



Performance Report - 2021

State Ministry of Rural Housing and Construction & Building Materials Industries Promotion
2nd Floor, “Sethsiripaya”,
Battaramulla.

Table of Contents

<u>Chapter</u>	<u>Page No</u>
Chapter 1	
1.1 Introduction	2-3
1.2 Vision and Mission of the Ministry	4
1.3 Main subjects areas coming under the purview of the Ministry	5
1.4 Organizational structure of the Ministry and Human Resources Profile	6-7
1.5 Major Divisions and Subject areas under the Ministry	8-14
1.6 Institutions and Funds Affiliated to the Ministry	15-18
1.7 Foreign Funded Projects	19
Chapter 2 - 2021 Progress and 2022 Outlook	20-37
Chapter 3 - Statement of Financial Performance	38-44
Chapter 4 - Performance Indicators	45
Chapter 5 - Sustainable Development Goals (SDGs)	46
Chapter 6 - Human Resources Profile	47-50
Chapter 7 - Compliance Report	51-56

1.1 Introduction

Following the establishment of new Ministries after the Presidential Election held on 16th November 2019, this Ministry functioned as the State Ministry of Housing under the Ministry of Urban Development, Water Supply and Housing Facilities as per Gazette Notification No. 2158/41 dated 17.01.2020.

Subsequently, with the Parliamentary election held on 05th August 2020, the subjects of the Ministries were revised and as per the Gazette Notification No. 2187/27 published on 09.08.2020, this Ministry currently functions as the State Ministry of Rural Housing and Construction and Building Materials Industries Promotion. The Ministry included the subject of Building Materials Industries Promotion in addition to the existing scope of housing and construction. In addition, according to the Extraordinary Gazette Notification issued on 09th August 2020, the Rehabilitation and Resettlement Division, which was a Cabinet Ministry, has also been included under the purview of this Ministry.

In implementing the policy statement of the new government, ‘Vistas of Prosperity and Splendour’, the key function of implementing the national programme of providing a comfortable home for all has been entrusted to this Ministry. For that, the “Obata Geyak – Ratata Hetak” housing programme, covering all Grama Niladhari divisions with the intention of solving the housing issues of low income earners was initiated in the year 2020 simultaneously with the establishment of new ministry and was able to continue successfully during the year 2021 as well.

Under this programme, a homeless low income family is provided with a grant of Rs.600,000 as a government grant and the house is constructed by the beneficiary family with community participation under the supervision of the National Housing Development Authority. During the year 2021, the construction of 13,222 houses was commenced island wide under this programme and out of that, 4078 houses were completed and handed over to the beneficiaries.

For the year 2021, an amount of Rs.17,202 million development provision was allocated and even amongst the COVID 19 pandemic situation, we were enabled to achieve progress of 75.9% by spending Rs.12,955 million out of that. The Government was able to provide a grant of Rs.06 lakhs in the year 2021 for the “Obata Geyak – Ratata Hetak” program and it was possible to increase that grant to Rs.6.5 lakhs in the year 2022.

For many years, the National Housing Development Authority (NHDA) has been continuously implementing housing loan schemes at concessionary interest rates for families who have the interest and ability to build a new house of their own and are looking for external financial assistance to begin construction.

We were enabled to commence the ‘Siyapatha multi-storey housing programme’ initiated for constructing housing complexes consisted of 100 housing units covering all electorates island wide with the intention of solving housing issues of middle income earners in urban and semi-urban areas in

accordance with the Vistas of Prosperity and Splendour policy statement and as its first phase, it has been able to commence work on three housing complexes covering the Western, Sabaragamuwa and North Central Provinces as the initial steps for the construction of one apartment each in the 9 Provinces.

The Construction Industry Development Authority implements various training programs to cater to the needs of skilled workers and professionals in the construction sector. These training programs complete both theoretical and practical aspects, and although the “Sayani” programme aimed to train 1,000 artisans by 2021, only a limited number were able to train due to the prevailing health conditions.

The “Shrama Sikuru” programme produces skilled workers with the technical know-how required for the construction industry, and by the year 2021, 2003 individuals have completed the training and joined the construction industry work sites.

In achieving the objectives stated in the National Policy Framework, as a result of the diligent efforts over the past two years to maintain the public sector statutory bodies at no cost to the General Treasury, it was enabled to convert the Building Materials Corporation Limited into a profitable entity. The National Equipment and Machinery Organization has also become self-sustaining and the State Engineering Corporation has taken steps to stabilize its existence in a very positive manner.

The scope of the Ministry has been further widened due to the merging of the Resettlement Division which was implemented for the persons displaced due to the conflicts that prevailed in Northern and Eastern provinces into this Ministry.

The Resettlement Division was entrusted under this Ministry by the extraordinary gazette notification No. 2187/27 dated 09.08.2020. This division organizes and coordinates all activities required for the resettlement of families displaced due to the conflicted situation that prevailed in Northern and Eastern provinces.

Institutions affiliated to the Ministry,

- National Housing Development Authority
- Ocean View Development Private Limited
- Middle Income Housing and Infrastructure Development Accelerated Programme
- Department of Buildings
- Department of Government Factory
- Construction Industry Development Authority
- State Engineering Corporation
- National Equipment and Machinery Organization
- Lanka Building Materials Corporation

1.2 Vision and Mission of the Ministry

Vision

“Housing and sustainable construction for all”

Mission

Providing national leadership for the sectors of rural housing and construction & building materials industries promotion; regulating the industries of rural housing and construction & building materials; assisting the national housing programme through financing, facilitating and consultancy; assisting the construction industry by the divisions of finance, technical, consultancy, machinery and materials; and supplying construction services, space and building maintenance services for public institutions is the Mission of this Ministry.

Scope of the Ministry

Formulating policies and development plans to realize the objectives of the housing, construction and building materials industries promotion sector and making guidelines for the relevant institution involved in the sector.

1.3 Main subject areas coming under the purview of the Ministry

Housing and Development Division

1. Formulation of policies, rules, regulations, programmes and projects, monitoring and evaluation regarding the subject of housing.
2. Implementing housing schemes and housing financial assistance programmes for fulfilling housing requirements of people including low-income earners, middle-income earners and special community groups and dealing with housing requests made by the public.
3. Activities relating to identification, acquisition, taking over, disposition of lands and issuing deeds for housing development needs.

Technical Division

1. Formulating policies, rules and regulations in respect of the subject of construction and evaluating same.
2. Providing facilities required for the maintenance of the construction industry.
3. Regulating and guiding the activities of the Construction Industry Development Authority under the Ministry.
4. Fulfilling the function of Standing Technical Committees for all Ministries and Departments of the government.

Construction Division

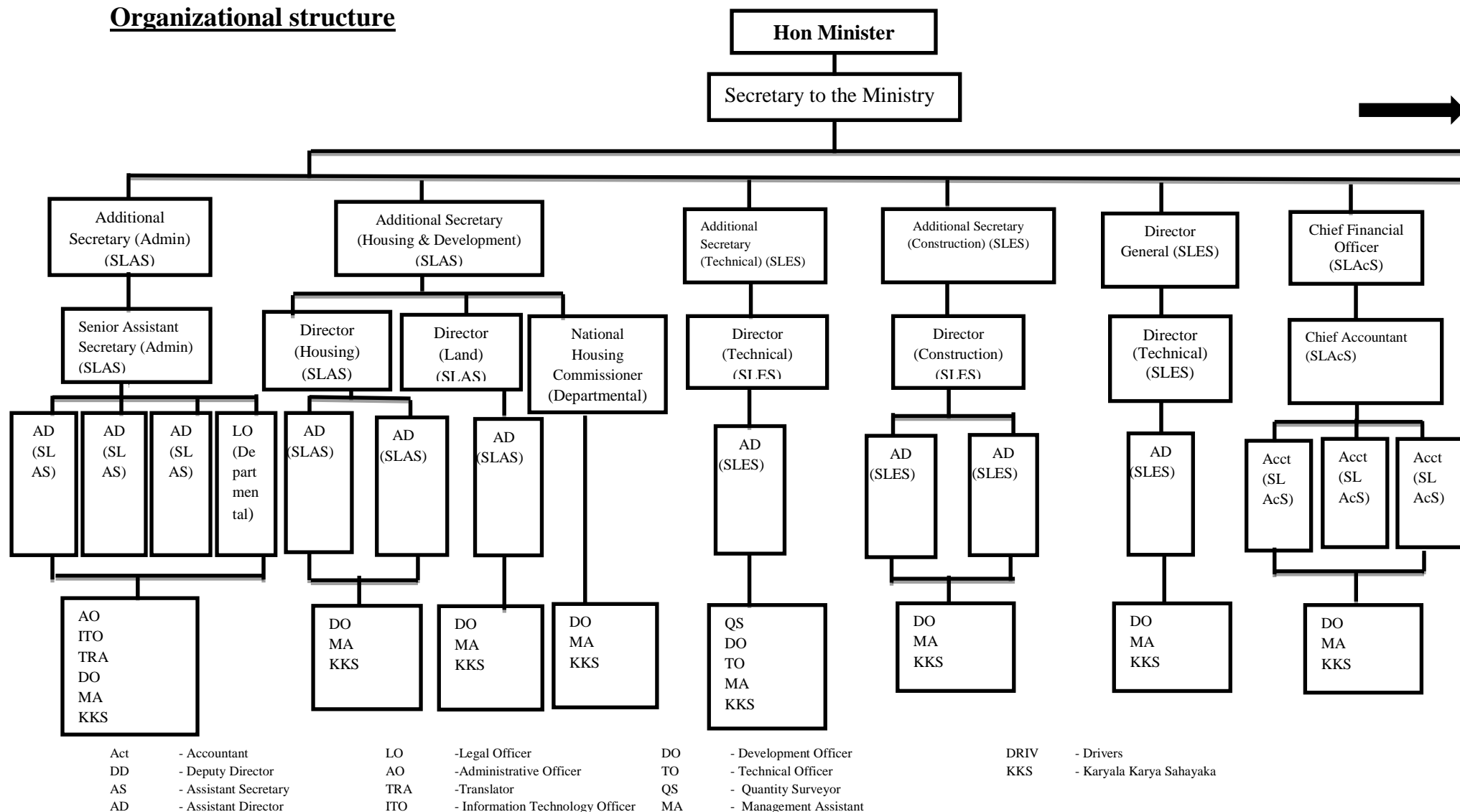
1. Coordinating the construction institutions under the purview of the Ministry and regulating progress.
2. Offering technical guidance in construction activities for nontechnical institutions under the Ministry.
3. Recommending Visa for foreign professionals and trained professionals related to the construction field.

