staff and for the outsiders also.

Skills Development Centre (SDC) organizes and conducts all its training programmes, workshops and seminars focusing on achieving professional excellence by improving Knowledge, Attitudes and Efficiency of employees of the Department expanding from the Supportive Staff level to Top Management level.

The programmes conducted by the 'Skills Development Centre' come under two main categories,

- ▶ Internal Training Programmes, and
- ▶ External Training Programmes.

They are further classified into sub sections according to the scope they are related to and such training programmes conducted by the Skills Development Centre are classified below for the ease of reference;

A. Internal Training Programmes (For internal professionals and managerial carders)

- a) Job Oriented Training Programmes
- b) Subject Oriented Training Programmes & Workshops
- c) Exam Oriented Training Sessions & Workshops
- d) Knowledge sharing sessions

B. External Programmes

- a) Training sessions for officers of Local Government.
- b) Training sessions & workshops for Provincial Revenue Officers
- c) Attachment Programmes for B.Sc. Estate Management & Valuation graduates
- d) Workshops and training sessions for Acquiring Officers
- e) Tailor-made Training Programmes

2.2. Reporting Valuation work performance

1. Capital and Rental valuations

I. Valuations under the Land Acquisition Act:

During the year 2017, the department has completed valuations of 21,280 Units, for making of awards by the Acquiring Officers in terms of Sec.17 (1) of the Land Acquisition Act and 11,036 numbers of Condition Reports have been prepared in respect of lands, where possession vested in the State under Sec.38 (a) of the Land Acquisition Act.

II. Estimates in respect of properties for compulsory purchase:

1471 estimates were completed during the year 2017, for allocation of funds in respect of lands proposed to be acquired under Land Acquisition Act, No 9 of 1950.

III. Valuation for State and State Sector Co-operations, Boards etc.

The Department has provided **State and State Sector Co-operations** valuations for 56,931 Units of Coast Conservation Department, Ministry of Defence, Ministry of Education, Ministry of Government Administration, Sustainable power and Energy, Department of post, Department of government Information, Department of Wildlife conservation, Ministry of Youth affairs and skill development during the year 2017.

IV. Valuations under Bribery Act

Within the year 2017, the Department has reported 7 valuations to the Bribery Commissioner,

V. Valuation under Stamp Duty

248 properties were valued for the purposes of Stamp Duty.

VI. Determination of monthly rents and other miscellaneous lease rents in respect of State Properties.

In terms of Sec, 5.1 and 7.1 of Chapter XIX of the Establishment Code, Economic Rents and Penal Rents in respect of 4230 properties have been reported in the year 2017.

VII. Rental Valuations.

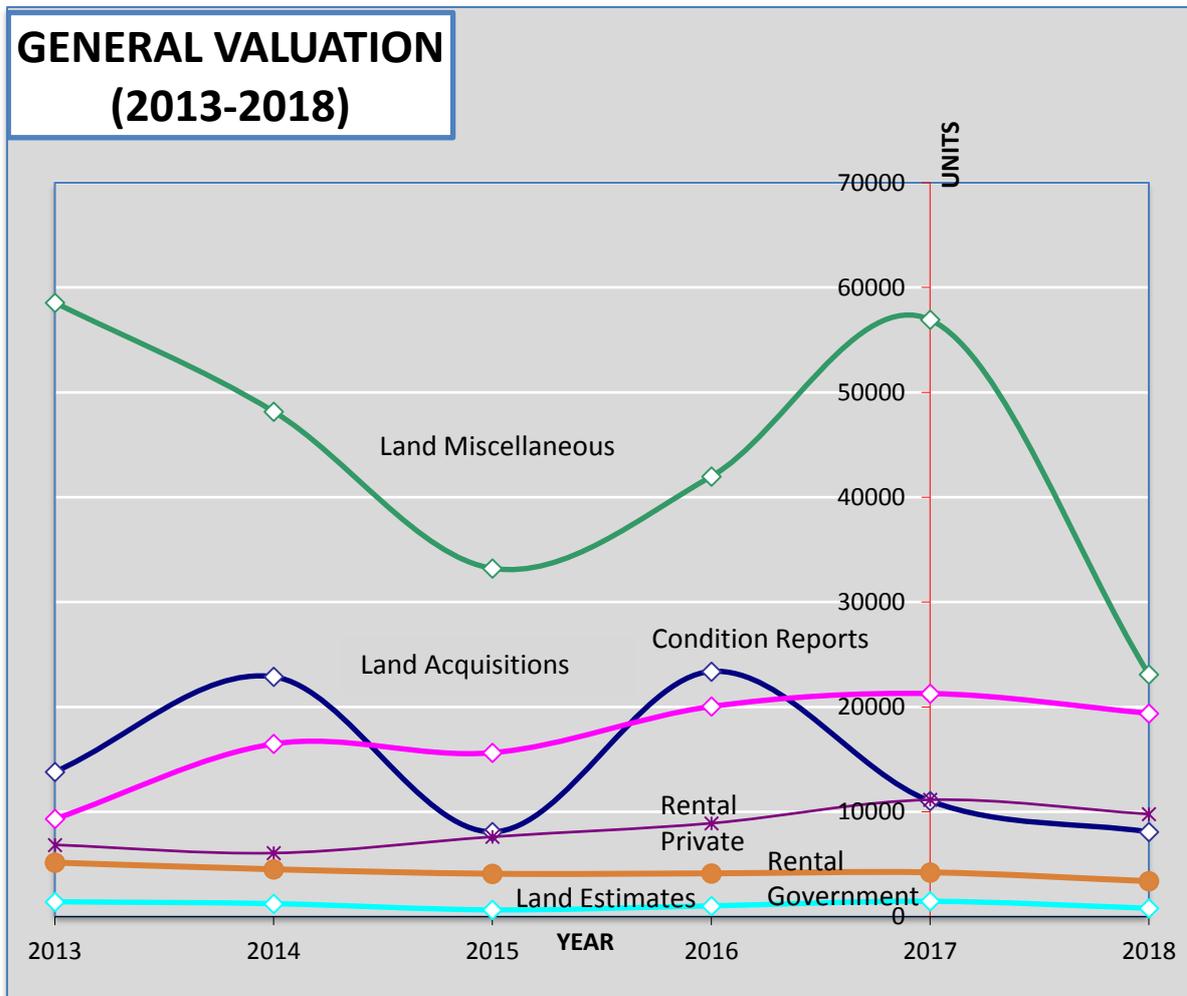
During the year 2017, rental valuations of 11,149 properties required for occupation by various State Organizations were carried out by the Department.

The Officers of the Department represented the Chief Valuer for 658 Rent Boards, island wide.

2.3. Valuation Completed Year To Year & Projected

GENERAL VALUATIONS COMPLETED - YEAR TO YEAR & PROJECTED

Type of Valuations	2013	2014	2015	2016	2017	2018
Condition Reports	13818	22877	8092	23389	11036	8090
Land Acquisitions	9320	16476	15639	20045	21280	19398
Land Estimates	1423	1243	648	1032	1471	808
Land Miscellaneous	58563	48174	33222	41987	56931	23099
Rentals Private	6851	6067	7619	8912	11149	9780
Rentals Government	5159	4521	4094	4132	4230	3389



