



**DEPARTMENT OF VALUATION
MINISTRY OF FINANCE**

**ANNUAL PERFORMANCE
REPORT**

2018



DEPARTMENT OF VALUATION

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PART I – ABOUT US

1. PREAMBLE

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

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

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

The Government Valuation Department makes a significant contribution towards the socio economic development of the country, which is known to the general public at large. Our predecessors, gone through a history of more than 95 years, have with their profound knowledge and expertise, left for us an esteem professional institution in the public sector

maintaining traditions and high standards in valuation and estate management. Methodology built up with dedication, proper decorum and professionalism indicate to us how we could best conduct ourselves to provide services as professional valuers with dignity and of highest order.

This Performance & Accountability Report is the culmination of preamble of the department with its objectives and activities, Highlights of the performance measures of the Department and our progress in comparison with actual results against targets and goals set in our annual performance plan, which we developed in view of getting assistance in carrying out mission towards socio economic development to the country and the Financial Management Processes of the Department, which began with planning strategies, continued through formulation, execution and justification of the budget of the Department to the Ministry of Finance of Sri Lanka. This report is being prepared pursuant to the requirements of the Financial Regulations of Government of Sri Lanka and covers activities of the Department during year 2018.

2. DEPARTMENT VISION, MISSION, OBJECTIVE & MAIN RESPONSIBILITY

“Our Vision”

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

“Our Mission”

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

Our Objective

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

Our Main Responsibility

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

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 analysing Department performance data in terms of valuations carried out during the year 2018 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.

4. 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.
- b) Preparation of Condition Reports for the lands which are acquired for urgent development purposes under Section 38 (a) of Land Acquisition Act.
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.
- c) Preparation of estimates of compensation for the allocation of funds, in respect of lands to be acquired under the Land Acquisition Act.
- d) Valuation of immovable and movable property for various purposes including, purchases and disposals under private treaty, accounting purposes, & lease purposes.
- e) Valuations are carried out where the Chief Valuer is required and empowered to make valuations under statutory provisions such as Bribery Act, Land Reform Law etc.

- f) 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.
- g) 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.
- h) 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.
- i) 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.
- j) The Department also undertakes business valuations of Public Enterprises, whenever requested by the Treasury.
- k) The Council, with the approval of the Chief Valuer, fixes the annual value of crown properties within the Colombo Municipal Council Limits.
- l) State and semi-Government assets valuation for accounting purpose.
- m) Assessment of compensation under Disaster Management situation

PART II - PERFORMANCE AND PPROGRESS ANALYSIS

5. CAPITAL VALUATIONS

i. Valuations under Land Acquisition Act No.9 of 1950

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

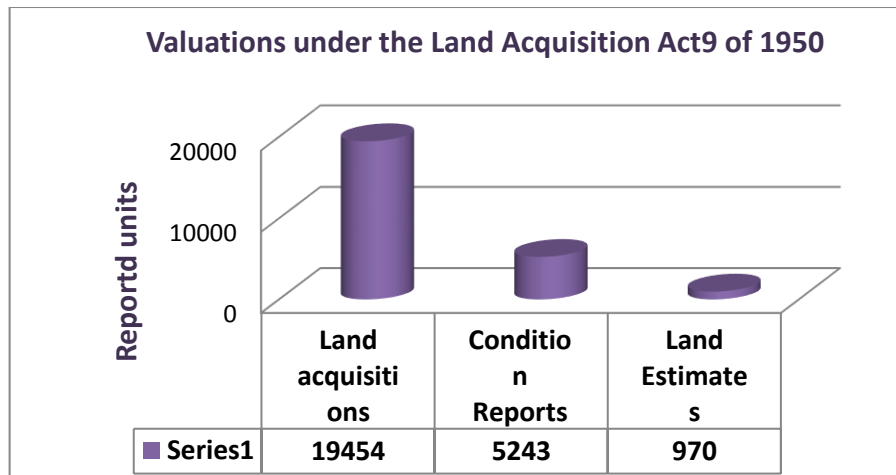
970 units of estimates were completed during the year 2018, for allocation of funds in respect of lands proposed to be acquired under Land Acquisition Act, No 9 of 1950.

- b) Preparation of Condition Reports for the lands which are acquired for urgent development purposes under Section 38 (a) of Land Acquisition Act.

5,243 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.

- c) Preparation of valuations for the payment of compensation for the interest parties whose lands have been acquired compulsorily for public purposes under the provisions of the Land Acquisition Act.

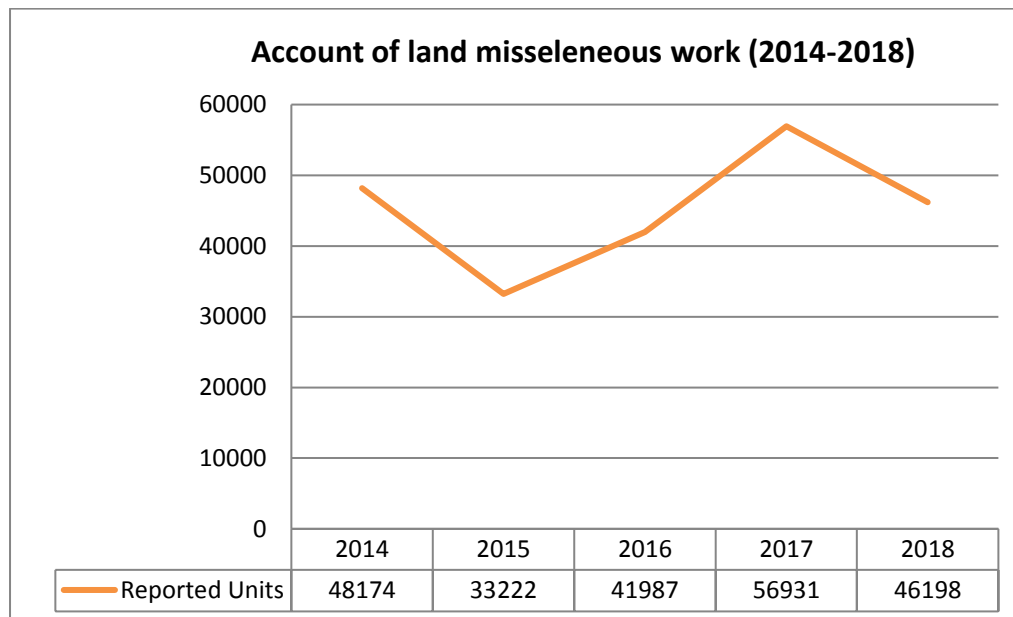
During the year 2018, the department has completed valuations of 19,454 Units, for making of awards by the Acquiring Officers in terms of Sec.17 (1) of the Land Acquisition Act.