Resettlement Division

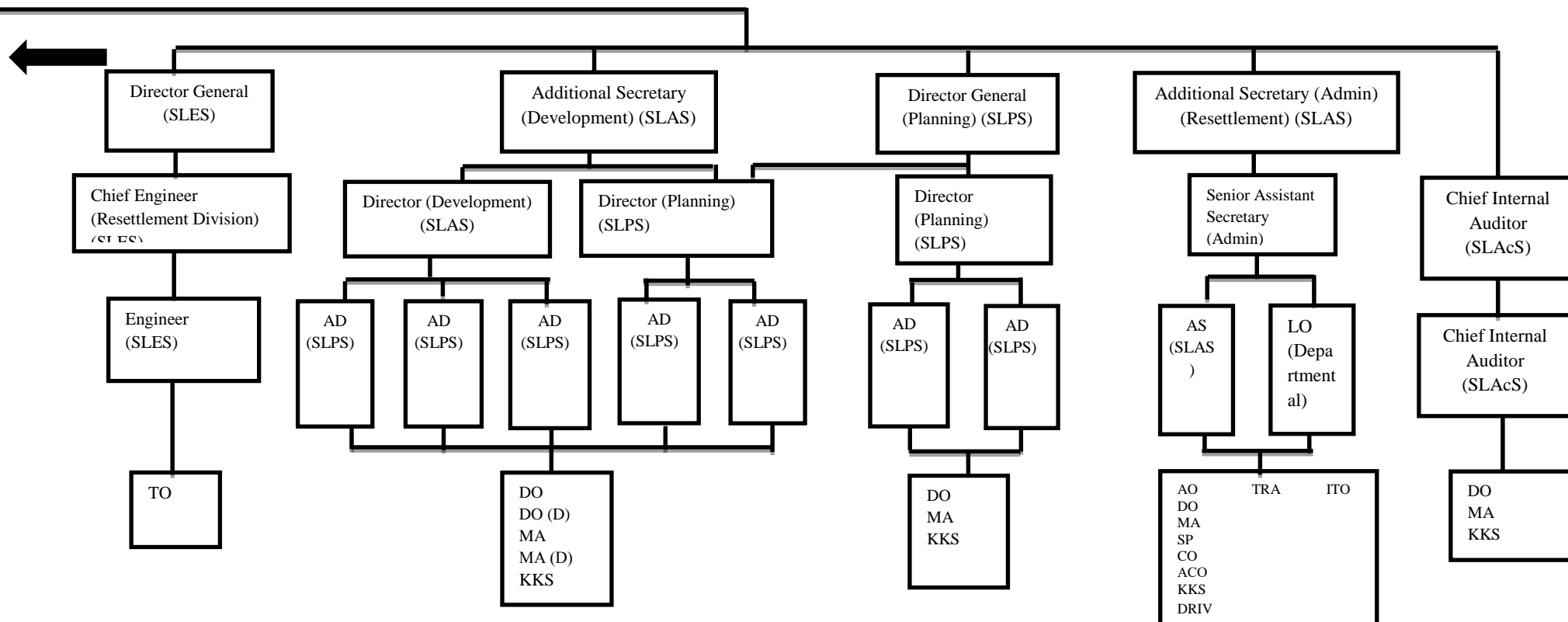
1. Implementing rural housing construction programme for displaced families and providing necessary basic infrastructure.
2. Continuously implementing the demining programme.

1.4 Organizational structure of the Ministry and Human Resources Profile

Organizational structure



1.4 Organizational structure of the Ministry and Human Resources Profile



Act - Accountant
 DD - Deputy Director
 AS - Assistant Secretary
 ITO - Information Technology Officer

LO - Legal Officer
 AO - Administrative Officer
 TRA - Translator

DO - Development Officer
 TO - Technical Officer
 CO - Camera Operator
 MA - Management Assistant

DRIV - Drivers
 KKS - Karyala Karya Sahayaka
 VP - Video Photographer
 GT - Graduate Trainee

ACO - Assistant Camera Operator
 SP - Still Photographer
 AD - Assistant Director

1.5 Major Divisions and Subject Areas under the Ministry

1.5.1 Administrative Division

All the functions related to the general administration and human resources management of the State Ministry of Rural Housing and Construction & Building Materials Industries Promotion is the main function assigned to the Administrative division. Accordingly, the Administration Division prepares the necessary background, manages the physical and human resources effectively, and provides guidance for all the institutional activities and human resource management of the institutions affiliated to the Ministry.

Key Functions of the Administrative Division

1. All general administrative affairs of the Ministry and establishment and administrative affairs of all officers.
2. Establishment and administrative affairs of the staff of the Minister.
3. All establishment and administrative activities of the institutions affiliated with the Ministry which are carried out with the intervention of the Ministry.
4. Functioning as per the powers entrusted to the officers of the Administrative division under FR.135 concerning the financial management of the Ministry.
5. Preparing and submitting Cabinet Memoranda relevant to Administrative division and coordinating Cabinet office and other institutions.
6. Coordinating relevant matters related to the Parliament.
7. Coordinating activities relevant to referring officers for local and foreign training programmes relevant to human resources development.
8. Coordinating and supervision of annual reports, performance reports of the institutions affiliated with the Ministry.
9. Organizing meetings and special programmes.
10. Coordinating activities of improving methodologies relevant to the information technology of the Ministry.
11. Management of fixed assets and maintenance activities.

1.5.2 Planning Division

Guiding the Ministry and the institutions under the purview of the Ministry to achieve the progress in development activities as planned is the key function of the division. Creating awareness amongst the relevant parties and the general public by disseminating information about the development activities carried out in the housing, construction and building materials industries promotion sector as well as resettlement and infrastructure supply for those displaced by the conflict in the North and East is also included to it. Further, in line with the Vistas of Prosperity and Splendour policy statement, identifying the developmental needs of the housing, construction and building materials industries promotion sector and assisting to have the project proposals formulated by the affiliated institutions approved by the Department of National Planning is also carried out by the Planning Division.

Key Functions of the Planning Division

1. Coordinating activities related to the preparation of the action plan of the Ministry and its affiliated institutions in line with the vision and objectives of the Ministry.
2. Submitting and coordinating project proposals submitted by the Ministry and its affiliated institutions to the Department of National Planning for approval after evaluation by the Project Evaluation Committee of the Ministry.
3. Compiling and reporting information related to development programmes.
4. Following up and evaluating projects.
5. Reporting and evaluating the progress of developmental activities of institutions under the purview of the Ministry as per the monthly, quarterly and annual action plans.
6. Following up on the implementation of cabinet decisions relevant to the Ministry and affiliated institutions.
7. Preparing the Annual Progress Report of the Ministry and duly submitting it to table in the Parliament.
8. Preparing the Performance Report and duly submitting it to table in the Parliament.
9. Organizing, report preparation and following up on progress review meetings.
10. Coordinating foreign-funded housing projects with the relevant institutions and follow up.

1.5.3 Housing and Development Division

1.5.3.1 Housing Division

This division is responsible for formulating national policies, making plans, guiding, conducting follow-ups in the field of housing development to achieve the objectives of the housing sector, and offering guidance to institutions affiliated with the Ministry.

Key Functions of the Housing Division

1. Policy Formulation

- Formulating policies required for the advancement of the housing field.
- Preparation of Cabinet Memoranda and Notes to the Cabinet in relation to the field of housing development.
- Amendment of Acts and formulation of Regulations relevant to the housing field.
- Implementing policies relevant to the housing field in collaboration with other public sector institutions.
- Preparation and submission of observations related to the housing sector for Cabinet papers submitted by other Ministries.
- Preparation and submission of answers and observations to the Parliamentary questions raised by the Members of Parliament to the Hon Minister.

2. Housing Development

- Implementing “*Obata Geyak – Ratata Hetak*” housing programme island wide for low-income earners.
- Implementing “*Sapiri Mahal Niwasa*” programme “*Siyapatha*” housing programme and “Middle Income Housing and Infrastructure Development Accelerated Programme” for

middle-income families mainly under the Public- Private Partnership.

- Implementing the “*Mihindu Niwahana*” housing programme for the parents of Buddhist monks who are deprived of a suitable home for living.
- Implementation of “*Sonduru Mahal Niwasa*” programme for homeless people who living mainly on rent basis.
- Implementing participatory housing loan / assistance programmes.
- Activities related to renovation and redevelopment of multi-storey housing.
- Coordinating housing projects with local and foreign investors.
- Implementing housing programmes in collaboration with other public sector agencies.
- Directing and coordinating the housing requests made by the public to the relevant institutions.

3. Other Duties

- Implementation of housing related programs in line with the World Habitat Day.
- Carry out other coordination activities with the United Nations Human Settlements Program (UN-Habitat) and prepare and submit information reports.

1.5.3.2 Land Division

Identifying lands required for housing programmes, acquisition of lands by coordinating with relevant institutions and expediting the disposal process, taking actions on the issues and requests submitted regarding the subject of land is also carried out by this division. Also, coordinates the acquisition of lands required by the institutions under the Ministry.

As per Section 8(1) of the National Housing Development Authority Act No. 17 of 1979, the approval of the Hon. Minister shall be obtained to alienate a certain land, flat, house or other accommodation of the Authority. Accordingly, after obtaining the approval for the documents prepared and sent by the National Housing Development Authority to obtain the approval of the Hon. Minister for the issuance of housing / land deeds for the persons who have completed the payments, and forwarding those back to the National Housing Development Authority is done by this division.

Key Functions of the Land Division

1. Activities relating to acquisition / transfer of lands for the purpose of housing development.
2. Activities pertaining to disposal of lands for housing purposes.
3. Transferring legal ownership of lands/housing to their occupants under section 8(1) of the National Housing Development Authority Act.
4. Activities related to land acquisition for Department of Buildings, Department of Government Factory, Building Materials Corporation Ltd, State Engineering Corporation, Construction Industry Development Authority, National Equipment and Machinery Organization.

Middle Income Project Unit

A housing programme for middle income earners in urban and suburban areas has been commenced as the “Middle Income Housing and Infrastructure Development Accelerated Programme”. Under this programme, fully equipped apartments will be provided to middle income earners in urban and suburban areas at reasonable prices. There, the investment, planning, construction, marketing and sale should be done by the private sector and the government will provide water, electricity and road facilities up to the entrance of the housing project and will provide lands for the project at the development cost of the land on which the housing project is being constructed. The effective implementation of this programme is the function of the Management Unit established under the State Ministry of Rural Housing and Construction and Building Materials Industries Promotion under the name 'Middle Income Project Unit'.

1.5.3.3 National Housing Commissioner’s Division

This division executes powers and functions proclaimed under the Ceiling on Housing Property Law No. 01 of 1973. It also carries out certain functions under the Rent Act No. 7 of 1972.

Key Functions of the National Housing Commissioner’s Division

1. Granting deeds for tenants.
2. Paying compensation to owners of houses acquired by the government.
3. Resolving problems arisen in respect of areas reserved for common amenities.

1.5.4 Technical Division

Provides support, coordination and technical guidance to the activities of the Construction Industry Development Authority affiliated to the Ministry. Accordingly, progress review meetings are conducted within the Ministry.

Primarily, this Ministry is responsible for making arrangements for the development of the construction industry and guide institutions to create a qualitative and environmentally friendly construction industry. The technical division is primarily involved in this.

Key Functions of the Technical Division

1. Formulating policies required for the advancement of the field of construction.
2. Activities regarding Bills and Acts relevant to the construction sector.
3. Regulating the construction industry affiliated to the Technical Division and directing engineering service providers for the advancement of the construction industry.
4. Taking measures to prepare the labour force required for the construction industry.
5. Directing institutions affiliated to the Ministry to equip professionals and builders with skills and knowledge and to carry out quality construction.
6. Taking action to submit Cabinet papers when necessary.

1.5.5 Construction Division

This Division was established after the appointment of an Additional Secretary on 29.05.2019.

Coordinating the construction work carried out primarily by the Building Materials Corporation Limited, National Housing Development Authority, Department of Government Factory, Department of Buildings, Ocean View Development Pvt Ltd, and Middle Income Housing and Infrastructure Development Accelerated Program at the Ministry level is the main role assigned to this Division.

Key Functions of the Construction Division

1. Reviewing the progress of relevant institutions.
2. Dealing with financial issues of relevant institutions.
3. Supervision of the construction sector and providing advisory services.
4. Coordinating procurement and contract activities.
5. Preparation of Cabinet Memoranda and providing observations for Cabinet Memoranda.
6. Providing recommendations to the Department of Immigration and Emigration to obtain visas for foreign experts in the field of construction without prejudicing skilled Sri Lankans.

1.5.6 Engineering Services Division

The Engineering Services Division was established after the appointment of a Director-General on 01.07.2021.

Coordinating the construction work and machinery services carried out primarily by the State Engineering Corporation and National Equipment and Machinery Organization at the Ministry level is the main role assigned to this Division.

Key Functions of the Engineering Services Division

1. Reviewing the progress of relevant institutions.
2. Dealing with financial issues of relevant institutions.
3. Provide supervision and advisory services related to the provision of construction and machinery services.
4. Conducting discussions on employee issues and investigations in that regard.
5. Preparation and providing observations for Cabinet Memoranda.