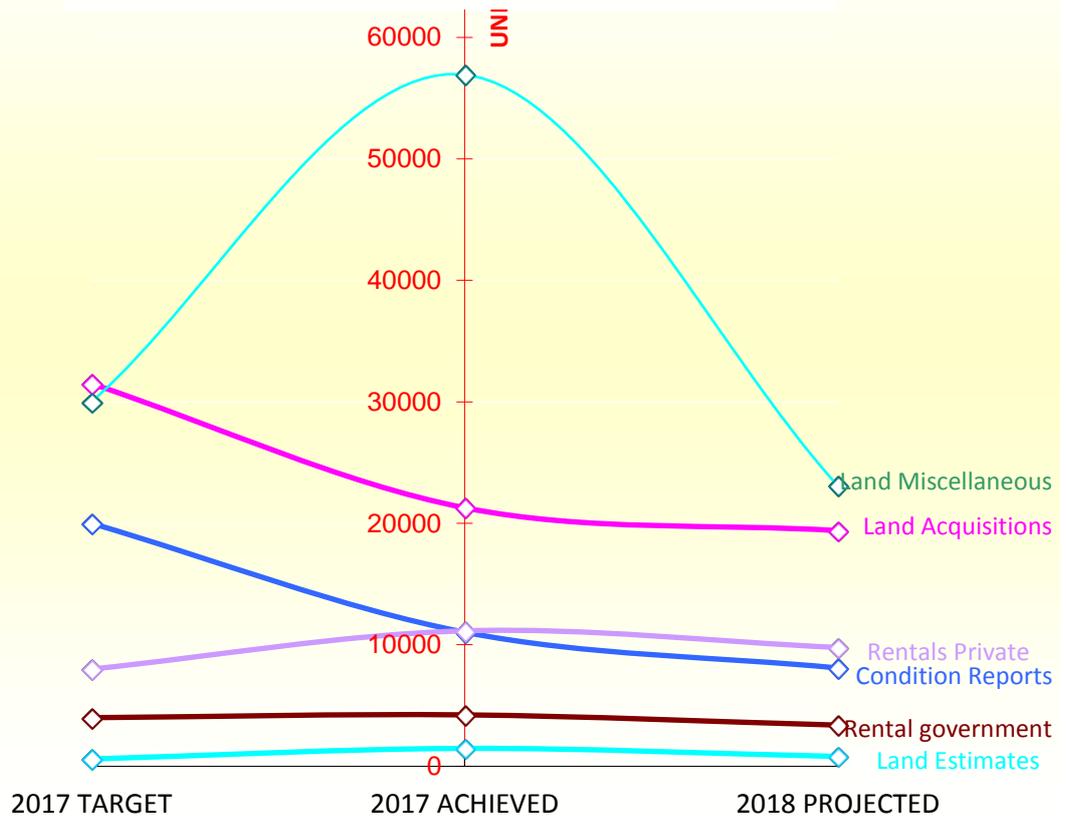
* Stamp Duty & Bribery Commissioner's Valuations not shown

2.4. General Valuations Target-Achieved-Projected

GENERAL VALUATIONS - TARGET<ACHIEVED>PROJECTION

	2017 TARGET	2017 ACHIEVED	2018 PROJECTED
Condition Reports	20000	11036	8090
Land Acquisitions	31500	21280	19398
Land Estimates	600	1471	808
Land Miscellaneous	30000	56931	23099
Rentals Private	8000	11149	9780
Rentals Government	4000	4230	3389

GENERAL VALUATIONS 2017 TARGET< 2017 ACHIEVED> 2018 PROJECTED



* Stamp Duty & Bribery Commissioners' Valuations not shown

2.5. Rating and Rating Allied Valuations

During the year 2017, the Department was able to complete assessment of substantial number of properties coming within Municipal Councils, Urban Councils and Pradeshiya Sabhas for levying 'Local Taxes' and attended post assessment work as appended below;

2.5.1. Rating Valuation

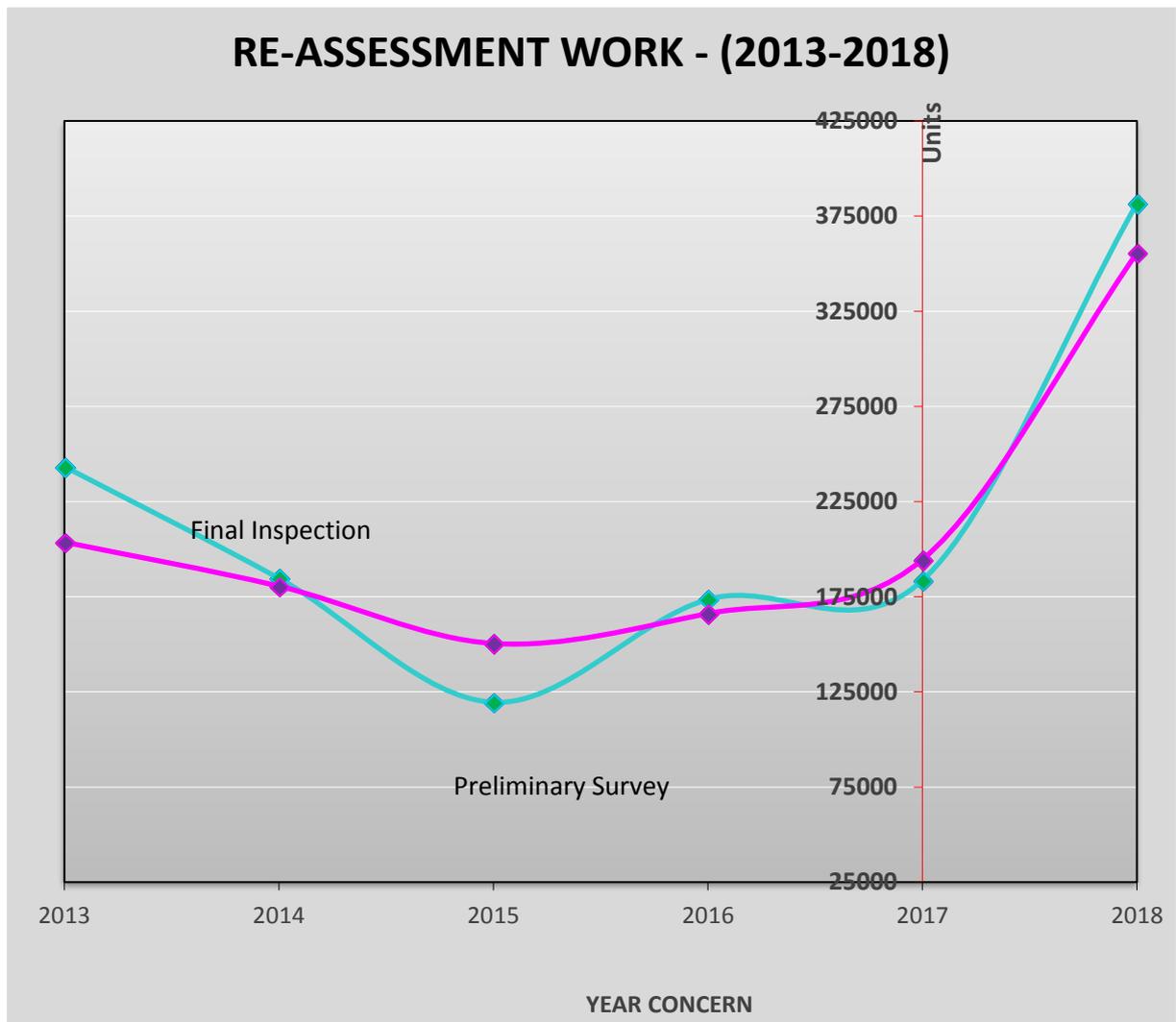
During the year 2017, the Department was capable to complete assessment of substantial number of properties coming within Municipal Councils, Urban Councils and Pradeshiya Sabhas for levying 'Local Taxes completing of Preliminary Survey of 183,632 properties and 194,527 of final Inspections and 1093 number of Special properties.

2.5.2. Rating Allied Works

During the year 2017, the Department was capable to complete the 28,802 number of Re Assessment of lands, 1832 number of Re Assessment of Buildings 4902 number of cases of Re Assessment of Objections.

