

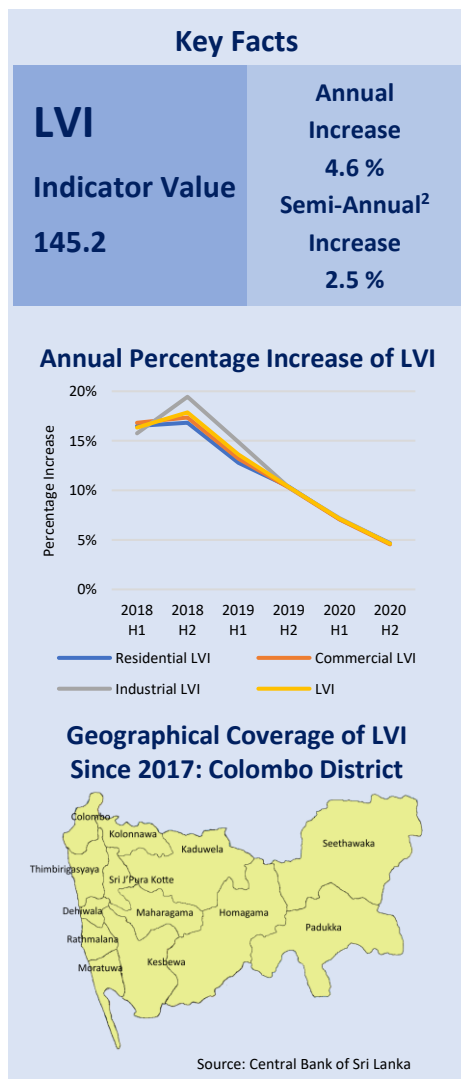
Land Valuation Indicator

Second Half of 2020



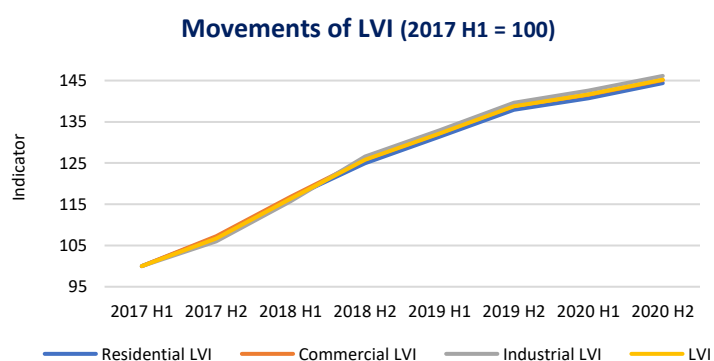
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இலங்கை மத்திய வங்கி
CENTRAL BANK OF SRI LANKA

Land Valuation Indicator¹ – Second Half of 2020



Land Valuation Indicator (LVI) for Colombo District increased by 4.6 per cent on year-on-year basis to 145.2 during the second half of 2020. However, the percentage level of increase of LVI was in line with the declining trend observed over the recent periods. In addition, the LVI recorded an increase of 2.5 per cent for the second half of 2020 compared to the first half of 2020.

All sub-indicators of LVI, namely Residential LVI, Commercial LVI and Industrial LVI, contributed to the overall increase. Residential LVI recorded the highest annual increase of 4.7 per cent, followed by Industrial LVI and Commercial LVI.



Land Valuation Indicator and Growth Rates

Land Valuation Indicator for Colombo District (Base period: 2017 H1)	Indicator Value					Annual Percentage Change			Semi-Annual ² Percentage Change		
	2018 H2	2019 H1	2019 H2	2020 H1	2020 H2	2019 H2	2020 H1	2020 H2	2019 H2	2020 H1	2020 H2
Residential LVI	125.0	131.4	137.9	140.7	144.4	10.4	7.1	4.7	5.0	2.0	2.6
Commercial LVI	125.9	132.2	138.8	141.6	145.1	10.3	7.1	4.5	5.0	2.0	2.5
Industrial LVI	126.6	133.0	139.6	142.5	146.1	10.3	7.2	4.6	5.0	2.1	2.5
LVI	125.8	132.2	138.8	141.6	145.2	10.3	7.1	4.6	5.0	2.0	2.5

Source: Central Bank of Sri Lanka

¹ The Land Price Index (LPI) compiled by the CBSL was renamed as Land Valuation Indicator (LVI), effective from the 2nd half of 2019.

² Percentage change of the LVI for this half year compared to the previous half year.

Technical Note:**Coverage and Frequency**

The Land Price Index (LPI) compiled from 1998 to 2008 on an annual basis and from 2009 to 2017 on a semi-annual basis, covering 5 DS divisions in the Colombo District. Subsequently, from 2017 onwards, its geographical coverage was enhanced to represent all 13 DS divisions in the Colombo District and hence it was rebased considering 1st half of 2017 as the base period. From 2020 onwards LPI was renamed as Land Valuation Indicator (LVI) and continued to be released on a semi-annual basis.

Data Source

Per perch bare land prices are obtained from the Government Valuation Department on a semi-annual basis.

Methodology

Considering the diverse nature of land use, and the necessity of maintaining homogeneity, three sub-indicators for residential, commercial and industrial lands are computed separately for each DS division using the average per perch bare land price in the area. The LVI is the simple average of these three sub-indicators.