1.5.7 Finance Division

Provision of financial resources and consultancy services required for the attainment of the objectives of the Ministry and institutions coming under its purview and giving instructions on systems and control methods needed for more efficient and effective deployment of such resources are the main functions of this division.

Key Functions of the Finance Division

1. Implementing an efficient and effective financial management system in the Ministry.
2. Appointing procurement committees for institutions under the purview of the Ministry.
3. Giving instructions and offering guidance to the Ministry and institutions there under on financial management, financial planning, budgeting, assets management and purchasing, and management.

4. Maintaining coordination with the Ministry of Finance and securing financial provisions from the Treasury for the attainment of objectives of the Ministry and disbursing such provisions amongst institutions under the Ministry.
5. Preparing annual budgets for the Ministry and institutions under the Ministry to achieve the objectives of the Ministry and conducting budgetary controlling activities throughout the year.
6. Reporting the expenditure of the money allocated to the Ministry and institutions under the Ministry through annual Appropriation Acts and submitting financial statements monthly and annually to the relevant institutions.
7. Maintaining proper coordination with the government audit division and internal audit division and implementing internal control methods proposed by those divisions.
8. Formally conducting all procurement activities of the Ministry.

1.5.8 Internal Audit Division

Establishing sound financial administration and proper management to convert the expected goals of the institutions into reality.

Participating in the financial administration and management activities of the Ministry and institutions under its purview and assisting them by offering guidance and giving instructions to carry out such activities more systematically and efficiently.

Key Functions of the Internal Audit Division

- Coordinating and following up audit activities of the Ministry and institutions affiliated to the Ministry.
- Taking action to minimize problematic situations of the Ministry and institutions affiliated to the Ministry through the meetings of the Audit and Management Committee.
- Assisting in the minimization of problems of institutions through audits and inquiries.
- Following up on the implementation of the recommendations and directives of the Committee on Public Enterprises and the Committee on Public Accounts.

1.5.9 Resettlement Division

The Resettlement Division was entrusted under this Ministry by the extraordinary gazette notification No. 2187/27 dated 09.08.2020. The Resettlement division organizes and coordinates all the activities required for resettlement of families displaced due to the conflicted situation that prevailed in North and East.

Accordingly, in 2021, this division has resettled 7337 persons belonging to 2666 families in Northern Province, and 54 persons belonging to 19 families in Eastern Province in their original places or in alternative places and has taken necessary measures to uplift their living condition. Accordingly, 7391 persons belonging to 2685 families have been resettled within the year 2021.

Additionally, 8767 persons belonging to 2909 families are to be resettled. This division also resettles families who returned to Sri Lanka in their places of origin from among the families who fled to

India due to the conflict. There, the required houses and other basic infrastructure are also provided for them.

Further, this division conducts the de-mining activities in the Northern and Eastern Provinces together with the Sri Lanka Army and nongovernmental organizations (Mines Advisory Group, HALO Trust, Delvon Assistance for Social Harmony, SKAVITA Humanitarian Assistance and Relief Project) and takes necessary measures to return the lands to the public.

In 2021, an area of 4.3 square kilometers has been cleared and released for resettlement and development activities. Further, an area of 13.5 square kilometers is remaining to be cleared in Kilinochchi and Mullaitivu Districts.

A sum of Rs.400 million was allocated in 2021 for the construction of 300 units of prefabricated concrete panel housing units for families displaced due to the conflict and living in their original places. Accordingly, 150 housing units in the Trincomalee District, 100 housing units in the Batticaloa District and 50 housing units in the Ampara District were planned to be constructed but the progress was not as expected and the financial progress was only Rs.2.8 Mn.

Key Functions of the Resettlement Division

1. Constructing permanent houses for the resettlement of families displaced due to the conflicted situation prevailed in North and East.
2. Implementing permanent housing construction programmes by purchasing lands on government assistance for the landless families displaced due to the conflicted situation and are currently living in welfare centers in the Jaffna district.
3. Providing basic infrastructure required for the resettlement of displaced families.
 - Providing drinking water facilities.
 - Providing domestic electricity connections.
 - Renovating damaged houses.
 - Providing sanitary facilities.
 - Constructing internal access roads in the areas where displaced families are residing.
 - Constructing and renovating damaged school buildings, pre-schools and health centers.
4. Directing the clearance process of mines and explosives according to the international standard and releasing lands for resettlement of displaced families and for development purposes.
5. Coordinating local and foreign non-governmental organizations which facilitate resettlement activities.
6. Implementing livelihood programmes for uplifting the living conditions of displaced persons.

1.6 Institutions and Project Units under the Purview of the Ministry

1.6.1 National Housing Development Authority



The National Housing Development Authority, established by the National Housing Development Authority Act No. 17 of 1979, facilitates, stimulates and coordinates to ensure every citizen of Sri Lanka living happily in a comfortable home with the intention of realizing the “Vistas of Prosperity and Splendour” policy statement. It has also taken actions to implement the “*Obata Geyak – Ratata Hetak*” programme to fulfill the housing requirement of low-income earning families and has also implement Siyapatha / Sapiri Mahal Nivasa programme to provide houses for an affordable price for middle-income earners. The National Housing Development Authority, which has an approved cadre of 2164, currently has a true staff of 2000 and it has decentralized its activities to make its services more accessible to the public through its head office in Colombo 02 and 25 district offices established covering all 25 districts and 8 sub-offices in addition to 2 Colombo city offices.

1.6.2 Ocean View Development Private Limited



The Ocean View Development Private Limited, established with the capital shares of the National Housing Development Authority and Urban Development Authority by the Act No. 1982/17 on 13th July 1994 has been re-registered under the New Companies Act No. 2007/7 by registration No. PV 17667.

This company provides an immediate, high quality, standard service to the customer based on reliability as a government agency excelling in property development and property management and efficiency as a private company, constructing single houses as well as housing projects suitable for the requirement of the customer and marketing them for a reasonable price based on the market competition.

1.6.3 Middle Income Housing and Infrastructure Development Accelerated Programme



This programme introduced in the year 2016 is geared towards providing a house equipped with modern amenities to middle-income earning salaried employees of the public and private sectors and this also aims to improve their social existence and economic wellbeing.

1.6.4 Department of Buildings



The Department of Buildings which was founded as the Government Works Department in the year 1849 was established as an “A” grade department in 1969 and with the abolition of the Government Works Department, it is considered as the sole authority and consultancy institution in the field of construction of government buildings.

With 07 district engineer offices, it renders an immense service in the construction of buildings in the public sector across the island through architectural and engineering designs, maintenance, project management and provision of technical instructions.

It was awarded ISO 9001:2008 quality certification.

1.6.5 Department of Government Factory



The Department of Government Factory was established on Gaspa Junction, Colombo in the year 1849 by the then British empire. It was shifted to the present location at Kolonnawa in the year 1928, as the mechanical workshop of the Public Works Department to provide all mechanical engineering works for the public and private sector. In the year 1971, the Department of Government Factory was named as a Class “A” Department.

Currently, the Department of Government Factory constructs, provides, fixes and maintains water management gates for the Department of Irrigation, makes date stamps and bits for date/month/year for the Department of Posts, creates numerals and surgeon strips for the police constables of the Department of Police, creates and supplies wooden furniture, construct water refinery tanks for the Water Supply Board, fixes welcome podiums for state ceremonies, creating and fixing iron bridges for the Road Development Authority, aluminium partitioning and fixing name boards in institutions, servicing and maintenance of vehicles of public institutions, makes and supplies goods made out of cast iron including brake pads for the Sri Lanka Railway Service, creates and supplies wooden and iron made hospital equipment, maintaining boilers and gas tube systems, and providing practical training for technical students, university students and engineering students.

It was awarded ISO 9001 / 2015 quality certification.

1.6.6 Construction Industry Development Authority



The Institute of Construction Training and Development (ICTAD) was converted into the Construction Industry Development Authority under the provisions of the Construction Industry Development Act No. 33 of 2014. The prime objective of this Act is to regulate, register, formalize and standardize the activities of the construction industry.

The Act has provided for the establishment of the National Advisory Council on construction, the establishment of the Construction Industry Development Fund, provides measures for the improvement and wellbeing of the industry-related professionals, manufacturers, suppliers, contractors and craftsmen and for the settlement of disputes related to construction activities: to ensure public safety in the construction industry.

1.6.7 State Engineering Corporation



The State Engineering Corporation, a semi-government institution functioning under the purview of the State Ministry of Rural Housing and Construction and Building Materials Industries Promotion. The Corporation's main functions include the provision of construction advisory services, provision of engineering services for constructions, provision of construction machinery, planning and

designing, manufacturing precast and prestressed concrete accessories, provision of training and also conducting research relevant to the construction field.

It was awarded ISO 9001:2000 quality certification in 2009 and more recently it received ISO 14001:2004 environmental management certification.

1.6.8 National Equipment and Machinery Organization



The National Equipment and Machinery Organization (NEMO) was established in 1992 under the National Housing Development Authority (NHDA) to provide equipment and machinery to government organizations. In 2011 the NEMO was brought under the State Engineering Corporation of Sri Lanka (SEC) as the Equipment and Machinery Division and in January 2016 the NEMO was once again made an individual organization by a Cabinet approval.

NEMO is progressively moving forward with specialized contracts awarded by the Departments of Wild Life, Zoological, Irrigation, Coast Conservation and Railway. The staff consists of employees including printing professionals, skilled workers and labourers. Further, it has a fleet of heavy machinery, island-wide depot system which caters to all the districts of the country and fully-fledged mechanical workshops in all provinces of the country.

1.6.9 Building Materials Corporation



Building Materials Corporation (BMC) was established in 1971 under the “Sri Lanka State Trading Corporations Act” No. 33 of 1970. Thereafter in September 1992, the corporation was converted into a 100% government owned limited liability public company under the “Conversion of Public Corporations or Government Owned Business Undertakings into Public Companies Act” No. 23 of 1987. The institution was re-registered in March 2010 under the Companies Act No.07 of 2007.

The BMC, which consists of 16 external branches, provides the opportunity for supplying building materials and equipment island wide with a higher standard and price regulation for the customers and this allows customers to select all building materials and equipment from a variety of suppliers under one roof.

1.7 Foreign Funded Projects

There are five development projects implemented by the Ministry under the Indian government assistance.

Project	Financial value	Project period	Project objectives
Ven. Maduluwawe Sobitha Nahimigama Housing project (Mahavilachchiya Divisional Secretariat)	1. Government of India Rs.300 Mn 2. Government of Sri Lanka Rs.195 Mn	2018-2019 (The work was halted due to a issue with the contracting company and the contract was awarded to CECB this year and work has begun)	Providing houses and basic social infrastructure facilities to 153 poor families in the Elapathgama Grama Niladhari Division in the Mahavilachchiya Divisional Secretariat in Anuradhapura district
Island-wide model village project	Rs.300 Mn	2017-2020 (Project duration extended)	Constructing houses for 600 poor families on participatory approach.
Hambantota district model village project	Rs.300 Mn	2017-2020 (Project duration extended)	Constructing houses for 600 poor families on participatory approach.
Southern province model village project	Rs.300 Mn	2018-2021 (Project duration extended)	Constructing houses for 600 poor families on participatory approach.
Northern province model village project	Rs.300 Mn	2018-2021 (Project duration extended)	Constructing houses for 600 poor families on participatory approach.

Chapter 2

2021 Progress and 2022 Outlook (Division wise)

2.1 - Administrative Division

2021 Progress

❖ Personal File Management

All matters related to personal files, such as providing annual salary increments, confirmation in the service, promotions, transfers, appointing for acting posts and retirement from the public service of all officers relevant to this division have been carried out without delay.

❖ Financial Management

In accordance with the powers assigned by the Secretary to the Ministry under Financial Regulation 135, granting the approval and recommendations after inspecting the accuracy of all expenditure payment vouchers, distress loans/special advance requests received to the Administrative Division have been done without delay.