2.6. Re-Assessment Work –Year to Year & Projected

RE-ASSESSMENT WORK - YEAR TO YEAR & PROJECTED						
	2013	2014	2015	2016	2017	2018
Preliminary Survey	243390	184675	119539	173619	183632	381641
Final Inspection	203702	180548	150455	166155	194527	355641

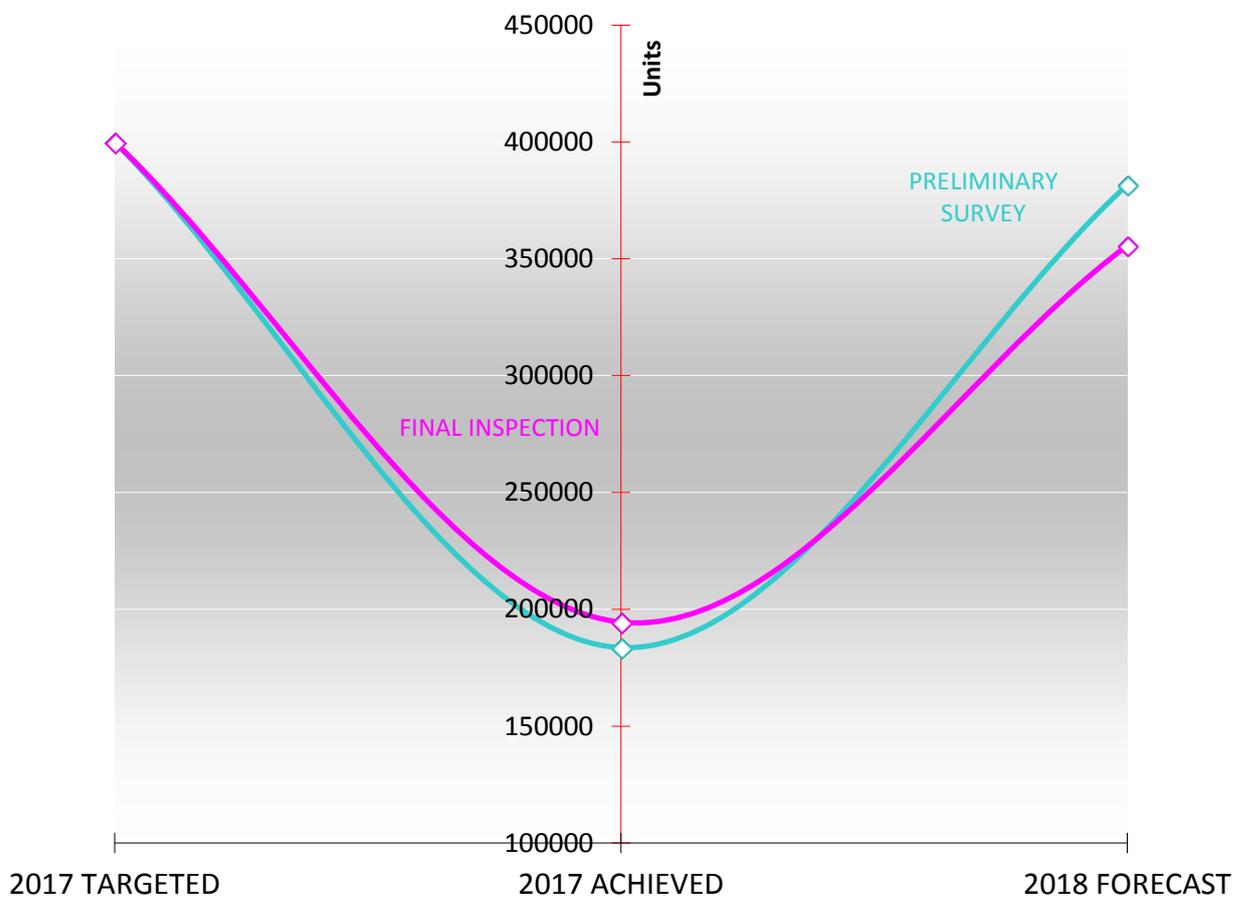


2.7. Re-Assessment 2017-Target –Achieved-Projected

RE-ASSESSMENTS 2017 - TARGET <2017ACHIEVED> 2018 PROJECTED

	2017 TARGETED	2017 ACHIEVED	2018 FORECAST
PRELIMINARY SURVEY	400000	183632	381641
FINAL INSPECTION	400000	194527	355641

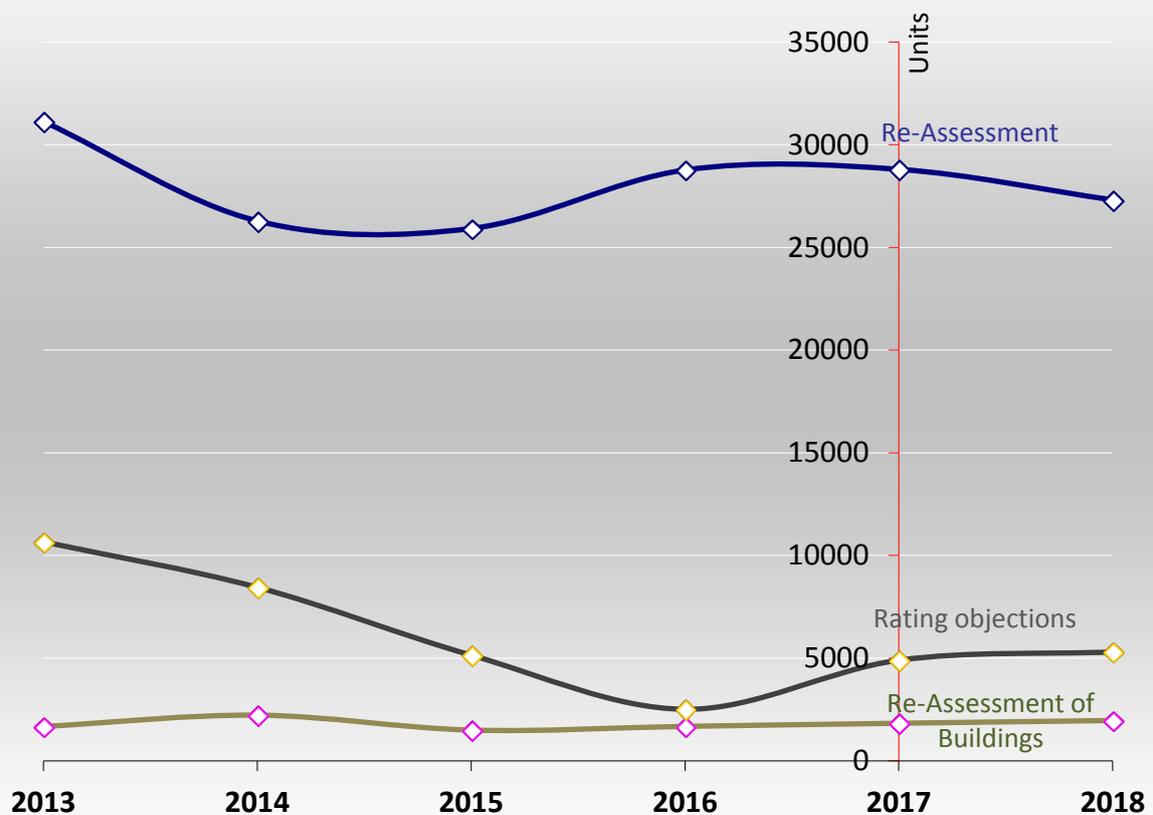
RE ASSESSMENT - 2017 TARGET<2017 ACHIEVED>2018 PROJECTED



2.8. Account of Rating Assessment Allied Work

Account of Rating Assessment Allied Work						
	2013	2014	2015	2016	2017	2018
Re-Assessment	31133	26290	25919	28769	28802	27312
Re-Assessment of Buildings	1676	2227	1499	1680	1832	1967
Rating objections	10665	8451	5149	2512	4902	5305

