



# Sri Lanka Tourism Development Authority

Ref. No: SLTDA/LB (For office use only)

## Property Application Form

### Basic eligibility criteria

1. Sender must be the owner / co-owners of the land
2. The land should be free from encumbrances that would interfere with it being used for tourism developments (such as liens (except mortgages), deed restrictions, easements, encroachments, restrictive covenants)
3. The land should be free from legal disputes (partition actions, actions for ejectment, injunctions, etc.)
4. There must be a right of access to the land
5. If the land is vacant, it should be buildable land

The Sri Lanka Tourism Development Authority (SLTDA) will act as a facilitator who connects the investor with the land owner. All parties involved in the transaction must do their own due diligence. The SLTDA will not bear any responsibility related to the transaction and disclaims all liability related to it.

1. Land details		2. Location details	
Name of land (if any)		District	
		Divisional Secretariat (DS) division	
Address of land		Grama Niladhari (GN) division	
		Local authority (municipal council/urban council/Pradeshiya Sabha)	
Lot no.		GPS coordinates	



**3. Land extent (indicate unit of measure)**

\_\_\_\_\_  Acres  Roods  Perches

**4. Owner's information (please indicate ownership type)**

4A. Individual <input type="checkbox"/>	4B. Co-Owners <input type="checkbox"/>	4C. Company <input type="checkbox"/>		
Full name/s or name of the owner(s)	Address:	Contact no:	Email address:	NIC/ Passport no/PV no:
1.				
2.				
3.				

**5. Current land use (specify):**

	Construction complete	Construction not complete
Vacant/bare land <input type="checkbox"/>		
Residential - individual house <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential – apartment <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Restaurant <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hotel/guesthouse <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Describe.....		
Government offices <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industry/workshops <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Warehouse <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other .....		

**6. Recommended purpose: (please tick (✓) appropriate box)**

	<input type="checkbox"/> Existing	<input type="checkbox"/> Possible		<input type="checkbox"/> Existing	<input type="checkbox"/> Possible
<input type="checkbox"/> Tourist accommodation facility	<input type="checkbox"/>	<input type="checkbox"/>	Tourism adventure	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Theme/adventure park	<input type="checkbox"/>	<input type="checkbox"/>	Facilities	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Wellness	<input type="checkbox"/>	<input type="checkbox"/>	Camping site	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Restaurant	<input type="checkbox"/>	<input type="checkbox"/>	Agricultural	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Spiritual experiences	<input type="checkbox"/>	<input type="checkbox"/>	Mixed development	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Agro tourism	<input type="checkbox"/>	<input type="checkbox"/>	Describe.....		
			Other.....		

**7. Access to property : (please tick (✓) appropriate box)**

**7A.Road Access**

1) Ownership of road:

Road development authority (RDA)

Provincial road development authority (PRDA)

Local authority (LA)

Private

2) Width of the road (specify).....

**3) Condition of the road**

Carpeted	<input type="checkbox"/>	Gravel	<input type="checkbox"/>
Concreted	<input type="checkbox"/>	Walking path	<input type="checkbox"/>
Tarred	<input type="checkbox"/>		

**7B.Access through water way?**

Sea	<input type="checkbox"/>	Lake	<input type="checkbox"/>
Stream	<input type="checkbox"/>	Other (Specify) .....	
River	<input type="checkbox"/>		

**8. Bordering to: (please tick (✓) appropriate box)**

Beach	<input type="checkbox"/>	Paddy land	<input type="checkbox"/>
Lagoon	<input type="checkbox"/>	Wildlife reserve	<input type="checkbox"/>
Lake/reservoir/ any other water body	<input type="checkbox"/>	Forest reserve	<input type="checkbox"/>

**9. Proximity to (specify): (e.g. town, tourism attraction sight, religious sight, etc.)**

.....

**10. Availability of infrastructure facilities (please tick (✓) appropriate box)**

Water	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Electricity	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Pipe Borne	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Single Phase	<input checked="" type="checkbox"/>	
Ground	<input type="checkbox"/>		Three Phase	<input type="checkbox"/>	
Other (Specify).....			Solar	<input type="checkbox"/>	
			Other (Specify).....		

**11. Preferred land transaction:**

Outright Sale

Lease  Number of years.....

Joint Venture

**12. Expected price, if for: (LKR)**

Sale: ..... Lease: .....