❖ Cabinet Memoranda

Twenty-two Cabinet Memoranda received from other divisions and 05 Cabinet Memoranda prepared in respect of the Administrative Division in the year 2021 were coordinated for the submission of Cabinet approval and 91 Cabinet decisions received to the Ministry have been referred to the Heads of Departments of the Ministry. Also, the relevant coordination work has been done to answer 11 Parliamentary Questions sent to this Ministry and it has been duly referred to the Parliament.

❖ Performance Reports, Annual Reports of the Institutions under the Ministry - 2021

Description	Performance Reports / Annual Reports
Annual Reports / Performance Reports submitted to be tabled in Parliament	<ul style="list-style-type: none"> • Department of Buildings – 2019 and 2020 Performance Reports • Construction Industry Development Authority – 2017 and 2018 Performance Reports • National Housing Development Authority – 2017 Performance Report
Annual Reports which have been approved by the Hon. Minister for submission to Parliament and Performance Reports approved by the Cabinet	<ul style="list-style-type: none"> • Department of Government Factory – 2020 Performance Report • State Engineering Corporation – 2016 and 2017 Performance Reports
Annual Reports / Performance Reports that are under preparation to submit to the Parliament	<ul style="list-style-type: none"> • Construction Industry Development Authority – 2019 and 2020 Performance Reports • National Housing Development Authority – 2018 and 2019 Performance Reports

❖ Fixed Assets Management

Maintenance activities of 43 vehicles of the Housing and Construction Division have been conducted successfully and an amount of Rs.10,558,466.00 has been incurred for that.

Also, an amount of Rs.4,819,917.36 has been incurred in 2021 for air conditioning machines, photocopy machines, printers and fax machines, fingerprint machines, software, intercom system, building maintenance and renovations of the Ministry.

Resettlement Division

Maintenance of 15 vehicles of the resettlement division has been successfully done at a cost of Rs.4,805,840.72.

An amount of Rs.7,11,072.29 has been spent in the year 2021 for the maintenance and repair of machinery and buildings in the resettlement division.

❖ Training Programmes

Training opportunities have been provided to 56 officers in the Housing and Construction Division and 62 officers in the Resettlement Division in the year 2021 for capacity building of officers. Respectively, it is 40% and 50% of the total workforce in each sector. Despite the spread of the Covid pandemic, training opportunities have been provided to officers through online system and overseas training has been provided to 05 staff officers in the Housing and Construction Division, and the total number of employees who received local training opportunities is 113, with 51 in the housing and construction division and 62 in the resettlement division. In the face of the spread of the Covid pandemic, it was not possible to provide 12 hours of training opportunity to every officer as per Public Administration Circular 02/2018; however, action was taken to provide at least one training opportunity to every officer who applied for training opportunities.

❖ Responding to Public Requests

Relevant to the year 2021, around 1000 public request letters were received to the Administrative division of this Ministry from Presidential Secretariat and Office of the Prime Minister. Public requests are received mainly for housing and such requests have been referred to the Housing Division. As well, 46 letters have been received on establishment issues and vocational issues of the employees and they are directly referred to the relevant institution and actions are taken to inform the applicants according to the reply received. Thirteen letters have been received regarding political revenge for the year 2021 and the applicants have been informed based on the answers received from the relevant institutions. Measures are taken to address above public requests without delay and to provide solutions regarding establishment and vocational issues.

❖ Human Resources Management of the Institutions under the Ministry

Coordinating activities have been carried out as follows for human resources management of the institutions under the Ministry.

- Coordinating the process of obtaining the approval of the Department of Management Services for the recruitment of 77 essential posts in the Primary level (PL) of the Department of Government Factory.

- The Public Service Commission has approved 04 recruitment procedures of the Department of Government Factory, which sent with the recommendations of the Ministry.
- The approval has been granted to recruit for 44 essential posts of the Construction Industry Development Authority.
- Actions have been taken to appoint new members for the National advisory Council of the Construction Industry Development Authority.
- Steps have been taken to appoint a new Chairman for the National Housing Development Authority.
- The approved cadre revision of the National Housing Development Authority has been submitted to the Department of Management Services for approval with recommendations.
- The Ministry approval has granted to the State Engineering Corporation to recruit for essential posts.
- Refer to the Department of Management Services to resolve the issues found in the recruitment procedure of the State Engineering Corporation.
- A Programme Director was appointed for the Middle Income Housing and Infrastructure Development Accelerated Programme and applications are invited for the posts of Programme Accountant and Deputy Director.
- Arrangements were made to obtain approval from the Department of Management Services to recruit for essential posts on contract basis until approval is obtained for a permanent staff for the Building Materials Corporation Limited.
- The Ministry has instructed the National Equipment and Machinery Organization to revise its cadre through voluntary retirement and the draft of the revised cadre is to be submitted by the National Equipment and Machinery Organization.

❖ Meetings

Three Staff Officer Meetings and 07 Special Meetings were held in the year 2021 and all Heads of Departments and Heads of Institutions were informed to implement the decisions taken there. Although a staff officers meeting was scheduled to be held every month of the year, due to the Covid 19 pandemic and health guidelines in effect in 2021, only three staff meetings have been held and all heads of divisions have been informed to implement the decisions taken thereon.

- Organizing special programmes

Commencement of duties for the new year was organized on 01.01.2021.

- Implementing Right to Information Act

Referring and coordinating 05 information requests relevant to Right to Information Act to relevant divisions.

2022 Outlook

The attention has been drawn to use information technology required to carry out the functions of the Ministry efficiently and effectively, and for that, Leave Management System, Public Complaints Data Management System and the Archives Data Management System have been prepared. Also, work has begun to prepare the vehicle data management system of the Ministry.

2.2 – Planning Division

2021 Progress

❖ Annual Action Plan

It is the responsibility of the Planning Division to prepare the Annual Action Plan every year incorporating development programmes of the Ministry and its affiliated institutions and activities relating to projects and estimates thereof and in the year 2021 too, the Annual Action Plan of the Ministry as well as its affiliated institutions was duly prepared.

❖ Progress Review Meetings

Progress Review Meetings in the Housing and Construction Sector were organized under the patronage of the Hon. Minister in charge of the subject to monitor and evaluate the proper implementation of development programs as per the Annual Action Plan. Even under the prevailing Covid 19 condition, progress review meetings were held as expected. Following the health guidelines, progress review meetings were also held via online.

❖ Progress Reporting

The progress of the institutions under the Ministry was reported without delay, quarterly to the Department of Project Management and Operations and monthly to the Ministry of Housing and Urban Development. In addition, the progress of the programmes implemented by this Ministry in relation to the “*Gama samanga Pilisandara*” programme implemented to improve the people-centered economy indicated in the “Vistas of Prosperity & Splendour” Policy Statement has been reported to the “Infrastructure Committee” under the Ministry of Highways monthly without delay.

❖ Obtaining Foreign Funds for Development Projects

By the end of the year 2021, there were 5 foreign funded projects implemented by this Ministry. All these projects were funded by the government of India.

The “Ven. Maduluwawe Sobitha Nahimigama Housing Project” in Elapathgama, Mahavilachchiya Divisional Secretariat, which commenced its construction on July 26, 2018 but halted due to weaknesses of the contracting company, was restarted this year. On the instructions of the Hon. Minister of Housing and Urban Development, and with the intervention of the State Minister of Rural Housing, Construction and Building Materials Industries Promotion, following several discussions with the Indian High Commission and the Ministry of Finance it was able to restart on the agreement of the Government of Sri Lanka to provide additional expenditure as per the new estimates.

In addition to the additional Rs.253 million provided by the Government of India for the completion of 153 houses and temple-related essential constructions, the Government of Sri Lanka provided an amount of Rs.195 million.

Cabinet approval has been granted to have all these constructions completed by the Central Engineering Consultancy Bureau (CECB). Accordingly, at present, an agreement has been signed with CECB for the constructions relevant to the amount granted by the Government of Sri Lanka and construction has been commenced. The Indian High Commission has also been provided with bonds and draft agreements for

the signing of agreements with CECB. In the future, the Indian High Commission will commence those works. In addition, the National Water Supply and Drainage Board has been provided with the necessary funds to supply pipe borne water to the 'Sri Sobitha Nahimi Village' and work has already commenced.

The other 04 Indian Housing Programmes have also gained a significant progress so far and this progress could be enhanced by implementing them in line with the positive decisions taken at the discussion chaired by the Secretary to the Ministry of Finance with the intervention of the Hon Minister. Through this, 2400 houses will be constructed island wide. All beneficiaries are low-income earners. Houses are built by the beneficiaries. Once the construction of the relevant part is completed, the beneficiaries will be credited to their accounts in installments by the Government of India according to the construction progress. The Memorandum of Understanding of the Government of India was amended to pay the relevant installments before the construction of the houses and the required amount was given to the beneficiaries before the relevant construction. Accordingly, progress could be accelerated.

In addition, due to the increase in the prices of building materials currently available in the market and the provision of Rs. 600,000 for other housing programmes implemented by the Ministry, it was decided to provide an additional Rs.100,000 for these beneficiaries as well from the Government of Sri Lanka. It also helped to accelerate the project. At the end of 2020 the number of houses completed was 272 and by the year 2021 the number of houses completed was 439.

2022 Outlook

Eighteen Development Programmes and Project Proposals expected to be implemented by the institutions affiliated to the Ministry in the year 2021 have been submitted to the Department of National Planning for approval. All these proposals have been approved by the Department of National Planning and their value is Rs.10,815.20 million. In addition, two project proposals have been submitted to the Department of External Resources for obtaining foreign aid.

2.3 - Housing and Development Division

2.3.1 Housing Division

2021 Progress

❖ “Obata Geyak – Ratata Hetak” Housing Programme

“Obata Geyak – Ratata Hetak” housing program is being implemented with the aim of creating a productive citizen and a happy family by enabling every family in Sri Lanka to live in a comfortable home.

Under this programme, assistance of a maximum of Rs.600,000 per beneficiary family living in a temporary house will be provided based on the construction progress. Furthermore, this island wide programme will give priority to the Grama Niladhari Divisions where there is a need for housing and the districts where there is a high incidence of temporary housing.

The annual target of this programme is 14,022 houses. Out of 9,972 houses initiated in the year 2020, all the houses have been completed by now. Out of 12,231 houses approved for the year 2021, 4,078 have been completed.

❖ **Mihindu Niwahana Housing Project**

"*Mihindu Niwahana*" Housing Assistance Programme is implemented in collaboration with the State Ministry of Rural Housing and Construction and Building Materials Industries Promotion, Ministry of Buddha Sasana, Religious and Cultural Affairs, National Housing Development Authority, and the Department of Buddhist Affairs to meet the housing needs of parents who have donated their children to the Buddha Sasana, and who experience economic hardships and are without houses or own partially constructed houses.

The "*Mihindu Niwahana*" housing programme is implemented as a sub programme of the "*Obata Geyak – Ratata Hetak*" housing programme implemented by this Ministry and accordingly, a financial assistance of Rs.06 lakhs is provided for the construction of a new house and up to a maximum of Rs.06 lakhs is provided for the completion of a partially completed house to identified beneficiaries as recommended by the Technical Officers of the National Housing Development Authority. (In addition, a cash contribution can be made from the relevant temple as much as possible)

Accordingly, the National Housing Development Authority has so far selected 758 beneficiaries from Anuradhapura, Polonnaruwa, Moneragala, Badulla, Kegalle, Matale, Kandy, Matara, Hambantota, Mullaitivu, Trincomalee and Vavuniya districts and provided housing assistance. Out of this, the work of 201 houses has been completed by 31.12.2021.

❖ **Viru Sumithuru Housing Project**

Under this, houses will be provided to the families of war heroes who died, went missing and were disabled during the war in the North and East. Although construction began in 2017, 2018 and 2019, there were 946 houses island wide that could not be completed in the beginning of 2021. The construction of 673 houses was completed in the year 2021 at a cost of Rs.210 Mn.

