SAMPLE VALUATION REPORT





VALUATION REPORT

RESIDENTIAL/ COMMERCIAL PROPERTY
SITUATED AT
TEMPLE ROAD, MORATUWA



1 January 2025	Our Ref:
i Januar v 2025	

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.



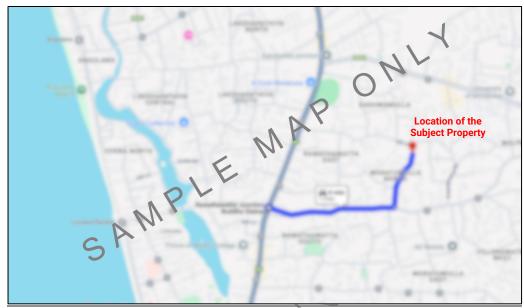
VALUATION REPORT

	Lot 1 depicted in Survey Plan No. 0001 dated 02/01/2020 made by L. L. Perera - L.S,
Property Identification	situated at Assmt. No. 05, Temple Road, Moratuwa within the Limit of Moratuwa Municipal Council.
	Extent - 0A - 0R - 07.00P
Date of Inspection & Valuation	01st January 2025
Basis of Value	Market Value
Methodology	Market Approach: Comparative Method of valuation and the Cost Approach: Depreciated Replacement Cost basis.
Requirement	To submit as a supporting document for applying visa.
of the Valuation	The Visa Officer, Australian High Commission in Sri Lanka, No. 21, R G Senanayake Mawatha, Colombo 07, Sri Lanka.
Locality and	Locality
Access	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.
	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.
	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.







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.