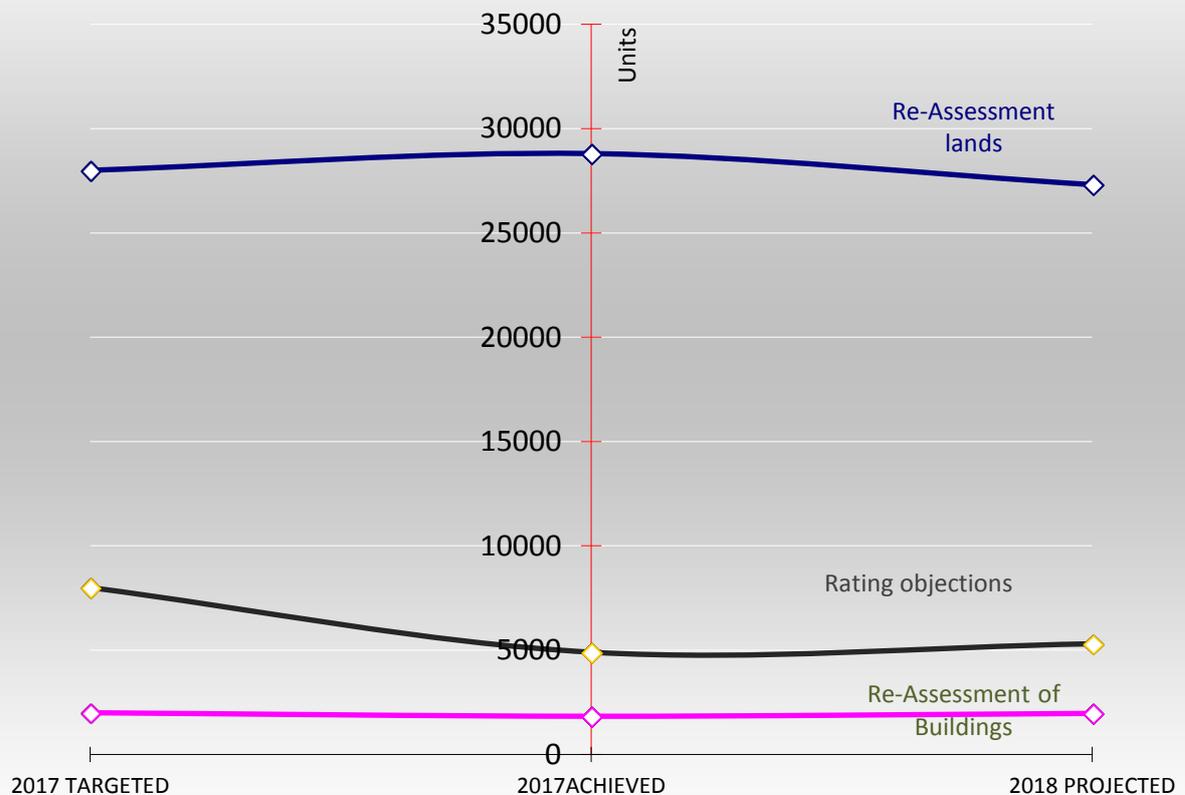
ACCOUNT OF RATING ASSESSMENT ALLIED WORK (2013-2018)



2.9. Rating Assessment Allied Work – Target-Achieved-Projected

	2017 TARGETED	2017 ACHIEVED	2018 PROJECTED
Re-Assessment lands	28000	28802	27312
Re-Assessment of Buildings	2000	1832	1967
Rating objections	8000	4902	5305

RATING ASSESSMENT ALLIED WORK 2017 TARGETTED < 2017 ACHIVED > 2018 PROJECTED



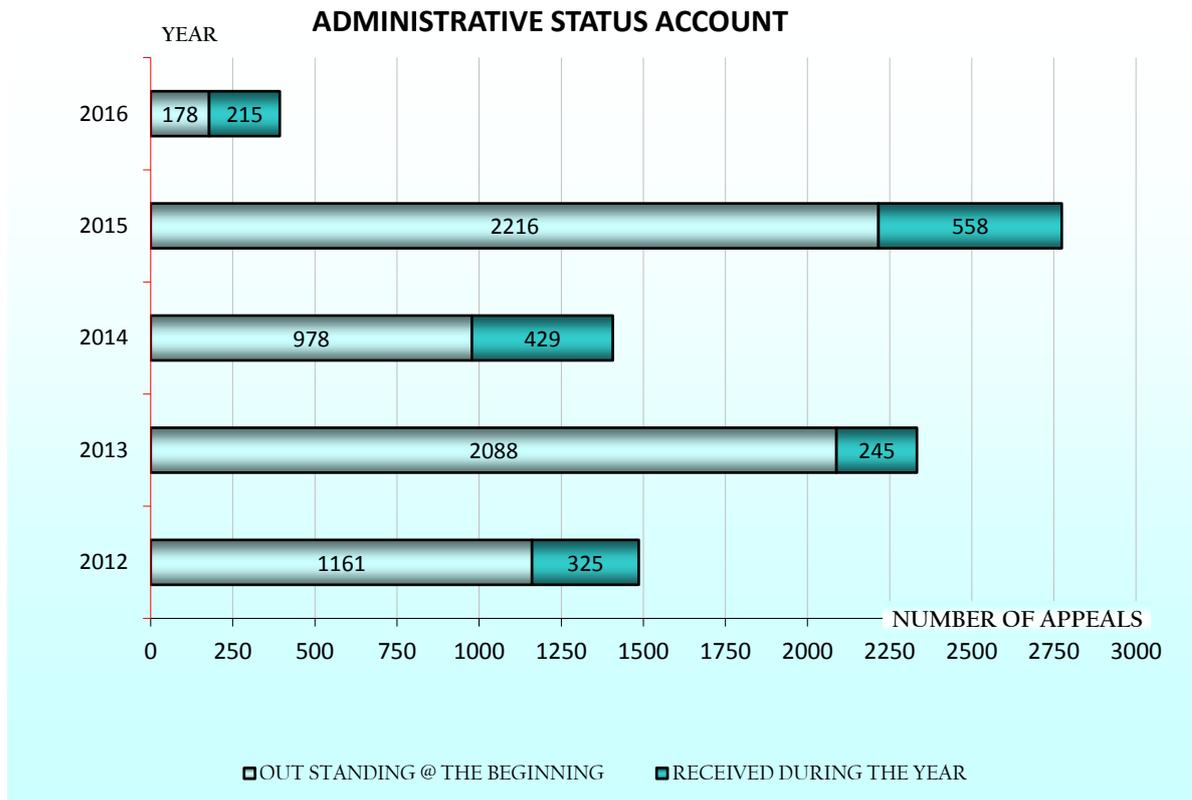
2.10. Account of the Activities of the Land Acquisition Board of Review

The Legal Division of the Department assists the 'Land Acquisition Board of Review' constituted under the provisions of Land Acquisition Act No: 09 of 1950, for the purpose of hearing appeals submitted, where parties are not satisfied with the compensation received for compulsory acquisitions.