❖ **Project of constructing 100 middle income houses (multi-storey housing) in each electorate - "Siyapatha Housing Programme"**

It is expected to construct a multi-storey housing project consists of 100 housing units targeting middle income earners in each electorate with the objective of providing housing to the middle class families who are homeless and need to live in urban areas in long run.

Under this,

• **Gampaha, Marandagahamula Housing Project**

As the first pilot project under this program, the construction of 65 houses on Wewegodellawatta land in Marandagahamula Grama Niladhari Division in Divulapitiya Divisional Secretariat Division in Gampaha District commenced on 29.09.2021. The construction work is being carried out by the State Engineering Corporation.

- **Anuradhapura, Dahaiyagama Housing Project**

It is proposed to construct a housing project consisting of 150 houses on the land owned by the National Housing Development Authority at Dahaiyagama in the Anuradhapura District on a pre-sale basis. The construction work is being carried out by the State Development and Construction Corporation.

- **Embilipitiya, Yodhagama Housing Project**

It is proposed to construct a housing project consisting of 120 houses on a pre-sale basis on the land owned by the National Housing Development Authority at Yodhagama in the Embilipitiya Divisional Secretariat Division in the Ratnapura District. Construction work is being carried out under Central Engineering Services (Pvt) Ltd.

❖ **Sapiri Apartment Programme**

- **Development of Middle Class Housing and Infrastructure**

Under this programme, it is expected to provide a fully equipped apartment with concessionary credit facilities to middle income earners working in the public and private sectors, focusing on major cities, expressway entrances, sub-cities close to major roads and railway stations.

Lands are provided by the government for this purpose and the infrastructure facilities up to the housing project are provided by the Line Ministry and the institutions that provide those services. Designing, construction and sale of the houses of this housing programme is the role of the investor who invests finances in the housing project and it is supervised by the State Ministry of Rural Housing and Construction and Building Materials Industries Promotion together with National Housing Development Authority. From every housing project which construction has commenced, 70% of the number of housing units to be constructed will be allocated to middle income earners, and the houses in the housing projects that have already been constructed have been provided to the beneficiaries at a cost of Rs. 05 million. The investor is allowed to sell the remaining 30% semi-luxury housing units on the market demand.

Housing programs vested with the public during this year,

Mount Clifford Project (Phase 2) - Homagama (142 houses)

Housing projects currently under construction,

Sea Breeze Housing Project	-	Wadduwa - 196 houses (Construction progress 61.98%)
Lavanya Heights Project	-	Ragama - 134 houses (Construction progress 49.96%)

- **Soysapura Relocation Housing Project**

The Soysapura Relocation Housing Project was commenced to relocate 48 very old and dilapidated two-storey low-rent houses and 24 unauthorized shanties located within the premises of the Soysapura Housing Project built in 1970s. Accordingly, 60 houses have been constructed under this project and the recipients have been settled on relocation basis.

The rest of the buildings are expected to be constructed on pre-sale basis and accordingly, it was planned to construct 30 houses (two buildings) with the area of 550 sq ft each. The construction of this project has been commenced on 22.02.2021.

- **Yakkala, Werellawatta Middle Class Housing Project**

Special housing projects are planned to be implemented in urban areas island wide giving the opportunity to young families to purchase them for long-term concessionary payment methods. Accordingly, it is proposed to construct a housing project consisting of 500 houses in the Werellawatta area in Yakkala under 03 phases. The housing project will include a swimming pool, a playground and shops.

As its first phase, it is planned to construct a middle-class housing scheme with a total of 154 houses consisting of 132 houses of 600 square feet and 22 houses of 900 square feet in a 12 storey building. Construction of the project has commenced on 26.07.2021.

- **Tangalle Apartment Project**

This apartment project was commenced in 2019 and constructions are already underway. It is expected to construct 30 houses under this project.

- **Mihindupura Housing Project**

Mihindupura Housing Project is a project implemented by the National Housing Development Authority and consists of 24 floors and 560 housing units. Cabinet approval has been granted to re-award the construction contract for this project to CDC Industrial Infras Ltd.

❖ **Special Housing Projects**

- Construction of houses for the victims of the terrorist attack on St. Sebastian's Church, Katuwapitiya, Negombo on 21.04.2019.

The purpose of this project is to fulfill the housing needs of the people affected by the terrorist attacks on the 03 churches of Kochchikade, Katuwapitiya and Batticaloa Zion on April 21, 2019.

Under this 223 houses have been started and 184 houses have already been completed.

- Ranpokunagama Housing Project under the Soduru Apartment Programme

The “*Sonduru Apartments*” project is being implemented as an affordable programme to meet the housing needs of people who are homeless and do not have land to build a house, and live mainly on a rental basis.

As the pilot project of this programme, a housing project consisting of 72 houses at Ranpokunagama in the Gampaha District has been launched.

❖ **World Habitat Day - 2021**

According to a resolution adopted at the 1985 Annual Session, the United Nations has declared the first Monday in October of each year as World Habitat Day every year since 1986. Accordingly, during the last 33 years, World Habitat Day has been celebrated under various themes related to the field of housing and settlements. The Ministry in charge of the subject of Housing is the Sri Lankan agency for

the United Nations Human Settlements Program (UN-Habitat) which implements World Habitat Day worldwide.

The theme of this year's World Habitat Day was "Accelerating Urban Action for a Carbon - Free World". Due to the Covid pandemic in the country, a national festival could not be held. However, the following activities were carried out to celebrate the World Habitat Day.

- Vavuniya Menik Farm Housing Project, constructed with Indian assistance was vested to the public via online under the patronage of the Hon. Prime Minister on 04.10.2021 on the occasion of the World Habitat Day.
- On the occasion of the World Habitat Day, the State Ministry of Rural Housing and Construction and Building Materials Industries Promotion published a press release entitled "Wonderful Housing Projects" under the theme "*Obata Geyak – Ratata Hetak*".
- Implementation of the "Mainstreaming Resource Efficiency in Housing Building & Construction Sector" project regarding sustainable construction promotion by this Ministry under the "One Planet Sustainable Building & Construction Programme" by UN-Habitat in line with the theme of World Habitat Day.

❖ **Cabinet Memoranda / Notes to the Cabinet related to Housing Projects**

During the year 2021, 13 Cabinet Memoranda and Notes related to the subject of Housing have been prepared and submitted to the Cabinet of Ministers.

❖ **Preparing Answers to Parliamentary Questions related to the field of Housing Development**

Replies for all parliamentary questions for oral answers relevant to the Rural Housing development subject from the Hon. Prime Minister for the year 2021 has been prepared and submitted. Accordingly, the relevant answers to 06 Parliamentary Questions which were expected to be answered orally this year were prepared in collaboration with the relevant institutions including the National Housing Development Authority and handed over to the Prime Minister's Office.

❖ **Revising the Rent Act No. 07 of 1972**

An expert committee was appointed to draft a new bill to create a new legal mechanism to ensure the proper functioning of the rental market as per the 2018 budget proposal. Accordingly, the new bill amended by the legal draftsman in consultation with the relevant officials, parties and the Legal Draftsman's Department has been referred to all Provincial Housing Commissioners to obtain their observations, recommendations and suggestions.

However, by the Cabinet decision dated 27.09.2021 for the Cabinet Memorandum dated 07.09.2021 submitted by the Minister of Justice, approval has been granted to the Ministry of Justice to amend the Rent Act No. 07 of 1972.

❖ **Public Requests**

- Directing public requests received from the Presidential Secretariat, the Prime Minister's Office, other institutions and directly to this Ministry to the relevant institutions and informing the

applicants on that regard, forwarding application forms to obtain the required information from them, sorting the received applications and forwarding them to the relevant institutions and follow up until those functions are completed. Accordingly, by 31.12.2021, 12,183 housing requests received to this Ministry have been answered.

- Public request letters containing housing requests which submitted to His Excellency the President during the *Gama Samanga Pilisandara* Programme, sent by the Presidential Secretariat are forwarded to the relevant institutions and applicants are informed based on the answers received. Accordingly, 1048 requests have been received in the year 2021 and they have been forwarded to the relevant institutions and the applicants have been informed.
- Further, a database of all these public requests and applications is maintained.

2.3.2 Land Division

Condominium declaration can be registered after the Department of Buildings inspects and issues a certificate of fitness from the housing schemes for which the Condominium declarations are required in order to issue deeds in accordance with the provisions of the Apartment Ownership (Special Provisions) Act No. 23 of 2018.

❖ Referring 80 public requests received for resolving land related issues to relevant sections.

❖ Cabinet Memorandum 01.

Acquisition of Solaikadu crown land in Vavuniya District by the National Housing Development Authority for a Public Servants Housing Project

- ❖ Maintaining a list of lands belonging to all the departments under the Ministry.
- ❖ Giving recommendation to Land Commissioner General, Divisional Secretary and relevant departments for land acquisition - 26 requests
- ❖ Identifying lands for Siyapatha Housing Scheme (around 22 districts and 202 lands).
- ❖ 1785 deeds have been issued for 25 districts by the year 2021.

2.3.3 - National Housing Commissioner's Division

2021 Progress

As per the powers and responsibilities vested in under the Ceiling on Housing Property Law No. 1 of 1973, the National Housing Commissioner's Division of the State Ministry of Rural Housing and Construction & Building Material Industries Promotion,

- Issues deeds for tenants.
- Grants compensation for the owners of houses taken over by the National Housing Commissioner.
- Resolves issues arising from time to time in respect of property allotted for public facilities.

Due to the occasional outbreak of the Covid 19 pandemic during the period from 01.01.2021 to 01.09.2021, the activities of the National Housing Commissioner's Division were hampered and therefore, field trials and inquiries relevant to claims were affected.

Therefore, providing solutions for the issues of the public who visited the office and received in writing was carried out during the period from 01.01.2021 to 31.12.2021 and 04 freehold deed has been issued under the Ceiling on Housing Property Law No. 1 of 1973. Also, in the year 2021, the National Housing Commissioner's Division has received 797 official letters and 557 individuals have visited the National Housing Commissioner in relation to various issues. As well, 43 plans have been issued. Further, activities such as appearing before various courts as a witness, preparation of documents for judicial proceedings, carrying out relevant court matters with the Attorney General, involving in the process of amending the Rent Act No. 07 of 1972 were carried out.

2022 Outlook

- ❖ Accelerating the issuance of delayed deeds since the Ceiling on Housing Property Review Board and Valuation Board under the Ceiling on Housing Property Law No. 1 of 1973, which was vacant till recently have been appointed by now.
- ❖ Carrying out relevant activities to issue deeds to the residents by resolving the issues related to condominium property, assigned to the National Housing Commissioner, in accordance with the provisions of the Apartment Ownership (Special Provisions) Act No. 23 of 2018.
- ❖ Taking action to identify housing properties that have been assigned to the National Housing Commissioner but have not yet been identified and to document the relevant information.
- ❖ Conducting on-site inspections and office inspections and providing solutions to the problems of residents / tenants in houses.
- ❖ Granting deeds for tenants.
- ❖ Appearing before the court as a witness, participating in discussions for legal opinion of the Attorney General's Department, and carrying out relevant matters pertaining to court proceedings with the Attorney General.

2.4 – Technical Division

2021 Progress

Under the Construction Industry Development Act No. 33 of 2014, 15 regulations and 09 rules have to be approved. Out of them, 13 regulations have been approved by the Parliament. In addition, 02 other regulations have been referred to the legal draftsman. In addition, 06 rules have already been gazetted and another 03 rules have been referred to the legal draftsman.

It also coordinates the activities of the Construction Industry Development Authority to facilitate the obtaining of all necessary approvals online from a single location to avoid delays in obtaining the necessary approvals for the construction industry, which is a special priority of the Ministry.

This Division coordinates at the Ministry level the National Programme on Skilled Based Construction Workers Training, implemented by the Construction Industry Development Authority to address the shortage of skilled craftsmen in the construction sector.