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

Legal Interest

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 drainage is fixed with Zinc-aluminum gutters and Zn/Al dover pipes. Ceiling Asbestos sheet ceiling with exposed rafters. Walls Brick walls, smoothly plastered and painted-internally and roug cast and painted externally. Doors Timber doors. Windows Aluminum framed glazed windows secured by iron grills. The living area features a tiled floor, while the remaining are have a cement finish. Stairway Timber toped concrete stairway with timber hand railings at timber balustrades. Base and wall mounted wooden cabinets with tiled counter to in the kitchen area and pantry area is installed with base cabine with granite counter tops. Tiled bathrooms fitted with quality fittings including wash bas water closet and shower area. Age About 08 years old. Condition Good. Accommodation Ground floor Living and Dining, two (02) bedrooms, commo bathroom, fitted pantry and kitchen and verandahs. Lobby, three (02) bedrooms with en-suit bathrooms and balconies. First floor Done (01) bedroom with balcony, commo 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 3,000 sq.ft. Total 3,000 sq.ft.		Three Storied residential building (d+1+top 1toor).			
Walls Brick walls, smoothly plastered and painted- internally and rouge cast and painted externally. Doors Timber doors. Windows Aluminum framed glazed windows secured by iron grills. The living area features a tiled floor, while the remaining are have a cement finish. Stairway Timber toped concrete stairway with timber hand railings at timber balustrades. Base and wall mounted wooden cabinets with tiled counter to in the kitchen area and pantry area is installed with base cabine with granite counter tops. Tiled bathrooms fitted with quality fittings including wash bas water closet and shower area. Age About 08 years old. Condition Ground floor Living and Dining, two (02) bedrooms, common bathroom, fitted pantry and kitchen are verandahs. Lobby, three (02) bedrooms with en-suit bathroom. Second floor First floor Floor Area (As per the Approved Building Plan) Ground floor Ground floor Total J.000 sq.ft. Second floor Mains water Supply augmented by overhead tank and Mai Electricity Supply is available.		Roof	RCC slab roof supported by RCC columns and beams. The roof drainage is fixed with Zinc-aluminum gutters and Zn/Al down pipes.		
Walls Cast and painted externally. Doors Timber doors. Windows Aluminum framed glazed windows secured by iron grills. The living area features a tiled floor, while the remaining are have a cement finish. Timber toped concrete stairway with timber hand railings at timber balustrades. Base and wall mounted wooden cabinets with tiled counter to in the kitchen area and pantry area is installed with base cabine with granite counter tops. Tiled bathrooms fitted with quality fittings including wash bas water closet and shower area. Age About 08 years old. Condition Ground floor First floor First floor First floor Cound floor First floor Floor Area (As per the Approved Building Plan) Occupation Cound floor Mains water Supply augmented by overhead tank and Mai Electricity Supply is available.		Ceiling	Asbestos sheet ceiling with exposed rafters.		
Windows Aluminum framed glazed windows secured by iron grills. The living area features a tiled floor, while the remaining are have a cement finish. Stairway Timber toped concrete stairway with timber hand railings at timber balustrades. Base and wall mounted wooden cabinets with tiled counter to in the kitchen area and pantry area is installed with base cabine with granite counter tops. Tiled bathrooms fitted with quality fittings including wash bas water closet and shower area. Age About 08 years old. Condition Ground floor First floor First floor Floor Area (As per the Approved Building Plan) Occupation Aluminum framed glazed windows secured by iron grills. The living area features a tiled floor, while the remaining are have a cement finish. Timber toped concrete stairway with timber hand railings are timber balustrades. Base and wall mounted wooden cabinets with tiled counter to in the kitchen are and pantry area is installed with base cabine with granite counter tops. Living and Dining, two (02) bedrooms, communication, fitted pantry and kitchen are verandahs. Lobby, three (02) bedrooms with en-suite bathrooms and balconies. Ground floor Floor Area (As per the Approved Building Plan) Ground floor Total J.000 sq.ft. Second floor J.000 sq.ft. Total J.000 sq.ft. Total J.000 sq.ft. Mains water Supply augmented by overhead tank and Mai Electricity Supply is available.		Walls	Brick walls, smoothly plastered and painted- internally and rough cast and painted externally.		
Floor The living area features a tiled floor, while the remaining are have a cement finish. Stairway Timber toped concrete stairway with timber hand railings at timber balustrades. Base and wall mounted wooden cabinets with tiled counter to in the kitchen area and pantry area is installed with base cabine with granite counter tops. Tiled bathrooms fitted with quality fittings including wash bas water closet and shower area. Age About 08 years old. Condition Ground floor First floor Cound floor First floor Second floor Floor Area (As per the Approved Building Plan) Occupation Total Owner occupied. Mains water Supply augmented by overhead tank and Mai Electricity Supply is available.		Doors	Timber doors.		
Floor have a cement finish. Stairway Timber toped concrete stairway with timber hand railings at timber balustrades. Base and wall mounted wooden cabinets with tiled counter to in the kitchen area and pantry area is installed with base cabine with granite counter tops. Tiled bathrooms fitted with quality fittings including wash bas water closet and shower area. Age About 08 years old. Condition Ground floor Accommodation First floor Second floor Second floor Floor Area (As per the Approved Building Plan) Occupation Mains water Supply augmented by overhead tank and Mai Electricity Supply is available.		Windows	Aluminum framed glazed windows secured by iron grills.		