2.10.1. Administrative Status Account - Land Acquisition Board of Review

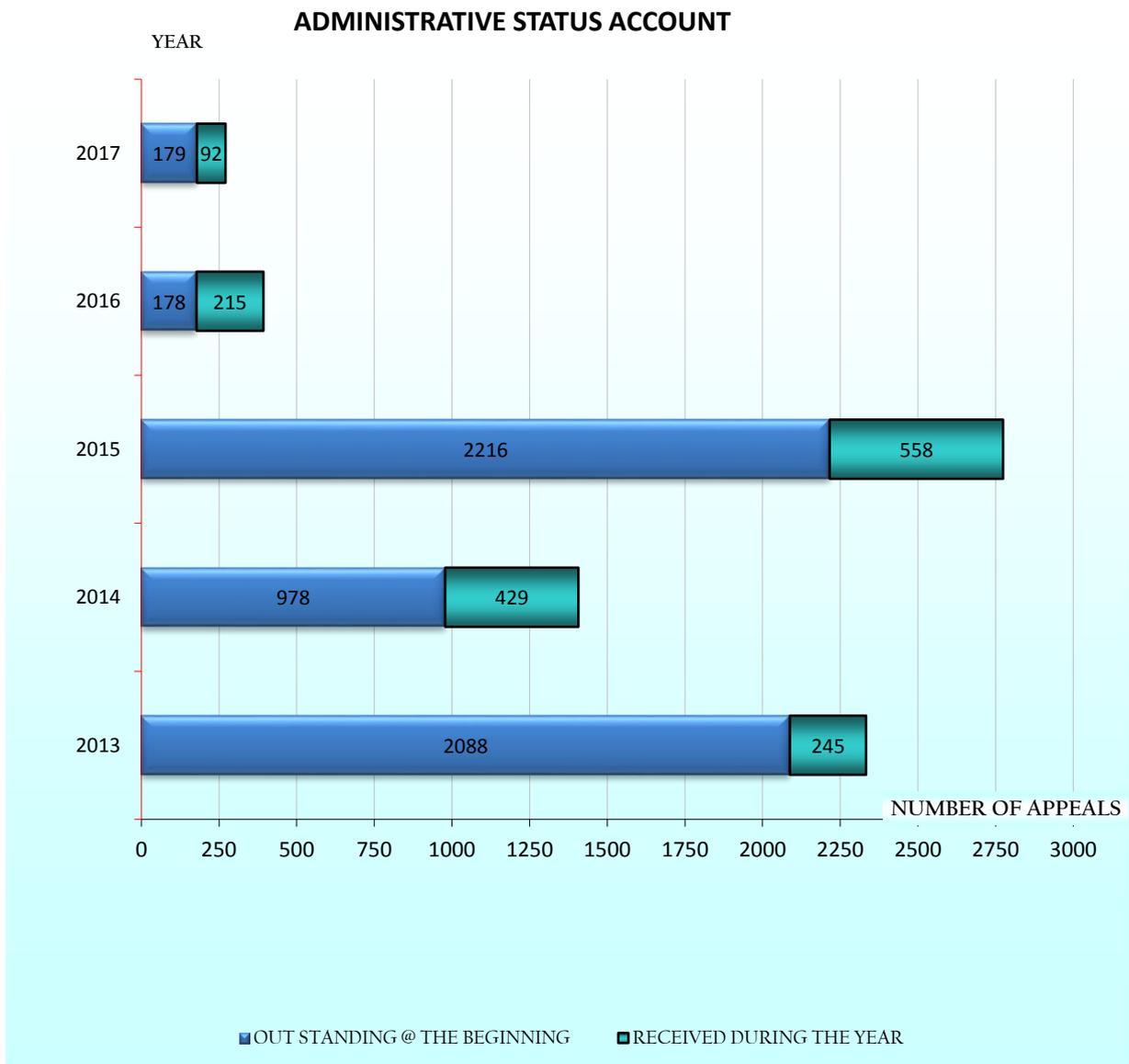
ADMINISTRATIVE STATUS ACCOUNT - LAND ACQUISITION BOARD OF REVIEW (From 2017.07.31)

	2013	2014	2015	2016	2017
OUTSTANDING @ THE BEGINNING	2088	978	2216	178	179
RECEIVED DURING THE YEAR	245	429	558	215	92



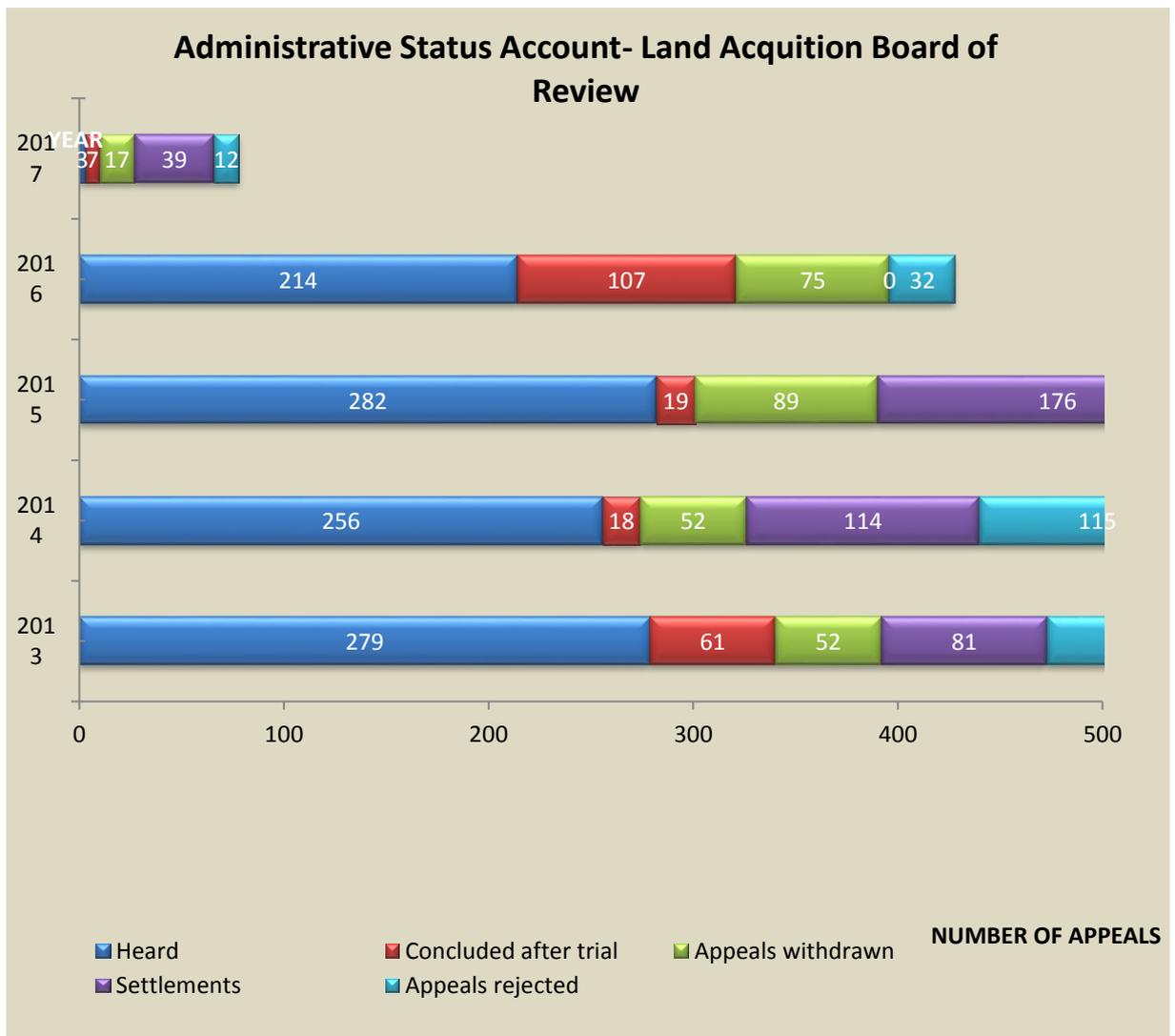
2.10.2. Summary of appeals conducted by the Land Acquisition Board of Review

	2013	2014	2015	2016	2017
OUT STANDING @ THE BEGINNING	2088	978	2216	178	179
RECEIVED DURING THE YEAR	245	429	558	215	92
Total Entertained	1486	2333	1407	393	271



2.10.3. SUMMERY OF APPEALS CONDUCTED BY THE LAND AQUITION BOARD OF REVIEW

	2013	2014	2015	2016	2017
Heard	279	256	282	214	3
Concluded After Trial	61	18	19	107	7
Appeals Withdrawn	52	52	89	75	17
Settlements	81	114	176	0	39
Appeals Rejected	85	115	282	32	12



2.11.State Assets Valuation 2017

Valuation of all immovable assets under the ownership of State was best owed upon the Department and it is being carried out as an accelerated project coordinated by the State Assets Valuation unit which was purposely established by recruiting additional staff. During the period of 2012 to 2017 the Department has undertaken assets valuation of 77 Number of Ministries with 6608 number of total properties out of which more than 1000 units of 55 numbers of ministries had successfully completed & reported by the year 2017.