ii. Valuation of immovable and movable property for miscellaneous purposes;

- a) Valuation of State lands for long-term and short term leases.
- b) State and Corporate Asset valuations for Accounting purposes.
- c) Purchases and Disposals under private treaty.
- d) The Department assists Courts of Law and various other Tribunals which hear and determine compensation and valuation disputes by leading expert evidence.

46198 units of miscellaneous valuations were completed during the year 2018, including government and semi government asset valuations.



iii. Valuations under Bribery Act

Within the year 2018, the Department has reported 15 units of valuations to the Bribery Commissioner,

iv. Valuation under Stamp Duty

132 properties were valued for the purposes of Stamp Duty.

6. RENTAL VALUATIONS

i. Determination of monthly rents of State Properties.

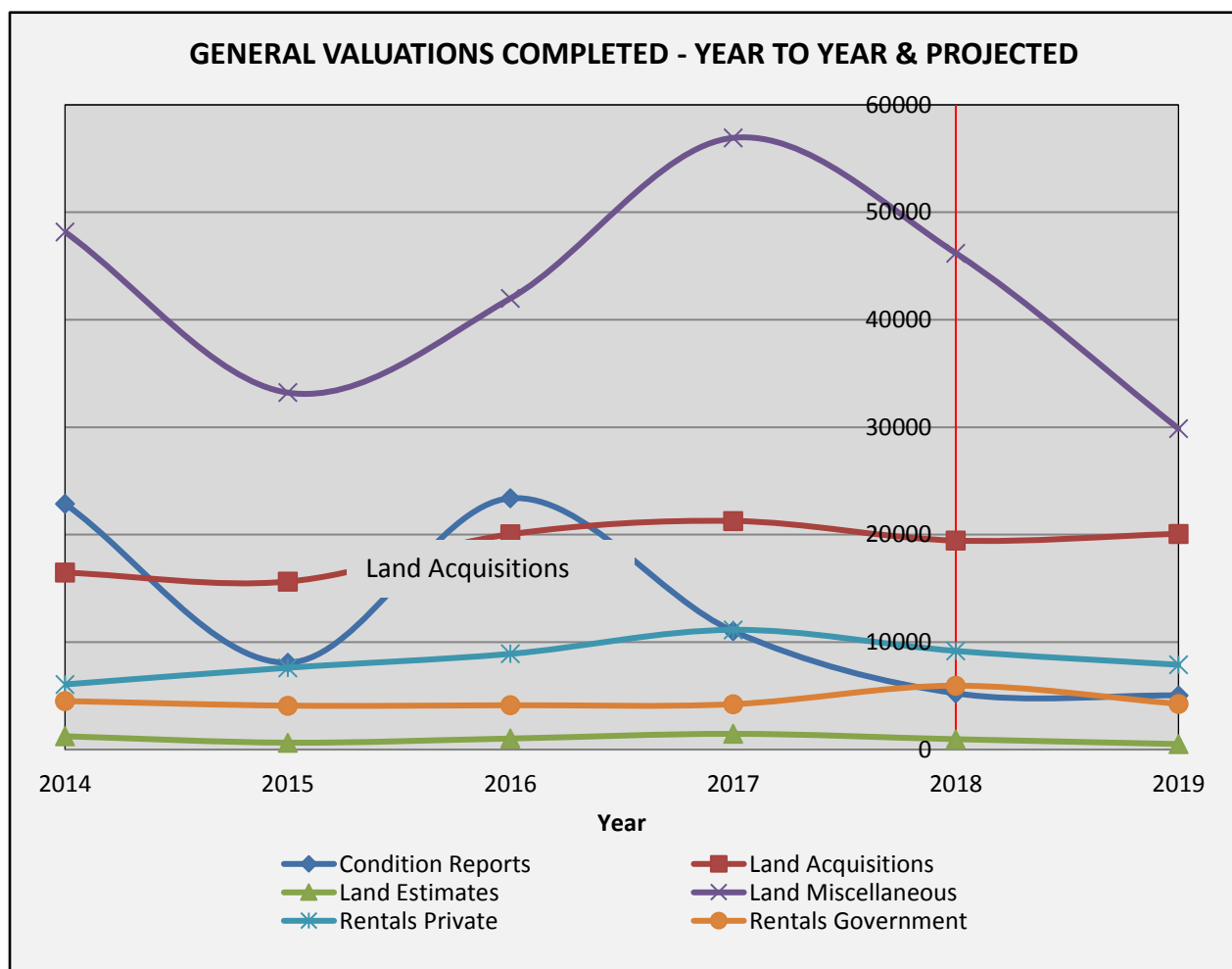
During the year 2018, rental valuations of 9,184 properties have been furnished to the State and other Institutions, either in respect of their property holdings identified for letting out, or when such institutions require private property for their use and occupation.

ii. Economic Rent for state quarters under Establishment Code

In terms of Sec, 5.1 and 7.1 of Chapter XIX of the Establishment Code, Economic Rents and Penal Rents in respect of 5949 properties have been reported in the year 2018.

