Methods Using Land Valuation for Sri Lanka

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Abstract. The practice of evaluating the components of a specific piece of land is known as land valuation. Land valuators, overall, use varied approaches for their values, which is a manual procedure and long-term project. The practice of evaluating the components of a specific piece of land is known as land valuation. Land valuators, overall, use varied approaches for their values, which is a manual procedure and long-term project. In the land valuation process, land valuators must achieve lots of tasks such as considering characteristics, gathering factors, identifying methods, and calculating land value. for achieving this procedure made special tools. but Sri Lankan land valuators do not use them because models and applications not working as really, they want. This research was conducted by quantitative and qualitative research approaches target population is Sri Lankan land valuation officers. For the survey and interview, 21 land valuation officers have participated. During this survey and interview, valuation officers were sharing their lots of best practices and their own ideas for land valuations and problems such as finding land valuation factors, land valuation methods, land valuation Techniques, land valuators Challenges, and implemented Tools for land valuations. 19 articles are used to gather data and widely describe land valuation methods using Sri Lanka such as Comparative Method, Contractor's basis Method, Residual Method, Investment Method, Profits Accounts Method, and the researcher found the best practices of land valuators and widely describes problems during the land valuation process. Finally got a decision to solve land valuations problems analysed using the land valuator's ideas and founded information.

Keywords: *Land Valuation Process, Valuation Methods, Valuation Tools, Land Valuators, Land Characteristics, Land Factors*