2.12. Special Projects

Summary of Special Projects executed during the year 2017 by the Department of Valuation

Sri Lanka's country context has evolved and changed in recent years. According to Government policies and economic reforms, the Government launched various development programs to promote economic growth. Creation of several business and technology development areas specialised in various sectors island wide, highway projects to bolster the economy and national transport system as well as developments carried out in the tourism zones are the main development programmes which the Valuation Department involved in mass scale in providing comprehensive professional Valuation and Estate Management service to the Government of Sri Lanka for the smooth functioning of the development process. Valuation Department is already participate LARC meeting for all the lots of the special project, which was the valuation done by Valuation Department. Further Department is participate Special LARC meeting for special case could not settle by the LARC meeting. In the year 2017 this Department is participate Special LARC meeting for 391 lots.

2.12.1. Special Projects Engaged During the Year 2017

No	Responsible Regional Office	Projects
1	Metro	New Kalani Bridge Construction Project
		Orugodawaththa –Abathale Road
		Colombo –Horana Road
		Kirulapana –Godagama Road
		Weras Ganga Development Project
		Shantha Sebasthiyan North Cannel Project
		Slave Island Redevelopment Project
		Mattakkuliya Bridge Development Project
		Rajagiriya Air Bridge way
		Merindrive Road Project
		Orugodawaththa Ambathale Road project
		Sri Jayawardhanapura Kollupitiya Road
		Narahenapita Nugegoda Bride
		Dehiwala-Aththidiya Road
		Watarappala Road
2	Western Central	Weras Ganga Project
		Kottawa-Thalagala Road
		Kirulapana-Godagama Road
		Kotte –Bope Road
		Walgama –Diyagama Road(OPEC 2 Project)
		6/1 Bride (Kottawa)
		Kottawa –Pinhena Road
		Kottawa –Pannipitiya Road
		Thalagala-Moragahahena Road
		Soiza Road
		Robert Gunawardhana Mawatha
		Kaduwela –Athurigiriya Road
		Walgama- Athurigiriya Road(OPEC 3 Project)
		Parliment River Bank
Palawaththa-Akuragoada Road		
3	Western North	Central Express Highway Project
4	Western South	Horana - Aguruwathota - Aluthgama Road
		Pokuna vita - Koraima Road
		Kaluwella - Bellapitiya Road
5	Southern	Mathara- Hakmana Road Windning Project
		Moragoda Ela
		Southern Highway
		Galle Baddegama Road
		Hambanthota Gannoruwa Road

		Mirijjawila Suriyawewa Road project
		Walasmulla Town Development Project
		Weeraketiya Town Development Project
6	Central - I	Central Express High way
		A9 Road widdning project
		William Gopallawa Mawatha
		Peradeniya Badulla Chenkalady Road
		Kandy –Kirimatiya Road wididning project
		Peradeniya Haloluwa Road wididng project
		Moragolla –Hydro power project
7	Central- II	Moragahakanda and Kalu Gaga Development Project
		North Western province River Project
		Kandy Jaffna Road
		Thalgodapitiya-Dombawala Road
		Raththota –Ilukkubura Road
8	North Central	Madirigiriya-Kanthala Road
		Madirigiriya International Play Ground
9	North West	Central Express High way(PART II,III,IV)
		Deduru Oya Hydro power project
		Ambepussa –Kurunagala-Trincomali Road Project
10	Sambaragamuwa	Central Express Highway
		Ahaliyagoda -Dehiowita Road
		Deraniyagala-Dehiowita Road
		Rathnapura Opposite Road
		Mahawali Authority Land
11	Uva	Lunugamwehera Beraliyela Kathragama Road Development Project
		Baddulla -chenkaladi Road Development Project
		Uma Oya multipurpose Development Project
		Monaragala hydro power Project
		Baddulla - HaliEla -Ella Hydro power Project
		Uma Oya Muultiple Development Project
12	Northern	AB31 Road
		Wavuniya Water Supply Reservation Project
13	Eastern	Kinniya Thambalagamuwa Road Widning Project
		Yan Oya Reservoir Project
		Peradeniya - Chenkaladi Road widening Project
		Rambuken Oya Hydro Power Project

2.12.2. Special Projects Forecasted for the Year 2018

No	Responsible Regional Office	Projects
1	Metro	New Kalani Bridge Construction Project
		Orugodawaththa –Abathale Road
		Colombo –Horana Road
		Kirulapana –Godagama Road
		Weras Ganga Development Project
		Shantha Sebasthian North Cannel Project
		Slave Island Redevelopment Project
		Mattakkuliya Bridge Development Project
		Rajagiriya Air Bridge way
		Merindrive Road Project
		Orugodawaththa Ambathale Road project
		Sri Jayawardhanapura Kollupitiya Road
		Narahenapita Nugegoda Bride
		Dehiwala-Aththidiya Road
		Watarappala Road
Fly over expressway from New Kalani Bright to Rajagiriya		
2	Western Central	Weras Ganga Project
		Kottawa-Thalagala Road
		Kirulapana-Godagama Road
		Kotte –Bope Road
		Walgama –Diyagama Road(OPEC 2 Project)
		6/1 Bride (Kottawa)
		Kottawa –Pinhena Road
		Kottawa –Pannipitiya Road
		Thalagala-Moragahahena Road
		Soiza Road
		Robert Gunawardhana Mawatha
		Kaduwela –Athurigiriya Road
		Walgama- Athurigiriya Road(OPEC 3 Project)
		Parliment River Bank
		Palawaththa-Akuragoada Road
		Piliyandala-Maharagama Road(OPEC 2 Project)
Makubura -Mahenawaththa New Proposed Project		
Kalanimulla –Koswaththa Road		
3	Western North	Central Express Highway Project
		Kalaniya-Mudungoda Road widening Projects
4	Western South	Horana - Aguruwathota - Aluthgama Road
		Pokuna vita - Koralaimea Road
		Kaluwella - Bellapitiya Road

		Wadduwa – Moronthuduwa Road
		Kottawa - thalagala Road
		Bellana - Moragala Road
		Ruwanpura Expressway
5	Southern	Mathara- Hakmana Road Widening Project
		MoragodaEla
		Southern highway
		Galle Baddegama Road
		Hambanthota Gannoruwa Road
		Mirijjawila Suriyawewa road project
		Walasmulla Town Development Project
		Weeraketiya Town Development Project
		Thihagoda-Kaburupitiya/ Mawarala-Kotapola Road widening project
6	Central - I	Central Express High way
		A9 Road widening project
		William Gopallawa Mawatha
		Peradeniya Badulla Chenkalady Road
		Kandy –Kirimatiya Road widening project
		Peradeniya Haloluwa Road widening project
		Moragolla –Hydro power project
		Meepe -Ela left bank Rehabilitation Project
7	Central- II	Moragahakanda and Kalu Gaga Development Project
		North Western province River Project
		Kandy Jaffna Road
		Thalagodapitiya-Dombawala Road
		Raththota –Ilukkubura Road
		Central Express Highway
		Nakals Conservation Project
8	North Central	Madirigiriya-Kanthala Road
		Madirigiriya International Play Ground
		Malwathu Oya Project
		Yan Oya Project
		Maradankadawala Madakalapuwa Road
		Polonnaruwa New Town
		Polonnaruwa Round the bound
		Kaduruwela New Trade Center
9	North West	Central Express High way(PART II,III,IV)
		DeduruOya Hydro power project
		Ambepussa –Kurunagala-Trincomalee Road Project
		North West River Project
		Dambulla Station Road
10	Sambaragamuwa	Central Express High way
		Ahaliyagoda -Dehiowita Road