This Division is also in the process of amending the Sri Lanka Institute of Architects Act and the Institute of Quantity Surveyors, Sri Lanka Act.

This Division also coordinates the Construction Industry Development Authority, the Ministry of Health and other institutions with regard to measures to control the spread of Dengue mosquitoes at construction sites.

Recognizing that the rapid increase in prices of building materials is a problem that has severely affected all those involved in the construction industry including contractors, this division has taken the following actions during the past year.

- Negotiating with the stakeholders including the Consumer Affairs Authority to take necessary action to regulate the prices of construction materials and take further action.
- Inform all Secretaries to Ministries, Chief Secretaries to Provincial Councils and District Secretaries that the clause on payment of price variations for construction contracts with a term of more than three months should be included in the agreements and acted upon accordingly.
- Taking action to submit and approve a Cabinet Memorandum so that payments can be made even if the clause on payment of price variations for construction contracts with a term of more than three months is not included in the contract agreement.
- Appoint a committee through the Construction Industry Development Authority to reconsider the price variance formula and price indicators and take further action.

Although the Construction Advisory Council established under the Construction Industry Development Act No. 33 of 2014 had difficulties in convening due to the Covid 19 pandemic, two meetings were held and it was able to approve a number of policy decisions in the field of construction, including amending the relevant Act.

The Ministry intervened for the issues arisen due to the maintenance of both the Construction Industry Development Authority and the Tower Hall Theater Foundation in the same building, and made the necessary coordination to act on the decision of the Hon Prime Minister.

Complaints regarding construction contract disputes submitted to the Ministry were referred to the Construction Industry Development Authority and intervened for that.

Also, solutions were provided in coordination with other agencies for the problems that are frequently raised by the agencies involved in the construction sector.

The prices relevant to construction contracts awarded as per the Cabinet decision are evaluated by the Standing Technical Committee (STC) established under the Ministry.

Accordingly, under the supervision of the Committee, approval has been granted for prices submitted with respect to 80 projects to the date of 31.12.2021.

As the Secretary to the Ministry in charge of the Construction subject, the above Committee is chaired by the Secretary of this Ministry, and considering the prices of the other Ministries and Institutions involved in the construction process, the Standing Technical Committee provided reasonable prices so as not to be unfair to the contracting institutions.

Also, steps were taken to resolve the issues of the projects which the approval of the Standing Technical Committee was delayed for the last several years and approved by the Standing Technical Committee.

2022 Outlook

- ❖ Conducting construction advisory council meetings for each quarter and obtain recommendations for construction policy decisions.
- ❖ Submitting the Bill to amend the Construction Development Act No. 33 of 2014 to Parliament.
- ❖ Publication of two Regulations and three Rules in the Gazette for further approval under the Construction Development Act No. 33 of 2014 and get the regulations passed by Parliament.
- ❖ Considering the proposals to amend the Sri Lanka Institute of Architects Act and the Institute of Quantity Surveyors, Sri Lanka Act No. 20 of 2007, preparation of amendments by the legal draftman and submission to Parliament for approval.
- ❖ Coordinating the functions of the Construction Industry Development Authority at the ministerial level.
- ❖ Coordinating with the relevant institutions on suggestions and issues raised by various parties regarding the construction industry and providing solutions.
- ❖ Taking action to complete the files received to the Standing Technical Committee as soon as possible.

2.5 - Construction Division

2021 Progress

❖ Cabinet Memorandum

- Request for budget provisions to complete the balance work of C-city project.
- Extension of approval to procure goods worth Rs.50 million to state institutions with a single bid to the Building Materials Corporation Limited until 14.12.2022.
- Exemption from the requirement of issuing bank guarantees and bonds for advances and performance relevant to direct contracts awarded to the Department of Government Factory and the National Equipment and Machinery Organization.
- Increase the advance payment for medium scale construction contracts up to 30% of the contract amount for mobilization and commencement of work.
- Carrying out an apartment project in Lot No. 04 of Plan No. 1340 surveyed and prepared by Mr. Gamini B. Dodanwala, Chartered Surveyor, in Delkada, Gangodawila land owned by the Ocean View Development Pvt Ltd.

❖ Other Functions

- Obtaining permission from a gazette notification for the importation and distribution of ceramic tiles by the Building Materials Corporation Ltd.
- Taking necessary steps to settle the arrears due from the State Engineering Corporation to other Ministries and Departments. (up to 01.07.2021)
- Development work of Marandagahamula paddy storage and shopping complex. Intervention at the Ministry level to complete the remaining work on the construction of 115 stalls in the shopping complex and to maintain and continue those stalls. (up to 01.07.2021)
- Activities on the project of completing the rest of the renovation work of the Sunday Dhamma School building at St. Sebastian's Church, Katuwapitiya.

- Activities related to the commencement of the proposed low-income three storied housing project at Ranpokunugama.

2022 Outlook

- ❖ Convening monthly progress review meetings with the Department of Government Factory, Department of Buildings, Ocean View Development Private Limited, and Building Materials Corporation and through that, giving the necessary Ministry contribution to maintain every institution as a profit making institution.
- ❖ Taking necessary measures to identify proper technical procedures together with private and public sectors to reduce the cost of the *Siyapatha* housing project which has already been commenced.
- ❖ Following up the future activities of the Building Materials Corporation, which has achieved clear progress at the present and providing full assistance for it at the Ministry level.
- ❖ Taking action regarding arrears due to the Department of Government Factory from government institutions over 10 years.
- ❖ Taking action to increase the number of projects available to the Department of Government Factory from other institutions.
- ❖ If the approval of the Cabinet of Ministers is required in performing the above functions, take immediate action accordingly.
- ❖ Taking appropriate steps in relation to our construction division to cover all the functions assigned to it under the Ministry and to fulfill its targets.

2.6 - Engineering Services Division

2021 Progress

❖ Cabinet Memorandum

- State Engineering Corporation and National Equipment and Machinery Organization functioning as independent institutions.
- Obtaining guidance from the State Engineering Corporation for the proposed prison site to be constructed in the Horana area in the Kalutara District.
- Obtaining arrears due to the State Engineering Corporation in relation to the carpeting of provincial roads in the Galle District.

Other Functions -

❖ State Engineering Corporation

- Taking necessary action to settle the arrears due and receivables from the State Engineering Corporation to other Ministries and Departments.
- Completion of construction work on 115 stalls of the Maradaghamula Paddy Storage Complex and discussions with the relevant parties to maintain those stalls, providing necessary assistance in preparing a Cabinet Memorandum regarding payments to the State Engineering Corporation.
- Supervise and intervene in the work of the dolomite site.

- Introduce a form to inquire into the performance of projects implemented under the State Engineering Corporation.
- Providing necessary support to continue the construction projects of Weerawila, Hambantota Youth Training Center and swimming pools at Debarawewa and Sooriyawewa National Schools.
- Introduction of Key Performance Indicators (KPI) system for State Engineering Corporation work sites.
- Providing necessary support to carry out production activities such as concrete sleepers at the Dematagoda precast yard.
- Preparation of Revenue and Expenditure Reports of the State Engineering Corporation work sites.

❖ **National Equipment and Machinery Organization**

- Intervening and advising on development issues such as construction of elephant trench in Lunugamvehera National Park, compost yard, development of walking paths and landscaping, preparation of land for cashew cultivation.
- Introduce a form to report on the progress of the tank project implemented under “Wari Saubhagya”.
- Introduce a form showing how to include facts regarding overtime payments and incentive payments.
- Introduce a form showing how to enter information regarding machinery repairs.
- Intervening in projects and activities of the Future Plan of the Kolonnawa Regional Office.

2022 Outlook

- ❖ Convening monthly progress review meetings with State Engineering Corporation and National Equipment and Machinery Organization and through that, giving the necessary Ministry contribution to maintain every institution as a profit making institution.
- ❖ Providing assistance at the Ministry level to maintain the Key Performance Indicators (KPI) system implemented by the State Engineering Corporation.
- ❖ Taking action to maintain the production activities such as concrete sleepers etc. at the Dematagoda Precast Yard and to provide the necessary assistance at the Ministry level to increase the production activities.
- ❖ Taking action to expeditiously complete the projects that have already been implemented.
- ❖ Taking further action to recover the arrears of the Provincial Road Carpeting Project in the Galle District.
- ❖ Taking action to recover arrears due to the State Engineering Corporation and the National Equipment and Machinery Corporation.
- ❖ Taking action to increase the number of projects available to the State Engineering Corporation and the National Equipment and Machinery Corporation from other institutions.
- ❖ In carrying out the above functions, take prompt action if Cabinet approvals are required.
- ❖ Taking appropriate action in relation to our Engineering Services Division to cover all the functions and to achieve the targets assigned to it by the Ministry.

2.7- Finance Division

2021 Progress

The main role of the Finance Division is to obtain imprest relevant to capital and recurrent provisions provided by the Budget for the year 2021 and disburse that money within the institutions for maximum efficiency and maintain timely records of the disbursement of such funds, and prepare monthly and annual financial statements and issue them on time.

Rs.17202.10 million and Rs.624.44 million had been allocated in the Budget for the year 2021 as Capital and Recurrent Expenditure respectively. Of this, Rs.12954.80 million was spent on capital and Rs.418.90 million on recurrent expenditure. The money spent on capital expenditure was mainly used to build houses for low income earners.

2022 Outlook

In order to enhance the efficiency of the Ministry, we will work in coordination with the respective divisions and work hard to achieve the objectives of the Ministry by procuring, storing and distributing all the materials required to the Ministry with maximum efficiency.

As well, introducing new methodologies to continue proper financial control is also done by the Finance Division.

2.8 - Internal Audit Division

2021 Progress

Five audit reports were finalized in the year 2021. As at 31.12.2021, 03 out of the 04 audit and management committee meetings have been held. Three investigations in the Ministry and 10 investigations in its affiliated institutions have been completed and 03 investigations are in progress.

2022 Outlook

Although the internal audit investigations and issuance of reports is delayed in the year 2021, steps are being taken to carry out more investigations in 2022 and to make more room for internal audit inspections.

Also 04 quarterly Audit Management Committee meetings has been included in the Audit programme.

2.9 - Resettlement Division

2021 Progress

With regard to the resettlement of IDPs, the Ministry was able to take the necessary steps to resettle 7337 persons belonging to 2666 families in the Northern Province and 54 persons belonging to 19 families in the Eastern Province by the year 2021. In total, the Ministry has resettled 2685 families and 7391 persons in the Northern and Eastern Provinces.

❖ Brick and mortar type housing construction project

Construction of 5953 permanent houses for displaced families in the Northern and Eastern Provinces commenced in 2021. Out of these houses, 142 houses have been completed up to foundation level, 890

houses up to wall level, 2326 houses up to roof level and 2533 houses up to completion level. The total cost of the project was Rs.3757 million. Accordingly, the financial progress of this project is 75%.

❖ **Project of Renovating Partially Damaged Houses**

This project was initiated to repair partially damaged houses of resettled families. Accordingly, action has been taken to renovate 298 housing units in the year 2021. An allocation of Rs. 55.45 million had been made for this and out of this Rs.45 million has been spent and 81% progress has been achieved. This project was implemented in the Trincomalee and Batticaloa districts.

❖ **Providing financial allocations for purchasing lands for landless families**

A provision of Rs.53.39 million has been allocated to the Jaffna District in 2021 for the purchase of 209 plots of land for the resettlement of families displaced due to the conflict and lost their original lands. Out of those allocations, financial progress of Rs. 35 million had been achieved.

❖ **Sanitation Facility Project**

This programme was implemented with the aim of improving the sanitation facilities of the people who were displaced and resettled due to the conflict. The above project was implemented in Jaffna, Mullaitivu, Kilinochchi, Vavuniya, Ampara, Batticaloa and Trincomalee Districts in Northern, Eastern Provinces. In the year 2021, Rs.262.60 million was allocated for the implementation of this project. Under this, 3686 sanitation units were constructed for 3686 families. Accordingly, the total progress of this project is 100%.