7. GENERAL VALUATION COMPLETED YEAR TO YEAR & PROJECTED

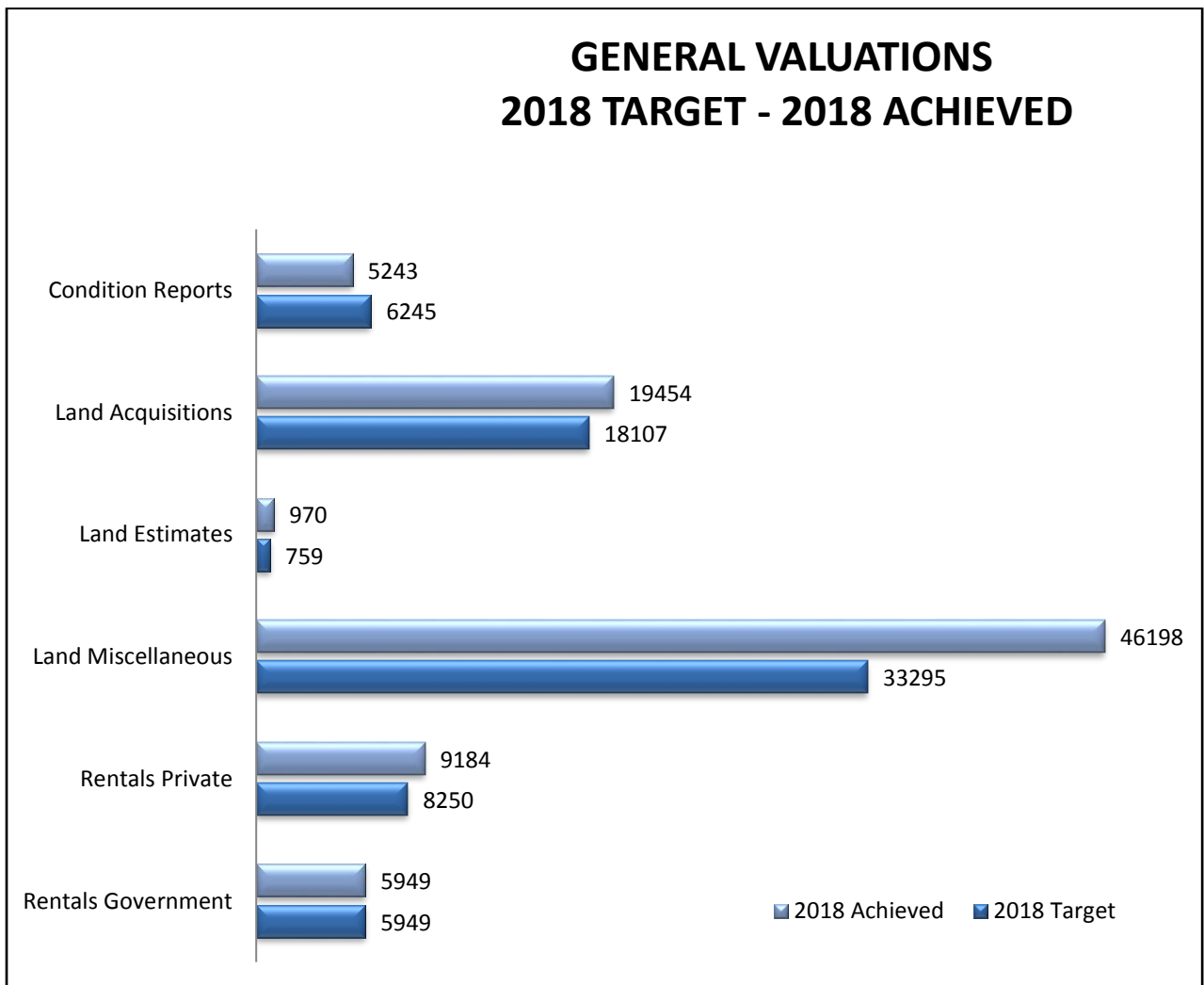
Type of Valuations	2014	2015	2016	2017	2018	2019
Condition Reports	22877	8092	23389	11036	5243	5046
Land Acquisitions	16476	15639	20045	21280	19454	20086
Land Estimates	1243	648	1032	1471	970	521
Land Miscellaneous	48174	33222	41987	56931	46198	29872
Rentals Private	6067	7619	8912	11149	9184	7896
Rentals Government	4521	4094	4132	4230	5949	4262



