



**Abeygunawardene
Associates**

Chartered Valuers & Real Estate Consultants (Pvt) Ltd.

BUSINESS PROFILE

CHARTERED VALUERS & REAL ESTATE CONSULTANTS

We undertake valuation of movable and immovable properties along with comprehensive consultation services on development, marketing and management of real estate development.

Our Service Mix



Consultation

Consultation on comprehensive Real Estate Development projects



Implementation

Designing and Implementation of Real Estate Development projects



Management

Management and Maintenance of Real Estate Development



Marketing

Marketing of all investment portfolios and real estate products including transactions, brokering and auctioning



Valuation

Professional Valuation services by Chartered Valuers

CONTACT

Tel: + 94 (71) 851 7208
+ 94 (77) 777 2970
+ 94 (11) 284 6516
Fax: +94 (11) 284 6515
Email: info@aapl.lk
gwgabey29@gmail.com

ADDRESS

29, Purana Road,
Wattegedara, Maharagama,
Sri Lanka.

CORPORATE INFORMATION

Name of the Business : Abeygunawardene Associates PVT (LTD)

Business Logo :  **Abeygunawardene Associates**
Chartered Valuers & Real Estate Consultants (Pvt) Ltd.

Our Services : Chartered Valuers, Consultation on comprehensive Real Estate Development projects, Implementation, Management, and Marketing of all Real Estate Portfolios.

Registration Number : PV 117292

Year of Incorporation : 2016

Registered Address : No. 29, Purana Road, Wattegedara, Maharagama, Sri Lanka.

Project Business Address : No. 29, Purana Road, Wattegedara, Maharagama , Sri Lanka.

Company Contact Details : Tel: + 94 (71) 851 7208
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Professional Group Headed by: Mr. G.W.GAbeygunawardene FRICS

*Chartered Valuation Surveyor (Fellow) B.Sc. Estate Management and Valuation (Special) (SL)
M.S Urban Land Appraisal (Reading) (UK) Fellow member of Institute of Real Estate &
Valuation Sri Lanka) Court Commissioner, Valuer & Auctioneer*

ABOUT US

Abeygunawardene Associates PVT (LTD) is a pioneer in professional real estate consultancy Services providers, in Sri Lanka - having an impeccable reputation for serving in the field of real estate valuation, real estate developments management and consultancy services - with years of experience with the leading public and private institutions and individuals those who have been obtaining continuous service. We are a team of academically and professionally qualified Chartered Valuers, Planners, Architects, & Engineers headed by Mr. G.W.G. Abeygunawardene Fellow Member of Royal Institute of Chartered Surveyors (UK) and one of the pioneer Fellow member of the Institute of Real Estate and Valuation in Sri Lanka with the experience of more than 31 years in the Urban Development Authority in Sri Lanka in different divisions becoming Director (Lands Development and Management), Director (Enforcement), Director (Western Province) and finally Director (Property Portfolio and Facility Management).

The key professionals involved in the activities of the company are having international experience and exposure in countries like China, Singapore, Cyprus, Vietnam, Japan & USA. Performing more than 600 tasks serving for public and private banks, government institutions and individuals – providing services for asset and regulatory valuation, including mortgage, machinery, and environmental valuation and advising on the development of multi-story complexes including Government Treasury and Central Bank of Sri Lanka.

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Vision: To become the leader in Real Estate consulting services in Sri Lanka.

Mission: To change the direction of Real Estate Consulting services in Sri Lanka to compete with the international standards.

Objectives To establish a leading real estate consultancy services provider with global standards.

- To establish professional standards in the real estate consultancy service industry in Sri Lanka.
- To introduce standard principles to our prestigious clientele providing reliable services.
- To build a reputed brand name for Real Estate consultancy services in Sri Lanka- entering the global market.
- To continue protecting our established reputation maintaining effective and reliable services for our clientele.

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SERVICES WE OFFER

Primary Objective: Carry on the fully comprehensive, business activities of real estate development, Marketing, Management and Consultancy Services - Locally and overseas.