Stairway timber balustrades. Base and wall mounted wooden cabinets with tiled counter to in the kitchen area and pantry area is installed with base cabine with granite counter tops. Tiled bathrooms fitted with quality fittings including wash bas water closet and shower area. Age About 08 years old. Good. Condition Ground floor Accommodation Accommodation First floor Second floor Floor Area (As per the Approved Building Plan) Occupation Cound floor Total Mains water Supply augmented by overhead tank and Mai Electricity Supply is available.		Floor	The living area features a tiled floor, while the remaining areas have a cement finish.		
Pantry & Kitchen in the kitchen area and pantry area is installed with base cabine with granite counter tops. Tiled bathrooms fitted with quality fittings including wash bas water closet and shower area. Age About 08 years old. Condition Ground floor Accommodation First floor Second floor Floor Area (As per the Approved Building Plan) Ground floor Ground floor Ground floor Total Accommodation Accommodation Accommodation First floor Accommodation First floor Accommodation Accommodation First floor Accommodation First floor Accommodation First floor Accommodation First floor Accommodation Accommodation First floor Accommodation First floor Accommodation Accommodation Accommodation First floor Accommodation Accommodation Accommodation First floor Accommodation Accommodation Accommodation Accommodation First floor Accommodation Accommodation Accommodation First floor Accommodation Accommoda	•	Stairway	Timber toped concrete stairway with timber hand railings and timber balustrades.		
Age About 08 years old. Condition Good. Accommodation First floor Second floor bathroom. Floor Area (As per Approved Building Plan) Cocupation Floor Description Second floor Total Second floor Mains water Supply augmented by overhead tank and Mai Electricity Supply is available. About 08 years old. Living and Dining, two (02) bedrooms, common bathroom, fitted pantry and kitchen are verandahs. Lobby, three (02) bedrooms with en-suit bathrooms and balconies. One (01) bedroom with balcony, common bathroom. Ground floor 1,000 sq.ft. First floor 1,000 sq.ft. Second floor 1.000 sq.ft. Occupation Owner occupied.	•	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.		
Condition Good. Living and Dining, two (02) bedrooms, common bathroom, fitted pantry and kitchen and verandahs. Lobby, three (02) bedrooms with en-suit bathrooms and balconies. Second floor Floor Area (As per the Approved Building Plan) Occupation Ground floor Total Owner occupied. Living and Dining, two (02) bedrooms, common bathroom, fitted pantry and kitchen and verandahs. Lobby, three (02) bedrooms with en-suit bathrooms and balconies. One (01) bedroom with balcony, common bathroom. Floor Area (As per the Approved Building Plan) Ground floor 1,000 sq.ft. Total 3,000 sq.ft. Mains water Supply augmented by overhead tank and Mai Electricity Supply is available.		Bathrooms	Tiled bathrooms fitted with quality fittings including wash basin, water closet and shower area.		
Accommodation First floor Cround floor Cround floor Living and Dining, two (02) bedrooms, commodation First floor Cound floor Co	i	Age	About 08 years old.		
Accommodation First floor Second floor Floor Area (As per the Approved Building Plan) Cocupation Ground floor Ground floor First floor Second floor Total Ground floor Downer occupied. Mains water Supply augmented by overhead tank and Mai Electricity Supply is available.		Condition	Good.		
First floor bathrooms and balconies. One (01) bedroom with balcony, common bathroom. Floor Area (As per the Approved Building Plan) Occupation First floor Ground floor 1,000 sq.ft. First floor 1,000 sq.ft. 3,000 sq.ft. Occupation Owner occupied. Mains water Supply augmented by overhead tank and Main Electricity Supply is available.	•	Accommodation	Ground floor		
Second floor bathroom. Floor Area (As per the Approved Building Plan) Occupation Second floor 1,000 sq.ft. First floor 1,000 sq.ft. Second floor 1,000 sq.ft. Second floor 3,000 sq.ft. Total 3,000 sq.ft. Owner occupied. Mains water Supply augmented by overhead tank and Mai Electricity Supply is available.			First floor	Lobby, three (02) bedrooms with en-suite bathrooms and balconies.	
Floor Area (As per the Approved Building Plan) Occupation Total Mains water Supply augmented by overhead tank and Mai Electricity Supply is available.			Second floor	One (01) bedroom with balcony, common bathroom.	
(As per the Approved Building Plan) Total Occupation Mains water Supply augmented by overhead tank and Mai Electricity Supply is available.		(As per the Approved	Ground floor	1,000 sq.ft.	
Approved Building Plan) Second floor 1,000 sq.ft. Total 3,000 sq.ft. Occupation Owner occupied. Mains water Supply augmented by overhead tank and Mai Electricity Supply is available.			First floor	1,000 sq.ft.	
Occupation Owner occupied. Mains water Supply augmented by overhead tank and Mai Electricity Supply is available.			Second floor	1,000 sq.ft.	
Mains water Supply augmented by overhead tank and Mai Electricity Supply is available.			Total	3,000 sq.ft.	
Electricity Supply is available.		Occupation	Owner occupied.		
Conveniences Sewerage in the forms of the private septic tank.		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.			Garbage collection by local authorities.		



	Value of Land				
	07.00 Perches @ LKR. 3,000,000.00 Per Perch CKR 21,000,000.00				
Valuation	Value of Building				
	3,000 sq.ft. @ LKR. 11,000,00 Per sq.ft. LKR <u>33,000,000.00</u>				
	Value of Building 3,000 sq.ft. @ LKR. 11,000,00 TPer sq.ft. LKR 33,000,000.00 LKR. 54,000,000.00 (Rupees Fifty Four Million).				
Valuation	SAMPLE LKR. 54,000,000.00				
Opinion	(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					
	Wathsala Wickramanayake FRICS				
Managing Director					
	WikiFrank Chartered Valuers (Pvt) Ltd.				