* Stamp Duty & Bribery Commissioner's Valuations are not shown

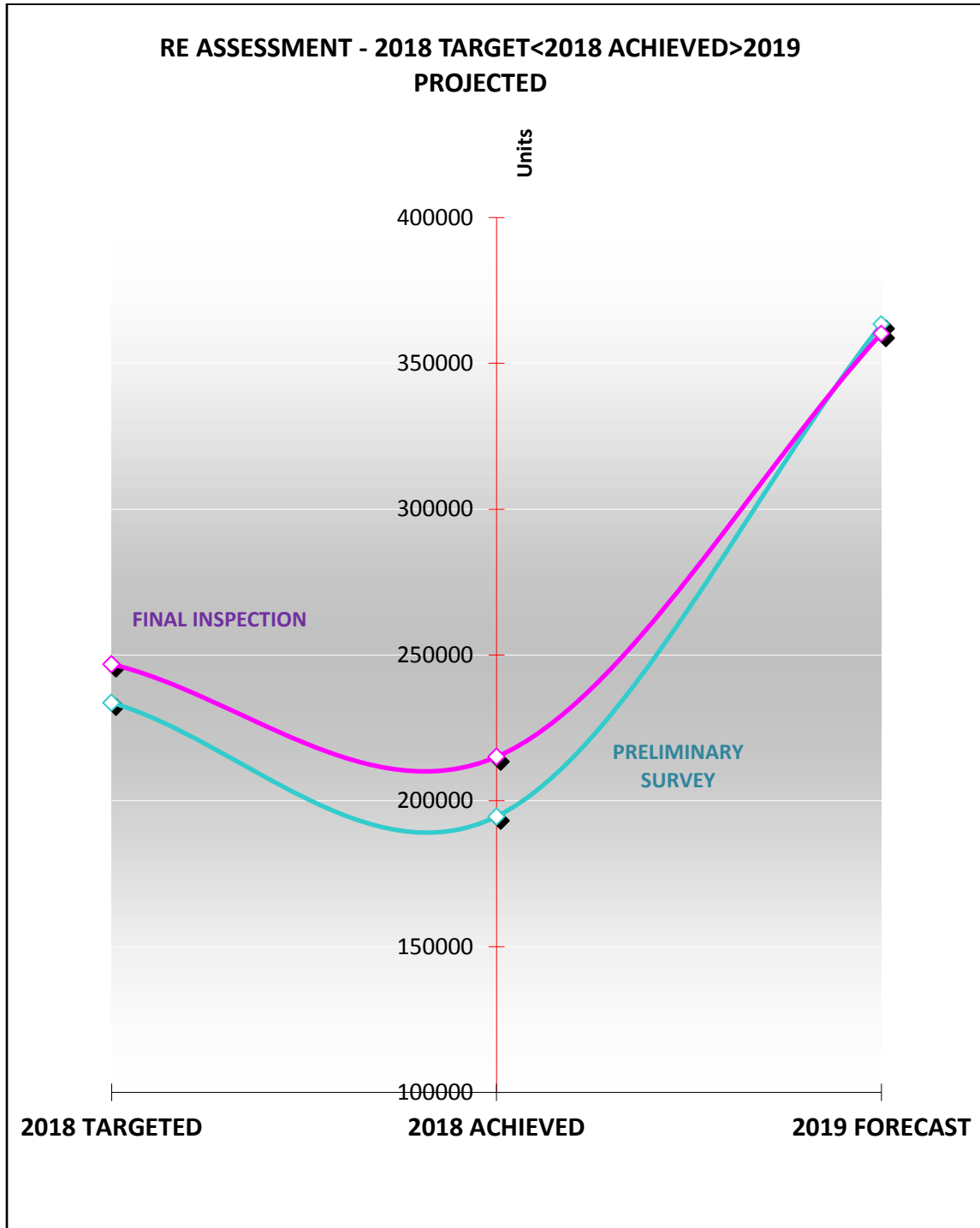
8. GENERAL VALUATIONS TARGET - ACHIEVED - PROJECTED

	2018 TARGET	2018 ACHIEVED
Condition Reports	6245	5243
Land Acquisitions	18107	19454
Land Estimates	759	970
Land Miscellaneous	33295	46198
Rentals Private	8250	9184
Rentals Government	5949	5949



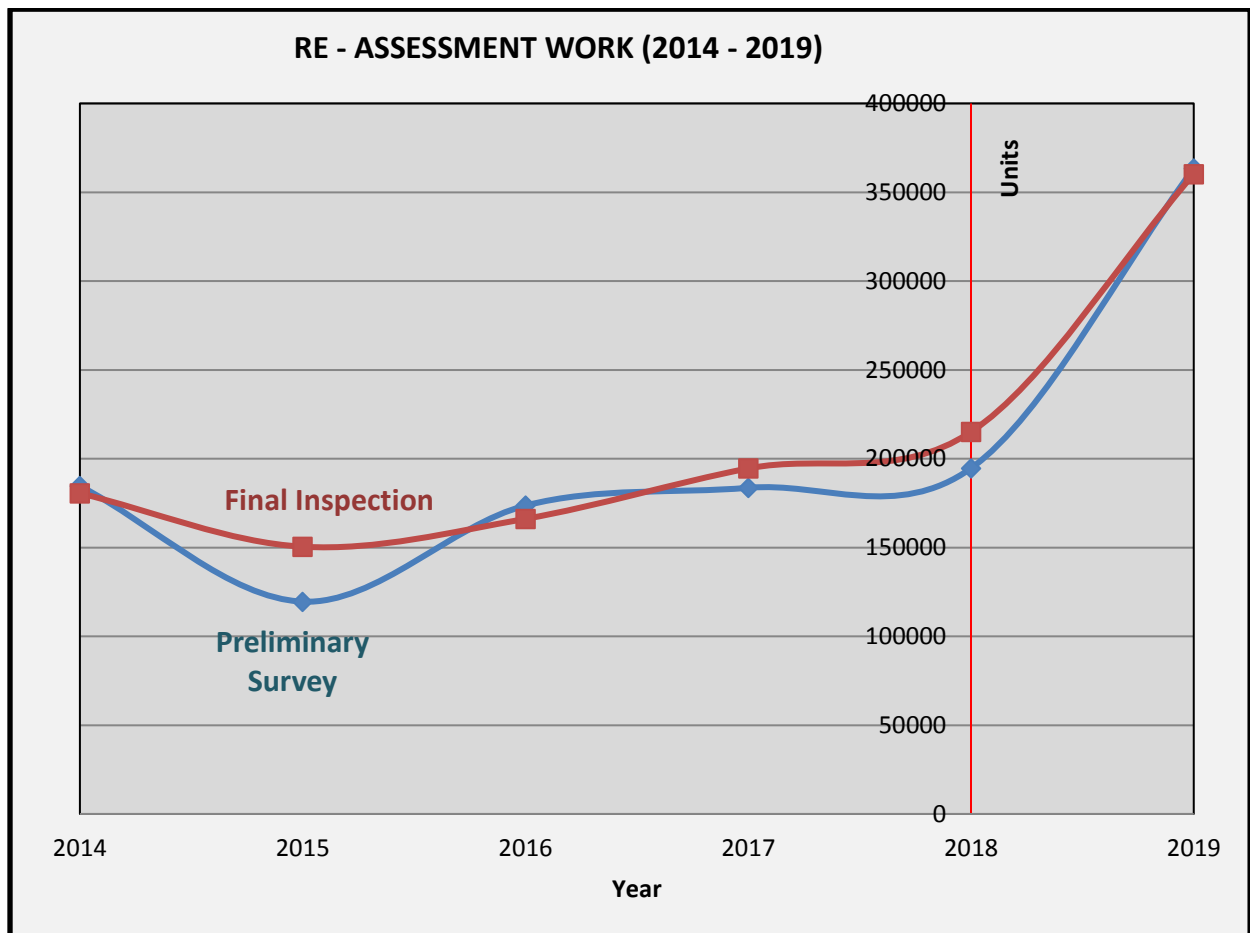
9. RATING VALUATIONS

During the year 2018, 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 194,623 properties and 215,071 of final Inspections and 1112 number of Special properties.