1: Consultation on Comprehensive Real Estate Development Projects

- a. Multi-disciplinary real estate development projects
 - i. Condominium(Commercial and Residential)/ Shopping Complexes
 - ii. Housing projects
 - iii. Hotel projects
 - iv. Multistoried office complexes
 - v. Industrial/amusement / leisure parks
 - vi. Any other acceptable projects

2. Designing and implementation of Real Estate Development projects

- a. Project planning including of feasibility studies
- b. Project costing,/ budgeting and monitoring
- c. Overall project management
- d. Cash flow management and critical path analysis
- e. Contingency arrangements
- f. Risk management and setting up KPIs (Key Performance Indicators)

3. Management of Real Estate development projects

- a. Management of built-up property
- b. Maintenance of such projects,
- c. Collection of income derived from real estate portfolio
- d. Inventory management
- e. Maintenance of assets portfolios
- f. Cash flow management including budgetary comparisons

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4. Marketing of all Investment Portfolios and Real Estate products

- a. Implementation of marketing plans
- b. Monitoring timelines
- c. Management of investment portfolios based on Consumer credit Act of Sri Lanka (Easy Payment or rental base schemes for its customers)
- d. Purchasing & Selling
- e. letting & Renting
- f. Brokering & Auctioning

5. Professional Valuation

- a. Land
 - b. Building
 - c. Machineries
 - d. Vehicles
 - e. Environmental Valuation
 - f. Any other movable or immovable assets
- Introduce and maintain a website covering all real estate transactions with the price index of properties.

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OUR PRESTIGIOUS CLIENTS



Universities

- KIU at Battaramulla
- PIBT at Flower Road

Apartments

- On three 20
- Empire
- Fairmount & Fairway
- Crescat, Colombo 03
- Araliya Court at Koswatta

Apartment Complexes

- Iconic Galaxy at Rajagiriya
- Urban Home Thalahena
(Under construction by Fairway)

Agricultural Valuations

- Kandeketiya Sandun Plantation
- Rubber Estate at Horagolla
- Rubber Estate at Morontuduwa
- Cinnamon Estate at Rajgama, Galle
- Coconut Estate at Madampe
- Suriyakanda Plantation

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Hotels

- Movenpick, Colombo 3
- Marino Sands by Damro Colombo 3
- Hotel Club Bentota
- Hotel Nippon
- Sigiriya Village Hotel
- Almond Trees (W15)
- Escape15 (W15)
- Duwa Villas
- Villa Thawthisa Hotel Unawatuna
- Hotel at Gorakagoda, Balapitiya
- Hotel Alexandra Wellawatta
- Nirmala Hotel at Wadduwa
- Uppermost Villa, Galle

Industrial

- Quarts Factory at Wallawaya (Quarts)
- Steel factory at Kotadeniyawa (Steel)
- Factory at Japalawatta, Minuwangoda (Tea)
- Factory at Depanama (Garment)
- 3K Holding at Homagama (Tyre)

Annual Asset Valuation

- Asiri Hospitals
- Odel all the properties
- Softlogic properties
- Movenpick
- KIU
- Damro
- Asian paint factory at Moratuwa

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OUR TEAM

Headed by:



Mr. G W G Abeygunawardene FRICS
Chartered Valuation Surveyor (Fellow)
B.Sc. Estate Management and Valuation (Special) (SL)
M.S Urban Land Appraisal (Reading) (UK)
Fellow Member of Institute of Real Estate & Valuation Sri Lanka)
Court Commissioner, Valuer & Auctioneer

Assistant Valuers:



Mr. Sanjeewa Pushpakumara
Assistant Valuer
B.Sc. Estate Management and Valuation (Special) (SL)
Reading for M.Sc. Real Estate Mgt. & Valuation (USJP)
GIREV



Miss. A M S M Chaturika Manel
Assistant Valuer
B.Sc. Estate Mgt. & Valuation (Special) (USJP)



Mr. W B S P Bandara
Assistant Valuer
B.Sc. Estate Mgt. & Valuation (Special) (USJP)

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Managing Director: H A N M Abeygunawardene

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