		Deraniyagala-Dehiowita Road
		Rathnapura Opposite Road
		Mahawali Authority Land
		Ruwanpura Expressway
11	Uva	Lunugamwehera Beraliyela Kathragama Road Development Project
		Baddulla -chenkaladi Road Development Project
		Uma Oya multipurpose Development Project
		Monaragala hydro power Project
		Baddulla - HaliEla -Ella Hydro power Project
		Uma Oya Muultiple Development Project
		Badulla - Sprinweli Road Development Project
12	Northern	AB31 Road
		Karaingar- Jaffana Road
		Wavuniya Water Supply Reservation Project
13	Eastern	Kinniya Thambalagamuwa Road Widening Project
		Yan Oya Reservoir Project
		Peradeniya - Chenkaladi Road widening Project
		Rambuken Oya Hydro Power Project

2.13. Rating Assessment Forecasted for 2018

No	Responsible Regional Office	Name of The Local Authority	Total Property
1	Metro	-	-
2	Western Central	Boralasgamuwa	30000
		Homagama	80000
		Maharagama	90000
		Moratuwa	62000
		Kaduwela	30000
3	Western North	-	-
4	Western South	Beruwala	11800
		Kaluthara	14018
		Pandura	14750
		Wallawita Pradeshiya Sabha	2405
5	Southern	Thihagoda	1850
		Malimbada	683
		Akuressa	4000
		Kirinada Puhulwella	1035
		kopola	1796
		Matara Municipal Council	33750
		Devinuwara	8000
6	Central - I	Akurana	11000
		Pathadumbara	12000
		Medadumbara	3500
		Kandy	60000
		Kadugannawa	8000
		Yatinuwara	15500
		Kadawathsathara & Gagawatakorake	20000
		Nawalapitiya	5100
		Gampola	17000
		Pasbagekorale	3200
		Udawalatha	7500
		Gagaweherakorale	5000
7	Central- II	Dambulla	2772
		Mathale	17000
		Galewela	1057
8	North Central	-	-
9	North West	Chilaw	9900
		Anamaduwa Pradeshiya Sabha	2525
		Chilaw Pradeshiya Sabha	4872
		Karuwalagaswawa Pradeshiya Sabha	705
		Kuliyapitiya	5570
		Kurunagala Pradeshiya Sabha	6620
		Kuliyapitiya Pradeshiya Sabha	1841

		Naththandiya Pradeshiya Sabha	22029
		Puththalama Pradeshiya Sabha	12511
		Wanathawilluwa Pradeshiya Sabha	758
10	Sambaragamuwa	Balangoda	11000
		Godakawela Pradeshiya Sabha	3000
11	Uva	Bandarawela	18000
		Hapuhale	1600
12	Northern	M.C.Jaffna	40000
		U.C.Chavakachcheri	40000
		Chavakachcheri sub office	3000
		Kaithady sub office	6500
		Kachchai sub office	3000
		Mirusuwil sub office	3000
		Navatkuli sub office	4000
		Varani sub office	3000
		Delft sub office	2500
		Analaitivu sub office	1500
		Eluvaitivu sub office	1500
		Kayts sub office	4500
		Naranthae sub office	1500
		Maruthankerny sub office	1000
		Puloly sub office	6500
		Kaddaively sub office	5000
		Nellyady sub office	8000
		Udupiddy sub office	9000
		Kopay sub office	14000
		Neervely sub office	7000
		Puttur sub office	6500
		Kankasanthura sub office	4397
		Mallakam sub office	6500
		Myliddy sub office	10838
		Tellippalar sub office	7500
		Manplay Town sub office	4000
		Pandatherippu village sub office	7000
		Allipiddy & Mankumpan sub office	1500
		Mandaltivu sub office	1500
		Nalnativu sub office	1500
		Punkudutivu sub office	1500
		Velanal sub office	6500
13	Eastern	Ampara	10091
		Batalo	15000
		Trincomalee	15500

2.14. Training Facilities and Sponsored Programmes 2017

2.14.1. TAILOR MADE TRAINING PROGRAMMES FOR OTHER INSTITUTIONS

Practical Training Programme for the 03rd Year Students of BSc. Estate Management and Valuation Degree.

This is a tailor made training programme consisted of theoretical sessions as well as of practical sessions of 10 days duration, initiating from field inspection up to the stage of reporting a valuation. This programme was conducted for sixty six number of under graduates for the year 2017.

2.14.2. INTERNAL TRAINING FOR INTERNAL OFFICERS

Training Programme for Regional Valuers and District Valuers

One day training programme for all Regional valuers and District Valuers of the Department, on Right to Information Act.

Training Programme for all Valuers in Department

One day training programme for all Valuers of the Department.

Training Programme for Regional valuers and District Valuers

Two days residential training programme for Regional Valuers & District Valuers was conducted to enhance knowledge on leadership "Best Life Adventure Base Camp".

Training Programme for Regional Valuers and District Valuers

One day training programme for Assistant District valuers of the Department on Attitude Development.

2.14.3. EXAM Oriented Training

Training for Efficiency Bar Examinations of Assistant District Valuers.

This six days training programme was conducted with the objective of preparing Assistant District Valuers of Class II Grade II of the Sri Lanka Valuation Service, those who were eligible to sit for the Efficiency Bar Examination I & II, covering key areas in,

Condition Reports, Rating Valuation, Administration & Finance, Capital Valuation, Departmental Organization & Administration and Preparation of a Comprehensive Valuation Report of a given property for a specified purpose.

Training for Efficiency Bar Examinations of District Valuers.

A training programme was conducted with the objective of preparing District Valuers of Class I Grade II of the Sri Lanka Valuation Service, those who were eligible to sit for the Efficiency Bar Examination I & II, covering key areas in Advanced Valuation with Land Acquisitions.

2.14.4. EXTERNAL TRAINING FOR INTERNAL OFFICERS IN VALUATION DEPARTMENT

MSc. in Real Estate

Five numbers of Assistant District Valuers was funded to follow above Post Graduate Degree programme, at the University of Reading, United Kingdom.

Overseas Training program

International programme on management Auditing for the Public sector International Auditors in Malaysia from 16th January 2017 to 23rd January 2018.

International Certificate Course- Valuation of Special Properties.

Two numbers of District Valuers and Assistant District Valuers was participated to the above training programme.

Diploma in Public Procurement and Contract Administration.

One of a Deputy Chief Valuer & one District Valuer of the Department participated to the above programme.

Training programme for essential IT for non IT executive

Chief Valuer and Additional Chief Valuer of the Department were participating above said programme.

Workshop on Procurement and Evaluation of IT Products-SDFL.

1 number of officers of the Department studying the above programme to enhance knowledge.

Training Programme at Academy of Financial Studies

Accountant and Administrative officer are following above one year programme since December in 2017.

Training Programme on Book Binding .

Two numbers of KKS participated for above programme.

Workshop for Assistant District Valuers

Workshop on the theme of "Leadership" conducted at the institute of High Brand Team for the executive of the Department.

Workshop for Public Management Assistant

Workshop on the theme of "Attitude Development" conducted at the Institute of High Brand Team for Public Management Assistant.

Workshop for KKS

Ten numbers of KKS Participated above Workshop on the theme of Attitude Development conducted at the Institute of High Brand Team.

