



EMV NEWS BULLETIN

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About DEMV

The Department of Estate Management and Valuation (DEMV) of the University of Sri Jayewardenepura is the premier centre for real estate education in Sri Lanka. The B.Sc. Estate Management and Valuation (Special) Degree Programme is accredited by the Royal Institution of Chartered Surveyors (RICS-UK) and the Institute of Valuers of Sri Lanka (IVSL). The degree caters to the field of real estate valuation and property management. The Department also offers the Postgraduate Diploma and RICS-UK accredited Master of Science in Real Estate Management and Valuation Programme providing a high level of competencies and advanced knowledge on the field.

About Us



A heartfelt welcome to all our readers of the first EMV news bulletin



DEMV strives to keep our friends, fellow academia, industry partners, prospective and current students, graduate members and alumni and, well wishes updated with key happenings this year. Despite all the challenges that the Covid-19 has brought us, DEMV has worked together with our stakeholders to make the year 2021 journey a success.

Our students' had been experiencing a very exciting educational journey by engaging in both curricular and extracurricular activities. The "Student Engagement Spotlight," explores student life at

DEMV. The research arm of the DEMV; the Centre for Real Estate Studies (CRES) continues to work on its agenda on Smart Real Estate towards unmet socio-economic needs and held the fifth International Conference on Real Estate Management and Valuation successfully on 7th and 8th of October 2021. The June'21 issue of the Sri Lankan Journal of Real Estate is now available online. Academic members of DEMV have been engaging in wide-ranging research projects attempting to address contemporary issues in the real estate and valuation sector. We congratulate Dr. Chameera Udawatta for receiving the presidential award for his impactful research publication on "Mold growth and moss growth on tropical walls". DEMV is grateful to our thriving Alumni and all industry partners for the immense support extended for all our endeavours. EMV family is looking forward to another exciting year ahead.

Dr. (Mrs) TGUP Perera
 Head
 Department of Estate Management and Valuation



The Impact Corner

Role of real estate is immense in agreement with the economy, society, and environment; three pillars of sustainable development, which is a long-standing dream of the world. Accordingly, real estate market should ensure **Sustainable and Marketable real**



estate in line with the **Aspiration of society to Reinforce the wealth and Transform the economy; SMART Real Estate.**

Snr. Prof. (Chair) RG Ariyawansa
Department of Estate Management and Valuation



CENTRE FOR REAL ESTATE STUDIES (CRES)
DEPARTMENT OF ESTATE MANAGEMENT AND VALUATION
FACULTY OF MANAGEMENT STUDIES AND COMMERCE
UNIVERSITY OF SRI JAYAWARDENEPURA
SRI LANKA

The Centre for Real Estate Studies (CRES-EMV) is the DEMV research arm established in 2016. It works as a non-profit making constituent aiming to promote and encourage academics and professionals in the areas of research and publications, consultancy in real estate projects, and enhancing human capital through training and development in real estate management and valuation. Annually, CRES-EMV organizes various activities, including the annual international conference, and publishes scientific work, including the biannual refereed journal - Sri Lankan Journal of Real Estate (SLJRE).

[More About CRES](#)

Current research engagement of CRES span across:

- Property Standards and their Impacts on Property Management in Sri Lanka
- Valuers' Receptiveness to Discounted Cash Flow Method to Value Income Producing Property in Sri Lanka
- Risk Assessment in Sri Lankan Real Estate
- Impacts of Colombo Urban Regeneration Project
- Intellectual Capital on Financial Performance of the Most Related Real Estate PLCs in Colombo Stock Exchange
- Developing a Smart Interface to Facilitate Private Student Accommodation for the University of Sri Jayawardenepura
- Alternative Food Security Strategy: Urban Farming
- Prevention of Mosquito Breeding in Urban Built Environment
- Bio-Integrated Green Façade Technology
- Novel Wall Construction Technology

DEMVA Researchers Published @ Scopus & ESCI Indexed Journals

Ariyawansa, R.G., Perera, M.A.N.R. and Priyanka, H.E.S. (2021). Suitable Home Environment for Elderly People in Colombo, Sri Lanka. *Journal of Aging and Environment*, pp.1–15.

Available at: <https://www.tandfonline.com/doi/abs/10.1080/26892618.2021.2001708?journalCode=wjhe21>

Perera, U. and Lee, P. (2021). A Relational Lens to Understand Housing Affordability in the 21st Century. *Journal of Urban Management*, [online] 10(4), pp.314–324.

Available at: <https://www.sciencedirect.com/science/article/pii/S2226585621000881>

Udawattha, C. D., Galkanda, H., Ariyaratne, I. S., Jayasinghe, G. Y. and Halwatura, R. (2018). Mold Growth and Moss Growth on Tropical Walls. *Building and Environment*. 137(1), pp.268-279.

Available at: <https://www.sciencedirect.com/science/article/abs/pii/S0360132318302221>

Prior, D. D., Karunaratne, H.M.L.P.K. and Hussain, O.K. (2020). Buying Center Members' Information Control and Complex Organizational Buying. *Journal of Business & Industrial Marketing*, [online] 36(1), pp.125–136.

