

SAMPLE VALUATION REPORT



VALUATION REPORT

**RESIDENTIAL/ COMMERCIAL PROPERTY
SITUATED AT
TEMPLE ROAD, MORATUWA**

1 January 2025

Our Ref:

Mr. R. S. Liyanage,
No. 05, Temple Road,
Moratuwa.

Dear Sir/Madam,

Valuation of the Subject Property: Lot 1 Depicted in Survey Plan No. 0001.

In agreement with terms and conditions, we are providing this valuation report for the Subject Property at your request.

We have expressed our opinion subject to the given Assumptions, Disclaimers Limitations and Qualifications set out for the based purpose as at the date of valuation.

This valuation report has been prepared for the client (addressee), and no responsibility is accepted for any use of the Valuation Report by any third party who may use or rely on the whole or part of the content of this valuation for any purpose other than that for which the valuation report was prepared.

We trust that this valuation report meets your requirement, however, should you have any queries, please do not hesitate to contact us.

Yours faithfully,

.....
Wathsala Wickramanayake FRICS

Chartered Valuation Surveyor

FRICS (UK), MBA, B.Sc. Estate Management & Valuation (sp) (Hons)

Managing Director

WikiFrank Chartered Valuers (Pvt) Ltd.

VALUATION REPORT

Property Identification	<p>Lot 1 depicted in Survey Plan No. 0001 dated 02/01/2020 made by L. L. Perera - L.S, situated at Assmt. No. 05, Temple Road, Moratuwa within the Limit of Moratuwa Municipal Council.</p> <p>Extent - 0A - 0R - 07.00P</p>
Date of Inspection & Valuation	01 st January 2025
Basis of Value	Market Value
Methodology	Market Approach: Comparative Method of valuation and the Cost Approach: Depreciated Replacement Cost basis.
Requirement of the Valuation	<p>To submit as a supporting document for applying visa.</p> <p>The Visa Officer, Australian High Commission in Sri Lanka, No. 21, R G Senanayake Mawatha, Colombo 07, Sri Lanka.</p>
Locality and Access	<p><u>Locality</u></p> <p>The subject property is situated along Temple Road, Moratuwa, in a well-established residential area occupied mainly by middle- and upper-middle-income households. The neighbourhood is peaceful and secure, with access to essential utilities such as electricity, water, waste collection, and telecom services.</p> <p>The property enjoys good connectivity, with Galle Road approximately 500 metres away and Moratuwa town centre about 800 metres from the site. Public transport is readily available via road and rail, with Moratuwa Railway Station just 1.2 kilometres away.</p> <p>Key landmarks nearby include St. Sebastian's College, Prince of Wales' College, and Our Lady of Victories Church, all within 1 kilometre. The Katubedda Expressway Interchange is around 4 kilometres away, providing quick access to the Southern Expressway. A full range of amenities such as banks, supermarkets, schools, and healthcare is available within close proximity.</p>

Approximate Google Coordinates of the property - 6.90000, 79.80000



Source of Map: Google Maps

Access

Proceed from Rawatawatta Junction along De Soysa Road for about 1 km, turn left to the Temple Road and travel around 500m to reach to the Subject Property on to the right-hand side.

Legal Interest

As per the documents produced by the client, the Freehold Title to the property is claimed by Ranil Sriyathne a by virtue of Deed of Transfer No. 1001 dated 10.05.2010, attested by Praneeth Rangana - NP (Colombo).

Please Note that we did not carry out any Title search or Title verification to confirm the ownership and the above information relating to the title is based on the information provided by the client with the copies of Title Deeds. Consequently, Freehold Title to the property is assumed and valued accordingly.

Property Description

Site Profile

Shape	The land is trapezoidal in shape.
Surface	Surface is flat and at a level even with the access road.
Frontage	About 35ft wide road frontage to 12ft wide tarred road along the Southern Boundary and about 30ft wide road frontage to 10ft wide gravel road along the Western Boundary.
Boundaries	Boundaries are secured by boundary walls, plastered and painted and gates.
Gate	Electrically operable roller gate and a pedestrian gate.

Buildings/ Structures

Three storied residential building (G+1+top floor).

Roof	RCC slab roof supported by RCC columns and beams. The roof drainage is fixed with Zinc-aluminum gutters and Zn/Al down pipes.	
Ceiling	Asbestos sheet ceiling with exposed rafters.	
Walls	Brick walls, smoothly plastered and painted- internally and rough cast and painted externally.	
Doors	Timber doors.	
Windows	Aluminum framed glazed windows secured by iron grills.	
Floor	The living area features a tiled floor, while the remaining areas have a cement finish.	
Stairway	Timber topped concrete stairway with timber hand railings and timber balustrades.	
Pantry & Kitchen	Base and wall mounted wooden cabinets with tiled counter tops in the kitchen area and pantry area is installed with base cabinets with granite counter tops.	
Bathrooms	Tiled bathrooms fitted with quality fittings including wash basin, water closet and shower area.	
Age	About 08 years old.	
Condition	Good.	
Accommodation	Ground floor	Living and Dining, two (02) bedrooms, common bathroom, fitted pantry and kitchen and verandahs.
	First floor	Lobby, three (02) bedrooms with en-suite bathrooms and balconies.
	Second floor	One (01) bedroom with balcony, common bathroom.
Floor Area (As per the Approved Building Plan)	Ground floor	1,000 sq.ft.
	First floor	1,000 sq.ft.
	Second floor	1,000 sq.ft.
	Total	<u>3,000 sq.ft.</u>
Occupation	Owner occupied.	
Conveniences	Mains water Supply augmented by overhead tank and Mains Electricity Supply is available.	
	Sewerage in the forms of the private septic tank.	
	Garbage collection by local authorities.	

		Value of Land					
Valuation		07.00	Perches	@	LKR. 3,000,000.00	Per Perch	LKR 21,000,000.00
	Value of Building						
		3,000	sq.ft.	@	LKR. 11,000.00	Per sq.ft.	LKR <u>33,000,000.00</u>
							LKR <u>54,000,000.00</u>

**Valuation
Opinion**

LKR. 54,000,000.00
(Rupees Fifty Four Million).

This valuation and the report are prepared based on the information received from the client and information gathered through the physical inspection to the property to the best of my belief, knowledge and understanding. The information revealed in this report is strictly limited to the client and the purpose and confidential. No part of this report may be reproduced either electronically or otherwise for further distribution without prior written consent. This report is issued without any prejudice and personal liability.

Certification

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Wathsala Wickramanayake FRICS
Managing Director
WikiFrank Chartered Valuers (Pvt) Ltd.