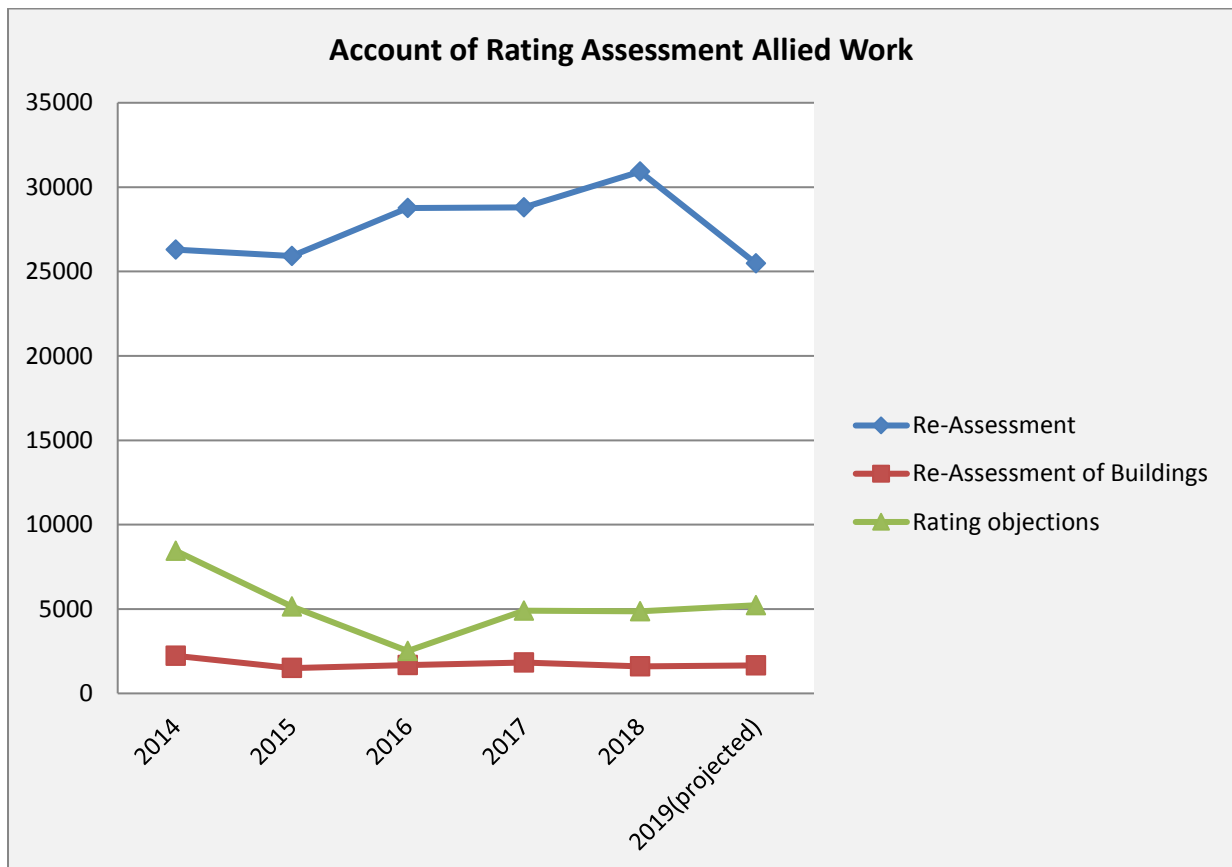
RE-ASSESSMENT WORK – YEAR TO YEAR & PROJECTED

	2014	2015	2016	2017	2018	2019
Preliminary Survey	184675	119539	173619	183632	194623	363425
Final Inspection	180548	150455	166155	194527	215071	360283