Available at: <https://www.emerald.com/insight/content/doi/10.1108/JBIM-02-2020-0095/full/html>

Wickramaarachchi, N. C., Chandani, S. K. and Thilini, M. (2020). Key Determinants of Time on the Market: an Analysis of Residential Housing Market in Sri Lanka. *International Journal of Housing Markets and Analysis*. 14(5), pp.913-935.

Available at: <https://www.emerald.com/insight/content/doi/10.1108/IJHMA-06-2020-0071/full/html>

Kaluthanthri, P.C. and Osmadi, A. (2020). Performance Dimensions of Sri Lankan Hotel Industry. *Journal of the Malaysian Institute of Planners*, 18(11), pp.131–147.

Available at: <https://www.planningmalaysia.org/index.php/pmj/article/view/715>

Rathnaweera, D.U. and Weerakoon, K.G.P.K. (2021). Sustainability of Urban Recreational Waterfront Development in Colombo Urban Area, Sri Lanka. *Geographia- Malaysian Journal of Society Space*, [online] 17(4), pp.195–206.

Available at: <https://ejournal.ukm.my/gmjss/article/view/47803>

Wickramaarachchi, N.C. and Perera, B.H.N. (2021). Critical Determinants on Flooding: Perception Analysis with Reference to Kelani River in Sri Lanka. *Geographia- Malaysian Journal of Society Space*, [online] 17(3), pp.16–29.

Available at: <https://ejournals.ukm.my/gmjss/article/view/48066>

Wickremasinghe, H.T. and Kaluthanthri, P.C. (2021). Spatial Distributions of Crimes in Urban Areas: An Insight from Sri Lanka. *Geographia- Malaysian Journal of Society Space*, [online] 17(4), pp.207–220.

Available at: <https://ejournal.ukm.my/gmjss/article/view/49906>

The 5th International Conference on Real Estate Management and Valuation (ICREMV 2021)

The 5th International Conference on Real Estate Management and Valuation (ICREMV 2021) organized by the Center for Real Estate Studies (CRES- EMV), the Fifth International Conference on Real Estate Management and Valuation (ICREMV) was successfully held on 7th and 8th of October 2021 via Zoom as a virtual conference, under the theme of "SMART Real Estate: Towards Unmet Socio-Economic Needs". The conference was chaired by Dr. Prathap Kaluthanthri, and the co-secretaries of ICREMV 2021 were Prof. (Rtd). Janakie Edirisinghe and Dr.Chameera Udawatttha. The conference was well-received by an audience of 500 plus participants including practitioners, academics, and students.

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Undergraduate Research Symposium 2021

EMV Undergraduate Research Symposium 2021 was held on 5th April 2021 at the New Faculty Boardroom of Faculty of Management Studies and Commerce. Being the third consecutive Symposium, the event was an excellent platform for Final Year Undergraduates to disseminate their research findings with Peers, Junior Undergraduates, Academics, and members of the Corporate Sector.

CALL FOR PAPERS

SRI LANKAN JOURNAL OF REAL ESTATE (SLJRE)



Submission Deadlines
June 2022 Issue:- 01st March 2022
December 2022 Issue:- 01st Oct 2022

The SLJRE welcomes papers relate to any topics in the real estate discipline including, but not limited to;

Sri Lankan Journal of Real Estate (SLJRE) is a refereed journal published by the Center for Real Estate Studies (CRES), Department of Estate Management and Valuation of the University of Sri Jayawarddenpura, Sri Lanka. We are glad to inform you that now we are accepting papers, which will be published in Open Access in the said journal without imposing any type of article processing charge (APC) or article submission charge.

- Real Estate
- Land Economics
- Urban Development
- Agricultural Valuation
- Urban Planning
- Property Valuation
- Construction

This journal is published biannually in July and December. Papers received on or before 01st of March and 01st of October in every year are considered for publication of the year.

SLJRE is currently a non-indexed journal which is published twice a year (issues in June and December). The journal aspires to be indexed soon. Hence, prospective authors may anticipate critical and comprehensive reviews, made by renowned and experienced referees.

Please visit the journal website for submission details:
<https://journals.sjp.ac.lk/index.php/SLJRE/index>



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Email: sljre@sjp.ac.lk | cres@sjp.ac.lk |

Web Links: <https://journals.sjp.ac.lk/index.php/SLJRE> | <https://mgt.sjp.ac.lk/emv/category/publications/journal/>

Publish Your Paper

SLJRE - Current Issue - Vol. 18 (2021)

- A Review of Ancient Built Environment Property Standards of Sri Lanka (R. G. Ariyawansa, Chameera Udawattha, & Sahani Prabodhya)
- Assessment of Residential Satisfaction: Evidence from Public and Private Housing Schemes (K. W. A. R. Walisinghe & N.C. Wickramaarachchi)
- Attributes of Destination Competitiveness of Sri Lanka: Tourism Service Provider Perspective (A R G M I Abeyasinghe, R G Ariyawansa, & P C Kaluthantri)
- Service Quality and User Satisfaction of Makumbura Multimodal Transport Centre of Sri Lanka (A.G.M.S Kumari, & T.G.U.P Perera)
- Impact of Built Environment Aesthetics on the Image of Kandy Historic City, Sri Lanka (N.B. Sugathadasa, & R.G. Ariyawansa)