❖ **Providing Domestic Electricity Connections**

In order to further strengthening the economic and social security of the resettled families, in 2021, steps were taken to provide household electricity connections to those families. Also, Rs.35 million has been allocated for the year 2021 to provide 2811 domestic electricity connections. This Ministry has spent Rs.20,000 to provide electricity to each housing unit. Accordingly, the provision of 2811 domestic electricity connections in the Northern and Eastern Provinces has been completed and 100% progress has been achieved in this project as well.

❖ **Implementation of Drinking Water Projects with Nano and RO Technology**

Measures have been taken to implement Nano and RO technology drinking water projects in the year 2021 in view of the difficulties in obtaining clean drinking water to prevent the rapid spread of kidney disease in the areas where resettled families live. An allocation of Rs. 460 million had been made for this purpose. Accordingly, steps have been taken to construct 135 these units in the Northern and Eastern Provinces.

❖ **National Mine Action Center**

The demining process of the remaining land mines and unexploded explosive ordnance (UXO) in the Northern and Eastern provinces greatly assists the resettlement programme and the Ministry has allocated Rs.200 million in the year 2021 for the projects related to the demining process.

Under this, the demined area in the year 2021 is 4.3 sq km, and 20,175 anti-personnel mines, 47 anti-tank mines, 41,661 small arms and 5,930 UXOs have been removed.

2022 Outlook

By the year 2022, 8,767 individuals belonging to 2,909 families live with friends and relatives and in welfare centers in the Northern and Eastern Provinces are expected to be resettled. Among them are 807 individuals belonging to 295 families in 19 welfare centers in the Jaffna District. It is also hoped to purchase lands to resettle landless families in welfare centers in the Jaffna District.

The total number of houses to be constructed for the displaced families in the Northern and Eastern Provinces is 30,225 and it is expected to construct 1,200 houses in the year 2022 based on the allocations received. Also, an allocation of Rs.259.05 million has been made under the Infrastructure Development Project in the Northern and Eastern Provinces and it is expected to implement a number of development projects to displaced families including the provision of drinking water facilities and sanitation units.

The total area remaining to be cleared under the demining project is 13.5 sq km and the target is to clear 5 sq km by 2022. A provision of Rs.50 million has been allocated for this purpose in the year 2022.



.....
To be signed by Chief Accounting Officer/Accounting Officer/Head of Institution

ඉංජි. කීර්ති රංජිත් අබේසිංහරත්න
පදනම්
ආර්ථික නිවාරණ සහ ඉදිකිරීම් හා නොමිලයකින් ලබා
කරනු ලබන ප්‍රවර්ධන රාජ්‍ය අමාත්‍යාංශය
02 වන මහල,
"සෙත්තිරිපාය" බිත්තරමුල්ල.

Chapter 3

Overall Financial Performance for the Year ended 31st December 2021

3.1 Statement of Financial Performance

ACA -F

Statement of Financial Performance

for the period ended 31-12-2021

Budget 2021 Rs.		Note	Current Year 2021 Rs.
-	Revenue Receipts		-
-	Income Tax	1	-
-	Taxes on Domestic Goods & Services	2	-
-	Taxes on International Trade	3	-
-	Non Tax Revenue & Others	4	-
-	Total Revenue Receipts (A)		
-	Non Revenue Receipts		
-	Treasury Imprests		8,715,703,000
-	Deposits		16,705,708
-	Advance Accounts		17,662,990
-	Other Receipts		-
-	Total Non Revenue Receipts (B)		8,750,071,698
	Total Revenue Receipts & Non Revenue Receipts C = (A)+(B)		8,750,071,698
	Remittances to the Treasury (D)		-
-	Total Revenue Receipts & Non Revenue Receipts (E) = (C) – (D)		8,750,071,698
	Less: Expenditure		
-	Recurrent Expenditure		
202,000,000	Wages, Salaries & Other Employment Benefits	5	180,708,154
213,840,000	Other Goods & Services	6	128,077,087
208,300,000	Subsidies, Grants and Transfers	7	110,179,407
-	Interest Payments	8	-
300,000	Other Recurrent Expenditure	9	-
624,440,000	Total Recurrent Expenditure (F)		418,964,648

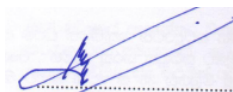
	Capital Expenditure		
22,550,000		10	4,114,363
	Rehabilitation & Improvement of Capital Assets		
41,042,000	Acquisition of Capital Assets	11	19,554,936
11,175,900,000	Capital Transfers	12	8,952,642,280
-	Acquisition of Financial Assets	13	-
1,300,000	Capacity Building	14	804,000
5,954,750,000	Other Capital Expenditure	15	3,977,686,551
17,195,542,000	Total Capital Expenditure (G)		12,954,802,130
	Deposit Payments		14,368,102
	Advance Payments		14,019,107
	Other major payments		-
	Total major payments (H)		28,387,209
	Total Expenditure I-(F+G+H)		13,402,153,987
	Balance as at 31st December J-(E-I)		(4,652,082,289)
	Balance as per the Petty Cash Statement		(4,652,082,289)
	Balance as per the Petty Cash Imprest as at 31st December		(4,652,082,289)
			-

3.2 Statement of Financial Position

As at 31st December 2021

	Note	Actual Current Year 2021 Rs.
<u>Non Financial Assets</u>		
Property, Plant & Equipment	ACA-6	538,760,412.87
<u>Financial Assets</u>		
Advance Accounts	ACA-5/5(a)	34,452,398.68
Cash & Cash Equivalents	ACA-3	-
Total Assets		573,212,811.55
<u>Net Assets / Equity</u>		
Net Assets		31,868,111.16
Property, Plant & Equipment		
Reserve		538,760,412.87
Rent and Work Advance		
Reserve	ACA-5(b)	
<u>Current Liabilities</u>		
Deposits Accounts	ACA-4	2,584,287.52
Imprest Balance	ACA-3	-
Total Liabilities		573,212,811. 55

Detail Accounting Statements in ACA format Nos. 1 to 6 presented in pages from 07 to 69 and Notes to accounts presented in pages from 70 to 79 form and integral parts of these Financial Statements. The Financial Statements have been prepared in complying with the Generally Accepted Accounting Principles whereas most appropriate Accounting Policies are used as disclosed in the Notes to the Financial Statements and hereby certify that figures in these Financial Statements, Notes to accounts and other relevant accounts were reconciled with the Treasury Books of Accounts and found to in agreement.

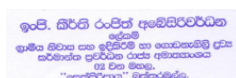


Chief Accounting Officer

Name :

Designation:

Date :25.02.2022

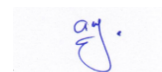


Accounting Officer

Name :

Designation :

Date :



Chief Financial Officer/Chief Accountant/

Director (Finance)/Commissioner (Finance)

Name :

Date :25.02.2022



3.4 Statements of Cash Flows

Statement of Financial Position As at 31st December 2021

ACA- C

	Actual
	2021
	Rs.
<u>Cash Flows from Operating Activities</u>	
Total Tax Receipts	-
Fees, Fines, Penalties and Licenses	-
Profit	-
Non Revenue Receipts	-
Revenue Collected for the Other Heads	154,234,684
Imprest Received	8,715,703,000
Advances Received	13,213,864
Deposits Received	16,705,708
Total Cash generated from Operations (a)	8,899,857,256
<u>Less - Cash disbursed for:</u>	
Personal Emoluments & Operating Payments	308,750,001
Subsidies & Transfer Payments	6,910,720
Expenditure on Other Heads	88,103,174
Imprest Settlement to Treasury	-
Advances Paid	12,313,930
Deposits Paid	14,368,102
Total Cash disbursed for Operations (b)	430,445,928
Net cash flow from operating activities (c)=(a)-(b)	8,469,411,328
<u>Cash Flows from Investing Activities</u>	
Interest	-
Dividends	-
Divestiture Proceeds & Sale of Physical Assets	-
Recoveries from Lending	-
Total Cash generated from Investing Activities (d)	-
<u>Less - Cash disbursed for:</u>	
Purchase or Construction of Physical Assets & Acquisition of Other Investment	8,469,411,328
Total Cash disbursed for Investing Activities (e)	8,469,411,328
Net cash flow from investing activities (f)=(d)-(e)	(8,469,411,328)
Net cash flows from operating & investment activities (g)=(c)+(f)	-

Cash Flows from Financing Activities	
Local Borrowings	-
Foreign Borrowings	-
Grants Received	-
Total Cash generated from Financing Activities (h)	-
Less - Cash disbursed for:	
Repayment of Local Borrowings	-
Repayment of Foreign Borrowings	-
Total Cash disbursed for Financing Activities (i)	-
NET CASH FLOW FROM FINANCING ACTIVITIES (J)=(h)-(i)	-
Net Movement in Cash (k) = (g) -(j)	-
Opening Cash Balance as at 01st January	-
Closing Cash Balance as at 31st December	-

3.4 Notes to the Financial Statements

3.5 Performance of the Revenue Collection

Rs. ,000

Revenue Code	Description of the Revenue Code	Revenue Estimate		Collected Revenue	
		Original	Final	Amount (Rs.)	as a % of Final Revenue Estimate
2002-01-01	Government housing and building rent	90	90	88	98.49%
2002-02-99	Government loan interest	1,500	1,500	1,425	95.03%
2003-02-99	Government revenue				
2004-01-00	Widows' & Orphans' Pension (W&OP)	8,840	8,840	7,680	86.89%

3.6 Performance of the Utilization of Allocation

Rs. ,000

Type of Allocation	Allocation		Actual Expenditure	Allocation Utilization as a % of Final Allocation
	Original	Final		
Recurrent	624,440	549,232	418,965	76%
Capital	17,202,142	17,075,552	12,954,802	76%

3.7 In terms of F.R.208 grant of allocations for expenditure to this Department/District Secretariat/Provincial Council as an agent of the other Ministries/ Departments

Rs. ,000

S/ No		Purpose of the Allocation	Allocation		Actual Expenditure	Allocation Utilization as a % of Final Allocation
			Original	Final		
01	Ministry of Buddhasana	Renovation of churches damaged by Easter Sunday terror attack	66,000	66,000	11,716	18%
02	Ministry of Fisheries	Renovation of Hikkaduwa Fisheries Housing Complex	39,012	39,012	39,012	100%
03	Ministry of Education	Implementation of Phase II Courses.	35,844	35,844	35,844	100%

3.8 Performance of the Reporting of Non-Financial Assets

Rs. ,000					
Assets Code	Code Description	Balance as per Board of Survey Report as at 31.12.2021	Balance as per financial Position Report as at 31.12.2021	Yet to be Accounted	Reporting Progress as a %
9151	Building and Structure	538,760	538,760	No	-
9152	Machinery and Equipment			-	
9153	Land				
9154	Intangible Assets				
9155	Biological Assets			No	
9160	Work in Progress				
9180	Lease Assets				

3.9 Auditor General's Report

The audit report issued by the Auditor General is submitted as an attachment after page No. 56

Chapter 04

Performance Indicators

4.1 Performance indicators of the Institute (Based on the Action Plan)

Specific Indicators	Actual output as a percentage (%) of the expected output		
	100%- 90%	75%-89%	50%- 74%
<p>Under the programme of constructing houses for low income earners, construct 14022 houses under new houses for each Grama Niladhari Division of the country.</p> <ul style="list-style-type: none"> • Obata Geyak Ratata Hetak Programme –Work has commenced on 13222 houses and 3800 have been completed. • Mihindu Niwahana Programme - Work on 1000 houses has been started and work on 200 has been completed' 		✓	✓
<p>Providing loan assistance for partially completed houses. With a target of Rs.1500 Mn, it has reached to Rs.1545 Mn.</p>	✓		
<p>Permanent Housing Construction Programme for IDPs in the North and East Work on 2953 houses has been started and work on 2533 has been completed.</p>			✓
<p>De-mining in North and East areas where conflict was prevailed. 05 sq km was cleared from 13.5 sq km.</p>			✓

S.C. - Indicators of development programs carried out by all departments and institutions affiliated to the Ministry are presented separately in the performance reports submitted by each institution.