Training Programme for Drivers

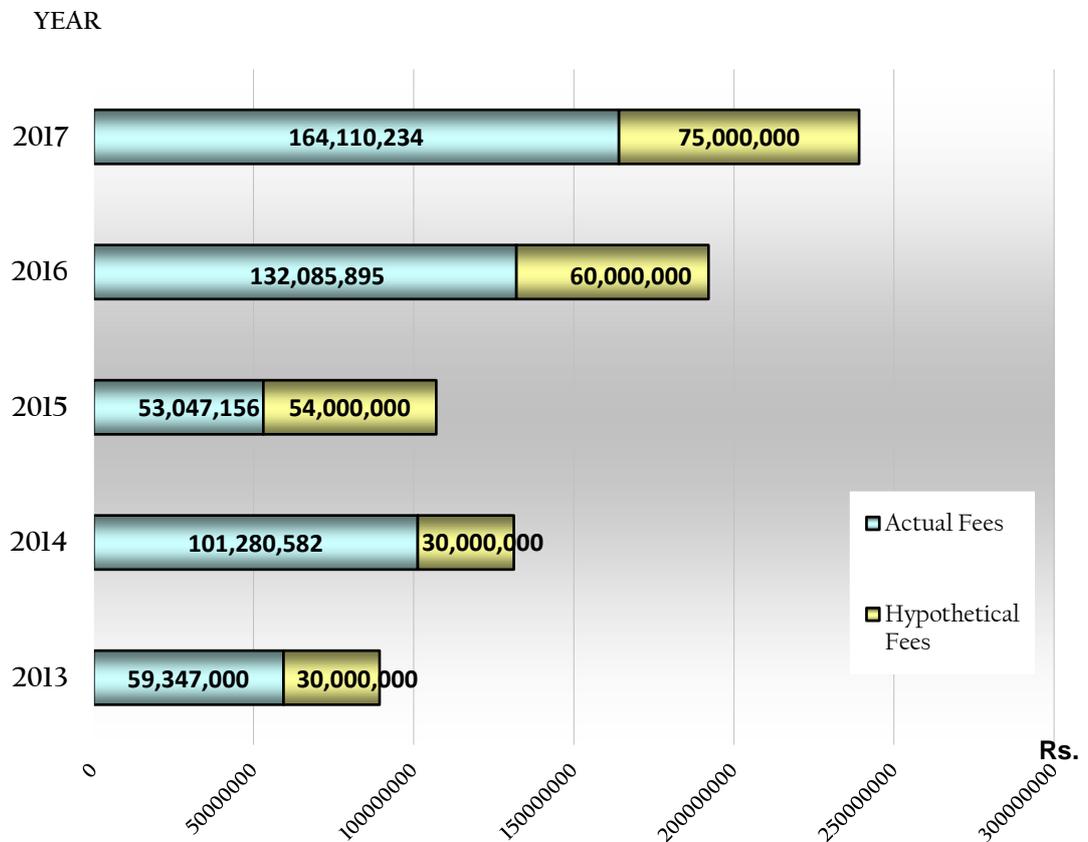
Two numbers of drivers participated for above the programme.

PART 3 - FINANCIAL PERFORMANCE & ANALYSIS

3.1. Measuring & Reporting Financial Performance

	2012	2013	2014	2015	2016	2017
Actual Fees	Rs.59,347,000	Rs.59,347,000	Rs.101,280,582	Rs.53,047,155.	Rs. 132,085,894.53	Rs. 164,110,234.13
Hypothetical Fees	Rs.30,000,000	Rs.30,000,000	Rs.30,000,000	Rs.60,000,000	Rs. 60,000,000	Rs. 75,000,000

YEAR TO YEAR REVENUE GENERATION



PART 4 -CADRE & STRENGTHS

4.1. Cadre Account 31st December 2017

POST(Approved cadre/ Existing cadre)	Approved Cadre New	Existing Cadre	Vacancies
Government Chief Valuer	01	01	0
Additional Chief Valuer	04	01	03
Deputy Chief Valuer/Regional Valuer	16	02	14
Director Administration	01	0	01
Chief Accountant	01	01	0
Chief Internal Auditor	01	01	0
Accountant	01	0	01
Senior Valuer/ District Valuer	80	9	71
Valuer /Assistant District Valuer	120	27	93
Legal Officer	02	01	01
Administrative Officer	02	02	0
Information & Communicating Officer	02	0	02
Translator (Sinhala- Tamil)	01	0	01
Assistant Valuer/ Assistant District Valuer	360	328	32
Budget Assistant	01	01	0
Development Officers	26	26	0
ICT Assistant	3	0	3
Public Management Assistant	103	93	10
Driver	18	16	02
Office Employment Service	74	66	8
Circuit Bungalow Keeper	04	02	2
Total	821	577	244

2017 Financial Progress

Valuation Department
 Head: 251 Program: 01
 Project :01

Vote	Description	Allocation 31.12.2017	Expenditure 31.12.2017	Savings	Percentage of Expenditure
	Recurrent Expenditure	387,321,000	360,513,192	26,807,808	93.08
	Personal Emoluments	318,000,000	291,867,580	26,132,420	91.78
1001	Salaries and wages	183,000,000	182,981,540	18,460	99.99
1002	Overtime and Other Allowances	4,500,000	4,499,870	130	100.00
1003	Other Allowances	130,500,000	104,386,171	26,113,829	79.99
	Traveling Expenses	14,306,107	13,964,275	341,833	97.61
1101	Domestic	11,985,107	11,737,353	247,754	97.93
1102	Foreign	2,321,000	2,226,921	94,079	95.95
	Supplies	7,100,000	6,981,210	118,790	98.33
1201	Stationary and Office requisites	3,800,000	3,780,532	19,468	99.49
1202	Fuel	3,000,000	2,918,919	81,081	97.30
1203	Diets and Uniforms	300,000	281,760	18,240	93.92
	Maintance Expenditure	3,800,000	3,643,667	156,333	95.89
1301	Vehicles	2,200,000	2,195,314	4,686	99.79
1302	Plant, Machinery and Equipment	1,200,000	1,135,452	64,548	94.62
1303	Building and Structures	400,000	312,901	87,099	78.23
	Services	35,234,000	35,175,926	58,075	99.84
1401	Transport	1,800,000	1,800,000	-	100.00
1402	Postal and Communication	4,800,000	4,798,760	1,240	99.97
1403	Electricity & Water	7,900,000	7,898,728	1,272	99.98
1404	Rents and Local Taxes	12,834,000	12,811,682	22,318	99.83

1409	Other	7,900,000	7,866,755	33,245	99.58
	Transfers	8,880,893	8,880,534	359	100.00
1506	Property Loan Interest to Public Servants	8,866,000	8,865,641	359	100.00
1701	Loess & Write off	14,893	14,893	-	100.00
	CAPITAL EXPENDITURE	2,528,500,000	1,088,725,772	1,439,774,228	43.06
	Rehabilitation and Improvement of Capital Assets	12,500,000	10,136,598	2,363,402	81.09
2001	Buildings and Structures	9,000,000	7,682,024	1,317,976	85.36
2002	Plant, machinery and equipment	2,000,000	1,007,847	992,153	50.39
2003	Vehicles	1,500,000	1,446,727	53,273	96.45
	Acquisition of Capital Assets	4,000,000	3,952,684	47,316	98.82
2102	Furniture and Office Equipment	2,000,000	1,989,717	10,283	99.49
2103	Plant, Machinery and Equipment	2,000,000	1,962,967	37,033	98.15
	Capacity building	11,000,000	8,327,100	2,672,900	75.70
2104	Staff Training	11,000,000	8,327,100	2,672,900	75.70
	Assessment of Government Properties	1,000,000	1,000,000	-	100.00
2509	Other	1,000,000	1,000,000	-	100.00
	Compensation for the Government Vested Underperforming Enterprises and Assets	2,500,000,000	1,065,309,390	1,434,690,610	42.61
2501	Restructuring	2,500,000,000	1,065,309,390	1,434,690,610	42.61
	Total Expenditure	2,915,821,000	1,449,238,963	1,466,582,037	49.70