Full Articles

Student Engagement Spotlight

DEM V is dedicated to providing quality education for students and hands-on learning is an integral part of the B.Sc. Estate Management and Valuation (Special) Degree Programme. Thus, while our lectures this year were transferred into online mode amidst Covid-19, all practical sessions related to Surveying & Levelling, Building Construction and Construction Project Management course units were held physically at the university premises.

More Details



“සම්භාෂණ”
 (Sambhashana)



“සදදිය දහරා”
 (Sandadiya Dhahara)



“සම්භාෂණා” (Sambhashana) discussion programme on the theme “Youth and the Role of a University Student” was held on 7th March 2021 at the Main Hall of All Ceylon Buddhist Congress. The programme was organized by EMV Student Association in collaboration with the All-Ceylon Buddhist Students’ Federation.

[More Details](#)

“සඳදිය දහරා” (Sandadiya Dhahara) 2021 was a three-day virtual Poson Full Moon Poya day Programme held during 24th-26th June 2021. The programme was experienced with new ways celebrating Poson day such as the digital pandal (thorana), බැනි ගී සරණිය (Virtual Bathi Gee Saraniya).

[More Details](#)

“පීතු පාදං කමාමි” (Peethu Padan Namami)



“පීතු පාදං කමාමි” programme organised on the occasion of Father’s Day was held on 20th of June 2021 from 06.00pm to 07.30pm via Zoom.

[More Details](#)

Puzzle Out Arena



“Puzzle Out Arena” was a webinar series held to critical investigate the opportunities available for EMV undergraduates to develop their future professional career successfully.

[More Details](#)

“පැහැසරණිය” (Pehesaraniya) 2021

“පැහැසරණිය” (Pehesaraniya) 2021, the talent show of the first year undergraduates was held on 10th July 2021 via zoom. The event featured solo and group songs, live drawings, instrument playing, rubix cube show, dances and drama.



“පන්හිදක පාමුල” Book Launch

The Panhindaka Pamula (පන්හිදක පාමුල) book Launching Ceremony of "ඉර ඔහොම නැවිතියන්" by Author Ruwin De Silva and "පලංචියක් උඩ පැටලුණු දෙපා" by Author Deemantha Amarasinghe; the final year undergraduates of the B.Sc.Estate Management and Valuation (Special) Degree was held 04th December 2021 at the University Premises. ඉර ඔහොම නැවිතියන් contains a collection of short stories and පලංචියක් උඩ පැටලුණු දෙපා contains a collection of poems.



Congratulations!

Dr Chameera Udawattha received the Presidential Award



Dr. Chameera Udawattha, Senior Lecturer in the Department of Estate Management and Valuation, received the Presidential Award for Scientific Research at the award ceremony held in 2021. This award was given to each of the top 100 papers published in journals with the highest SCImago Journal Ranking (SJR), in which 20% or more of the authors of the publication are Sri Lankan scientists with a Sri Lankan institutional affiliation. Each award will be given for a published work rather than to an individual scientist, and all Sri Lankan co- authors with a Sri Lankan institutional affiliation of the publication will be recognized as recipients of the award. The journal ranking system (on the basis of which the best published scientific work will be selected) will be source normalized based on weighted citations to avoid bias towards any particular scientific discipline and will be available in the public domain.



Step into the World of Real Estate

PG. Dip / M.Sc. in
REAL ESTATE MANAGEMENT AND VALUATION

2022/23 Intake

For more information

WhatsApp: 0094773654879

Email: remv@sjp.ac.lk

Web: <https://mgt.sjp.ac.lk/remv/>

RMA & Real Estate Management and Valuation is a RICS Accredited Programme

[Register Now](#)

EMV Alumni Association



The new executive committee of the EMV Alumni Association for the year 2021/2022 was elected at the Annual General Meeting held on 19th of February 2021.

[More Details](#)



Property Talks

Throughout the year 2021, the EMV Alumni Association succeeded in conducting four valuable webinars under the segment "Property Talks", covering the areas of Contemporary Real Estate Market in Sri Lanka; Challenges and Way Forward, Discounted Cash Flow Method for Valuation; Sharing New Zealand Experience, Planning and Development Regulations in Sri Lanka and Planning and Development Regulations 2021: A Discussion on Implications, Practice and Insights to Real Estate Sector in Sri Lanka.



Alumni Scholarship Scheme

The Alumni Scholarship Scheme was strengthened with new contributors. The students with financial difficulties were awarded with financial assistance enabling them to assist in achieving their academic goals in university life.

Join With Us

If you are a graduate of DEMV you are cordially invited to join us.

[Join Now](#)

Season's Greetings!



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