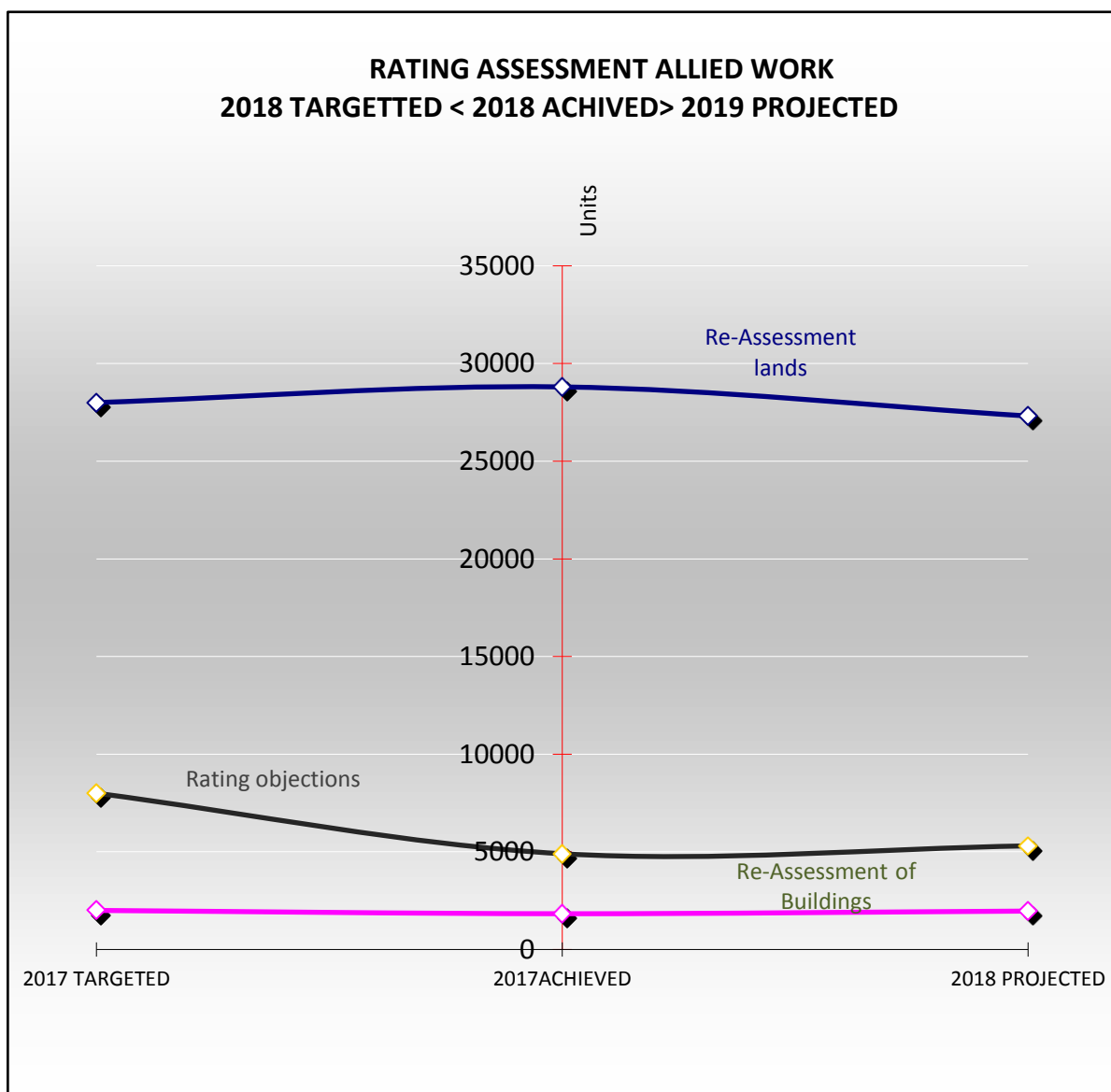
10. ACCOUNT OF RATING ASSESSMENT ALLIED WORK

During the year 2018, the Department was capable to complete the 30,919 number of Re Assessment of lands, 1596 number of Re Assessment of Buildings 4870 number of cases of Re Assessment of Objections.



Rating Assessment Allied Work – Target-Achieved-Projected

	2018 TARGETTED	2018 ACHIVED	2019 PROJECTED
Re-Assessment lands	25555	30919	25475
Re-Assessment of Buildings	1715	1596	1655
Rating objections	4966	4870	5215

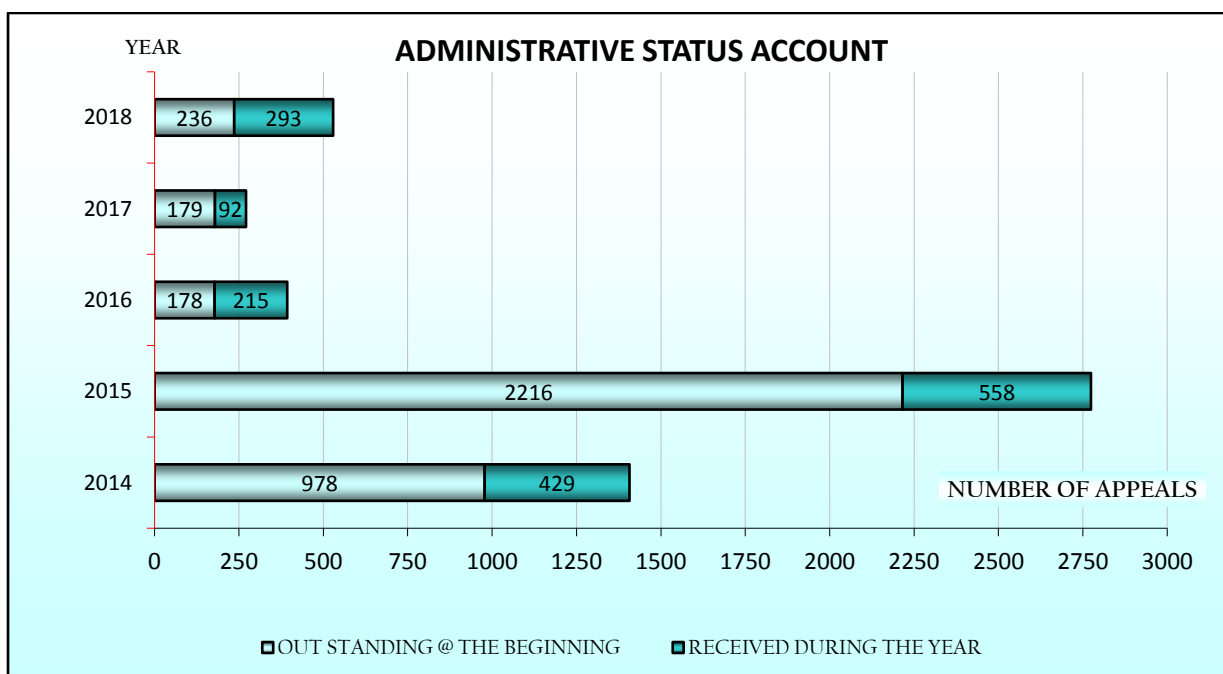


Account of the Activities of the Land Acquisition Board of Review

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.