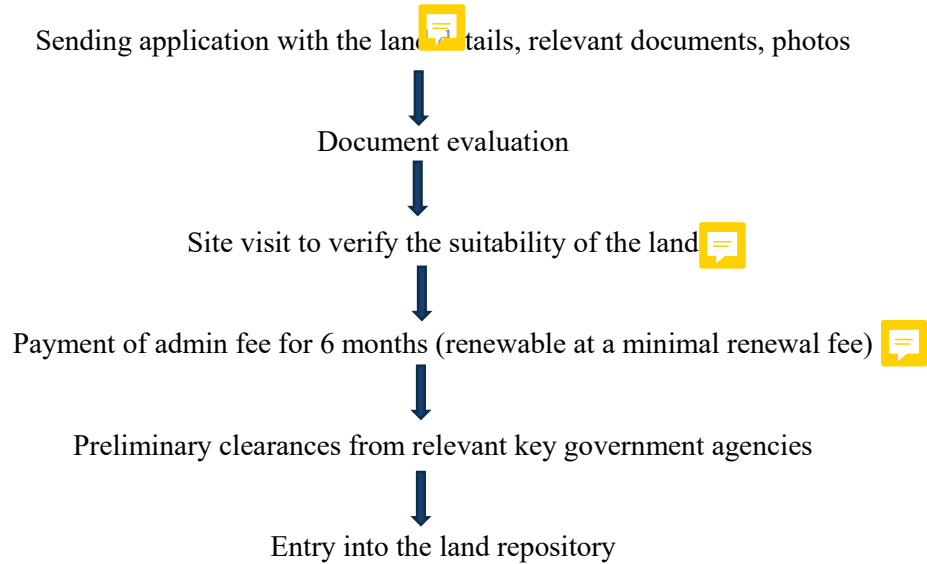
## **Documents Required**

- Copy of the title deed certified by an Attorney-at-Law
- An extract copy of the folios of the land register showing the 30-year history of title
- Copy of the approved survey plan
- Copy of the National Identity Card/Passport of the Land Owner/Co-Owners
- If a Company, copies of the following documents:
  - ✓ Articles of Association
  - ✓ Form 1
  - ✓ Form 15
  - ✓ Form 20
  - ✓ Certificate of incorporation
- Google map location link
- Copy of the site plan (if available) or sketch of road access with directions
- Photos (max. 10 photos) to include: access road, land from different angles, any existing developments
- Signed declaration from the owner/s of the land certifying there are no legal disputes (the template is attached)

## **Opportunity to advertise your land in the proposed property bank for tourism investments**

- Sri Lanka Tourism Development Authority (SLTDA) is developing a repository of lands suitable for tourism investments owned by the private sector land owners. As the facilitator for tourism investments, the Investor Relations Unit (IRU) of SLTDA is receiving inquiries from interested parties for undisputed lands suitable for tourism investments.
- Currently, SLTDA is making the best effort to promote Sri Lanka for investments in tourism with the objective of strengthening the country's economy while giving opportunity for all interested Sri Lankans to partner in tourism development.
- An Investor Forum is scheduled to be held in September 2023 targeting investments for the tourism sector.

## Steps to follow



### Options:

- ✓ To sell
- ✓ To lease
- ✓ For a joint venture

### Your investment:

An admin fee of Rs..... to cover the initial cost of the site inspection, checking eligibility with relevant government agencies to be paid by the land owner/co-owners to SLTDA.

## DECLARATION

I/We declare that,

- I am/ We are the absolute owner/s of the land
- The land is free from all encumbrances (liens, deed restrictions, easements, encroachments, restrictive covenants) except mortgages
- The land is free from any legal disputes (partition actions, actions for ejectment, injunctions etc.)
- I am/We are understand that the land will be showcased in the property bank only if all documents specified in the application have been submitted
- I/We understand that incomplete applications will not be accepted
- I/We am/are aware that if any of the information provided by me/us is found to be false by the Sri Lanka Tourism Development Authority, the application will be removed from the list
- I/We declare that I/we have read this application and understand all of its content, and that these documents are being executed voluntarily, without duress, and with full knowledge of their legal significance.
- I/We hereby declare that the information provided is true to the best of my/our knowledge and I/we bear responsibility for the correctness of the information provided
- I/We understand that SLTDA makes no guarantee that investors will be found and that I/we have total responsibility to determine the accountability of any investor that I/we choose to associate with

Name of the applicant/s:	1.	2.
NIC no:	1.	2.
Signature of the applicant/s:	1.	2.
Date :	1.	2.