ADMINISTRATIVE STATUS ACCOUNT - LAND ACQUISITION BOARD OF REVIEW

	2014	2015	2016	2017	2018
Outstanding @the Beginning	978	2216	178	179	236
Received During the Year	429	558	215	92	293
Total Entertained	1486	2333	1407	393	529



**SUMMARY OF APPEALS CONDUCTED BY THE LAND ACQUISITION BOARD OF REVIEW
THROUGHOUT THE YEAR**

Type of Cases	Received	Heard
Land Acquisition Board of Review	529	236
Cases handled before Supreme Court	11	1
Cases handled before Human Rights Commission	4	0
Cases handled before District Courts	35	0

11. ACCOUNT OF THE ACTIVITIES OF THE ASSET DIVISION

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 2018 the Department has undertaken;

- State Assets Valuation of 33 Numbers of Ministries / Departments handling of 450 Number of files. Throughout the year department has successfully accomplished 3350 Number of units under 345 Number of files.
- Co-operate assets valuation of 6 Number of cooperate bodies handling of 78 Number of files. During 2018 department has dully completed 658 Number of units under 55 Number of files.

12. Summary of Special Projects executed during the year 2018 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

SPECIAL PROJECTS ENGAGED FOR THE YEAR 2018

No	Responsible Regional Office	Projects
1	Colombo 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
		Merin Drive 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
		Kottte –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 - Koralaïma Road
		Kaluwella - Bellapitiya Road
		Wadduwa – Moronthuduwa Road
		Kottawa - thalagala Road
		Bellana - Moragala Road
		Ruwanpura Expressway
5	Southern	Mathara- Hakmana Road Widening Project
		Moragoda Ela
		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
		Thalgodapitiya-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 Multiple 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


13. ACADEMIC ADVANCEMENT

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' comes under two main categories,

- ▶ Internal & External Training Programmes, for Internal Officers
 - Job Oriented Training Programmes
 - Subject Oriented Training Programmes & Workshops
 - Exam Oriented Training Sessions & Workshops
 - Knowledge sharing sessions
 - Positive Attitude & productivity sessions
- ▶ Internal Training Programmes for External Officers.
 - Training sessions for officers of Local Government.
 - Training sessions & workshops for Provincial Revenue Officers
 - Attachment Programmes for B.Sc. Estate Management & Valuation graduates
 - Workshops and training sessions for Acquiring Officers
 - Tailor-made Training Programmes

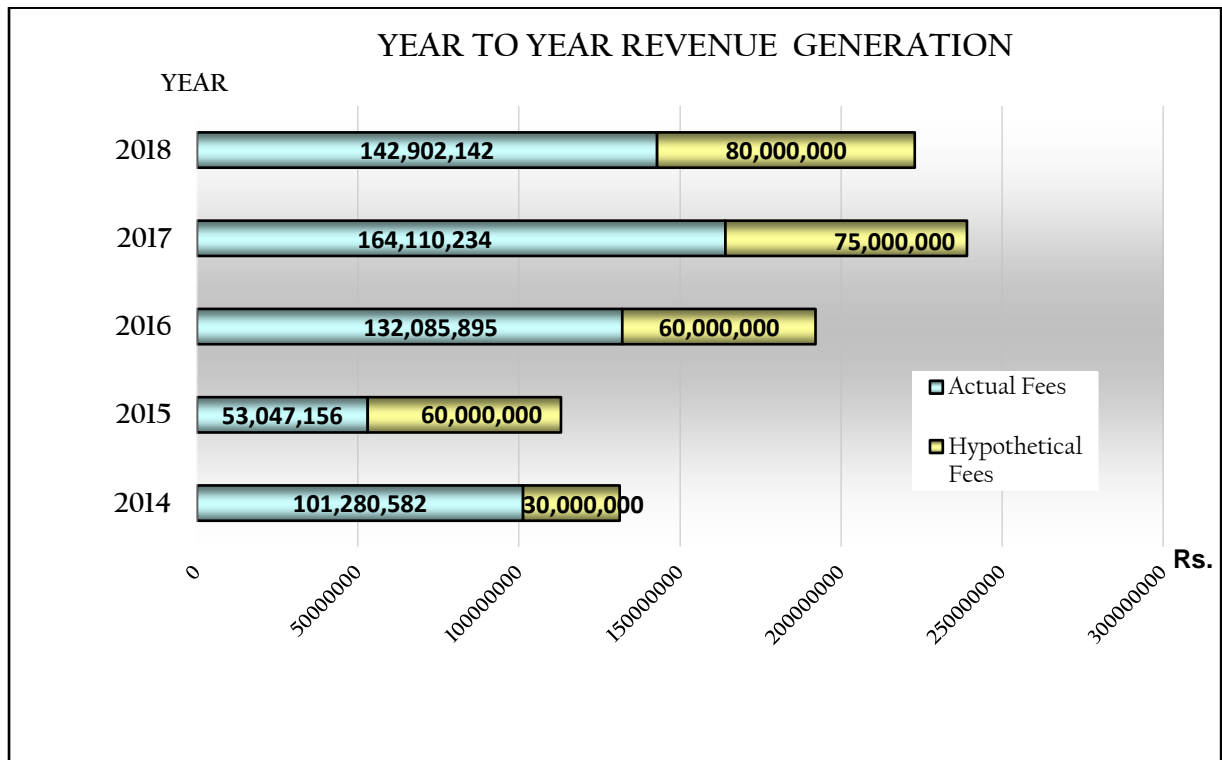


During 2018 altogether 24 Number of Training programmes were conducted for 478 participants. 23 Numbers Internal & external Training programmes were conducted for Internal Officers covering all designation levels and 1 tailor made internal training programme was conducted for 52 number of under graduates including 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.

PART III FINANCIAL PERFORMANCE & ANALYSIS

14. Measuring & Reporting Financial Performance

	2014	2015	2016	2017	2018
Actual Fees	Rs.101,280,582.00	Rs.53,047,155.00	Rs. 132,085,894.53	Rs. 164,110,234.13	142,902,142.00
Hypothetical Fees	Rs.30,000,000.00	Rs.60,000,000.00	Rs. 60,000,000.00	Rs. 75,000,000.00	80,000,000.00



Vote	Description	Allocation 2018	Total Expenditure	Savings 31.12.2018	Percentage of Expenditure	Percentage of savings
	Recurrent Expenditure	420,270,000.00	376,413,220.34	15,906,779.66	96	4
	Personal Emoluments	333,500,000.00	286,950,008.55	9,999,991.45	97	3
1001	Salaries and wages	200,000,000.00	205,947,204.10	902,795.90	100	0
1002	Overtime and Other Allowances	3,500,000.00	5,973,366.45	26,633.55	100	0
1003	Other Allowances	130,000,000.00	75,029,438.00	9,070,562.00	89	11
	Traveling Expenses	18,000,000.00	17,630,352.10	369,647.90	98	2
1101	Domestic	15,000,000.00	14,984,949.92	15,050.08	100	0
1102	Foreign	3,000,000.00	2,645,402.18	354,597.82	88	12
	Supplies	8,550,000.00	8,967,822.04	482,177.96	95	5
1201	Stationary and Office requisites	4,500,000.00	4,811,612.24	188,387.76	96	4
1202	Fuel	3,500,000.00	3,619,000.80	280,999.20	93	7
1203	Diets and Uniforms	550,000.00	537,209.00	12,791.00	98	2
	Maintenance Expenditure	5,200,000.00	4,183,264.11	1,516,735.89	73	27
1301	Vehicles	4,000,000.00	3,121,672.60	878,327.40	78	22
1302	Plant, Machinery and Equipment	700,000.00	952,331.51	247,668.49	79	21
1303	Building and Structures	500,000.00	109,260.00	390,740.00	22	78
	Services	46,020,000.00	49,301,974.30	3,518,025.70	93	7
1401	Transport	2,200,000.00	2,380,798.00	819,202.00	74	26
1402	Postal and Communication	4,500,000.00	4,737,225.99	12,774.01	100	0
1403	Electricity & Water	8,500,000.00	8,411,434.48	88,565.52	99	1
1404	Rents and Local Taxes	13,500,000.00	16,811,679.32	238,320.68	99	1
1408	Lease Rental Vehicles Procured Under Operational Leasing	10,320,000.00	8,758,860.00	1,561,140.00	85	15
1409	Other	7,000,000.00	8,201,976.51	798,023.49	91	9
	Transfers	9,000,000.00	9,379,799.24	20,200.76	100	0
1506	Property Loan Interest to Public Servants	9,000,000.00	9,379,799.24	20,200.76	100	0
	CAPITAL EXPENDITURE	386,700,000.00	142,565,034.59	272,084,965.41	34	66
	Rehabilitation and Improvement of Capital Assets	12,000,000.00	8,537,730.97	3,462,269.03	71	29
2001	Buildings and Structures	8,800,000.00	6,791,364.80	2,008,635.20	77	23
2002	Plant, machinery and equipment	1,500,000.00	767,151.06	732,848.94	51	49
2003	Vehicles	1,700,000.00	979,215.11	720,784.89	58	42
	Acquisition of Capital Assets	4,200,000.00	8,240,522.05	23,409,477.95	26	74
2102	Furniture and Office Equipment	2,200,000.00	2,617,153.68	32,846.32	99	1
2103	Plant, Machinery and Equipment	2,000,000.00	5,623,368.37	23,376,631.63	19	81
	Capacity building	11,500,000.00	11,158,781.57	841,218.43	93	7
2401	Staff Training	11,500,000.00	11,158,781.57	841,218.43	93	7
	Assessment of Government Properties	1,000,000.00	-	1,000,000.00	-	100
2509	Other	1,000,000.00	-	1,000,000.00	-	100
	Compensation for the Government Vested	358,000,000.00	114,628,000.00	243,372,000.00	32	68
	Underperforming Enterprises and Assets					
2501	Restructuring	358,000,000.00	114,628,000.00	243,372,000.00	32	68
	Total Expenditure	806,970,000.00	518,978,254.93	287,991,745.07	64	36

PART IV - CADRE & STRENGTHS

15. CADRE ACCOUNT 31ST DECEMBER 2018

POST(Approved Cadre/ Existing Cadre)	Approved Cadre New	Existing Cadre	Vacancies
Government Chief Valuer	01	01	00
Additional Chief Valuer	04	01	03
Deputy Chief Valuer	16	01	15
Director Administration	01	00	01
Chief Accountant	01	01	00
Chief Internal Auditor	01	01	00
Accountant	01	00	01
Senior Valuer/ Regional Valuer	80	15	65
Valuer / District Valuer	120	21	99
Legal Officer	02	01	01
Administrative Officer	02	01	01
Information & Communicating Officer	02	00	02
Translator (Sinhala- Tamil)	01	00	01
Assistant Valuer/ Assistant District Valuer	360	315	45
Development Officers	25	27	+2
ICT Assistant	03	00	03
Public Management Assistant	103	95	08
Driver	18	19	+01
Office Employment Service	74	67	07
Circuit Bungalow Keeper	04	01	03

CONCLUSION

The Government Valuation Department is one of the main government institutions that directly contribute towards the progress and the development of the country which is a rooted fact to the general public at large. The development consists of professional valuer, who has a wide and experiential knowledge of real estate market. Departmental duty is not limited to assessment of property along. But it provides relevant legal advices to the Government and semi Government institutions such as local and provincial councils regarding valuations, property management and property acquiring.

This report is the formal document for the year 2018 which reflect our objective, vision and mission. It witnesses the strength of our resources and team work strategies in achieving a large volume of work than the year 2017.

I convey my sincere gratitude to His Excellency the President of the Democratic Socialist Republic of Sri Lanka, Hon. Ministry of Finance, Deputy Ministry of Finance, The Secretary to the Treasury and the Staff of Ministry of Finance for the co-operation extended to me and to the Department.

I take this opportunity to express my appreciation to all officers of the Department for their efforts, hard work, dedication and the high degree of enthusiasm towards duty. While being committed to the country, the department always tries its best to extend fullest support in service with the limited resources it possess. I wish all success for the Department of Valuation which aims a glorious future.

P D D S Muthukumarana
Government Chief Valuer