Chapter 05

Performance of the achieving Sustainable Development Goals (SDG)

5.1 Indicate the Identified respective Sustainable Developments Goals

Goal / Objective	Targets	Indicators of the achievement	Progress of the Achievement to date		
			0%- 49%	50% -74%	75% -100%
<ul style="list-style-type: none"> • Providing housing to those in need through convenient payment plans based on the buyer's income in housing complexes constructed under public-private partnership arrangements. • Implementation of special housing projects island wide under public-private partnership to enable young couples to purchase a home in an urban area on long-term concessionary payment plans. • Implementation of programmes to improve the sanitation facilities of the people resettled due to the conflict. 	Construction of 09 housing complexes in 09 provinces.	Two housing complexes have been started in the Western and Sabaragamuwa Provinces.	✓		
	Construction of 160 housing complexes as a single housing project in each electorate of the island.	Ranpokunugama housing project in the Divulapitiya electorate and Dahaiyagama housing project in Anuradhapura have been started.	✓		
	Implementation of the project in the Northern and Eastern Provinces.	Providing sanitary facilities for 3686 families.			✓

5.2 Achievements and Challenges in Fulfilling Sustainable Development Goals in brief

Under the instructions and guidance of the Sustainable Development Council of Sri Lanka, the Sustainable Development Plan relevant to the scope of the Ministry for the year 2021 has been prepared and gradual implementation has begun.

Chapter 6

Human Resource Profile

6.1 Cadre Management

Housing and Construction Division and Resettlement Division

Level	Approved Cadre		Existing Cadre		Vacancies	
	Housing and Construction Division	Resettlement Division	Housing and Construction Division	Resettlement Division	Housing and Construction Division	Resettlement Division
Senior	33	18	22	11	11	07
Territory	06	05	03	01	03	04
Secondary	106	97	79	92	27	05
Primary	52	27	34	19	18	08

6.2 There were vacancies in certain posts of all island services in this Ministry, and officers were appointed to fill the vacancies on a full time basis and on acting basis and the Ministry of Public Service, Provincial Councils and Local Government has been informed of the need to fill those posts permanently. Accordingly, the total number of vacancies, including the Housing & Construction Division and Resettlement Division is presented as follows.

Senior Level – All Island Service

Housing and Construction Division and Resettlement Division

Service	No. of Vacancies 01.01.2021 – 31.12.2021
Additional Secretary (SLES)	01
Director General (SLES)	02
Chief Financial Officer (SLAcS)	01
Director (SLPS)	02
Director (SLAS)	01
Chief Internal Auditor (SLAcS)	01
Accountant (SLAcS)	01
Engineer (SLES)	01
Senior Assistant Secretary (SLAS)	01
Assistant Secretary (SLAS)	02
Assistant Director (SLAS)	04
Assistant Director (SLES)	01

Territory Level

Housing and Construction Division and Resettlement Division

Service	No. of Vacancies 01.01.2021 – 31.12.2021
Administrative Officer (Supra Grade of Management Services Officers' Service)	01
Translators' Service 1. Sinhala – English	02
2. Sinhala – Tamil	01
Information and Communication Technology Service	01
Statistical Officer	02

Secondary Level

Housing and Construction Division and Resettlement Division

Service	No. of Vacancies 01.01.2021 – 31.12.2021
Development Officers' Service	13
Technological Service	03
Management Assistants' Service	14
Quantity Surveyor	01
Clerk (Resettlement Division)	01

Primary Level

Housing and Construction Division and Resettlement Division

Service	No. of Vacancies 01.01.2021 – 31.12.2021
Office Employees' Service	14
Drivers' Service	12

6.3 Human Resources Development

Housing and Construction Division

Name of the programme	No. of staff trained	Duration of the program	Total Investment (Rs.)		Nature of the Program (Abroad /Local)	Output/ Knowledge Gained
			Local	Foreign		
Tamil language training	04	200 hrs	-	-	Local	Reading, writing and speaking Tamil language.
Tamil language training	01	200 hrs	Rs.15,000/-	-	Local	Reading, writing and speaking

						Tamil language.
Post graduate course	01	01 Year	Rs.196,000/-	-	Local	Completion of further qualifications required for the Accountancy Service
Positive Psychology and Stress Management	01	02 days	Rs.7,000/-	-	Local	Stress management
Presentation Skills	20	02 days	Rs.180,000/-	-	Local	Presenting a programme in an interesting way while managing time using information technology.
Preparation of salaries of public officers.	02	01 days	Rs.10,000/-	-	Local	Improving the knowledge of the officers in the Accounts Division.
Maintaining personal files.	01	01 days	Rs.4,000/-	-	Local	Ability to properly maintain a personal file.
Internal Audit Certification Course.	01	10 days	Rs.20,000/-	-	Local	Carrying out the audit work of the Internal Audit Division properly.
Establishments Code and Disciplinary Procedure.	18	3 1/2 hrs		-	Local	Gain basic knowledge of Establishments Code and Disciplinary Procedure
Office Management and Financial Regulations	02	02 days	Rs.16,000/-	-	Local	Understanding office management and financial regulations
Seminar on Building Smart Cities Under BRI (Online)	01		-	-	Foreign (Online)	
Seminar on Urban Governance Emerging Cities Developing Countries.	01		-	-	Foreign (Online)	
Mixed Development	01	05 days	-	-	Foreign (Online)	

Sharing Success Stories and best Practices – Malaysian tech – Cooperation (Online)						
Seminar on Building and Management of Industrial Parks for Developing Countries. (Online)	02	14 days	-	-	Foreign (Online)	

Resettlement Division

Name of the programme	No. of staff trained	Duration of the program	Total Investment (Rs.)		Nature of the Program (Abroad /Local)	Output/ Knowledge Gained
			Local	Foreign		
Post graduate course	01		Rs.150,000/-	-	Local	Successfully completed.
Public Procurement and Contract Administration	01		Rs.100,000/-	-	Local	Successfully completed.
Course on the Right to Information Act	51	10.00 hrs	Rs.30,360/-	-	Local	Successfully completed.
Management and Establishments Code	04	7.00 hrs 8000 * 4	Rs.32,000/-	-	Local	Successfully completed.
Financial Management and Procurement	04	7.00 hrs 8000 * 4	Rs.32,000/-	-	Local	Successfully completed.
Office employees' service	01	7.00 hrs	Rs.8,000/-	-	Local	Successfully completed.
Course for drivers	01	7.00 hrs	Rs.8,000/-	-		Successfully completed.

Briefly state how the training programme contributed to the performance of the institution.

- The officers of the Ministry are referred for training courses according to the nature of their duties and the relevant subject area, it is easier for the officer to perform his duties as he acquires a good knowledge of the subject after the training.
- Furthermore, the knowledge gained through certain training courses is important to perform duties until retirement from the public service.

Chapter 07

Compliance Report

No.	Applicable Requirement	Compliance Status (Complied/ Not Complied)	Brief explanation for Non Compliance	Corrective actions proposed to avoid non-compliance in future
1	The following Financial statements / accounts have been submitted on due date			
1.1	Annual financial statements	Complied		
1.2	Advance to public officers account	Complied		
1.3	Trading and Manufacturing Advance Accounts (Commercial Advance Accounts)	Not Complied	Not applicable	
1.4	Stores Advance Accounts	Not Complied	Not applicable	
1.5	Special Advance Accounts	Not Complied	Not applicable	
1.6	Others	Not Complied	Not applicable	
2	Maintenance of books and registers (FR445)			
2.1	Fixed assets register has been maintained and update in terms of Public Administration Circular 267/2018	Complied		
2.2	Personal emoluments register/ Personal emoluments cards has been maintained and update	Complied		
2.3	Register of Audit queries has been maintained and update	Complied		
2.4	Register of Internal Audit reports has been maintained and update	Complied		
2.5	All the monthly account summaries (CIGAS) are prepared and submitted to the Treasury on due date	Complied		
2.6	Register for cheques and money orders has been maintained and update	Complied		
2.7	Inventory register has been maintained and update	Complied		
2.8	Stocks Register has been maintained and update	Complied		
2.9	Register of Losses has been maintained and update	Not complied	Not applicable	
2.10	Commitment Register has been maintained and update	Complied		

2.11	Register of Counterfoil Books (GA – N20) has been maintained and update	Complied		
3	Delegation of functions for financial control (FR 135)			
3.1	The financial authority has been delegated within the institute	Complied		
3.2	The delegation of financial authority has been communicated within the institute	Complied		
3.3	The authority has been delegated in such manner so as to pass each transaction through two or more officers	Complied		
3.4	The controls has been adhered to by the Accountants in terms of State Account Circular 171/2004 dated 11.05.2014 in using the Government Payroll Software Package	Complied		
4	Preparation of Annual Plans			
4.1	The annual action plan has been prepared	Complied		
4.2	The annual procurement plan has been prepared	Complied		
4.3	The annual Internal Audit plan has been prepared	Complied		
4.4	The annual estimate has been prepared and submitted to the NBD on due date	Complied		
4.5	The annual cash flow has been submitted to the Treasury Operations Department on time	Complied		
5	Audit queries			
5.1	All the audit queries has been replied within the specified time by the Auditor General	Complied		
6	Internal Audit			
6.1	The internal audit plan has been prepared at the beginning of the year after consulting the Auditor General in terms of Financial Regulation 134(2))DMA/1-2019	Complied		
6.2	All the internal audit reports has been replied within one month	Complied		
6.3	Copies of all the internal audit reports has been submitted to the Management Audit Department in terms of Sub-section 40(4) of the National Audit Act No. 19 of 2018	Complied		
6.4	All the copies of internal audit reports has been submitted to the Auditor General in terms of Financial Regulation 134(3)	Complied		
7	Audit and Management Committee			
7.1	Minimum 04 meetings of the Audit and Management Committee has been held during	Complied	Conducting 03 audit and	Four meetings

	the year as per the DMA Circular 1-2019		management committee meetings for the year 2021.	were unable to hold due to Corona pandemic.
8	Asset Management			
8.1	The information about purchases of assets and disposals was submitted to the Comptroller General's Office in terms of Paragraph 07 of the Asset Management Circular No. 01/2017	Complied		
8.2	A suitable liaison officer was appointed to coordinate the implementation of the provisions of the circular and the details of the nominated officer was sent to the Comptroller General's Office in terms of Paragraph 13 of the aforesaid Circular	Not complied	A letter has been sent on 23.04.2021 requesting to appoint coordinating officers from the affiliated institutions and send that information. Reminders have been sent as no information has been received by 07.12.2021.	
8.3	The boards of survey was conducted and the relevant reports submitted to the Auditor General on due date in terms of Public Finance Circular No. 05/2016	Complied		
8.4	The excesses and deficits that were disclosed through the board of survey and other relating recommendations, actions were carried out during the period specified in the circular	Complied		
8.5	The disposal of condemn articles had been carried out in terms of FR 772	Not complied	The auction of goods has been postponed until 2022 as public gatherings were not allowed due to COVID 19.	
9	Vehicle Management			
9.1	The daily running charts and monthly summaries of the pool vehicles had been prepared and submitted to the Auditor General on due date	Complied		
9.2	The condemned vehicles had been disposed of within a period of less than 6 months after condemning (Housing and Construction Division)	Complied		

	The condemned vehicles had been disposed of within a period of less than 6 months after condemning (Resettlement Division)	Complied		Disposal was slightly delayed due to travel restrictions imposed due to Covid-19 pandemic, and disposal activities are currently underway.
9.3	The vehicle logbooks had been maintained and updated	Complied		
9.4	The action has been taken in terms of F.R. 103, 104, 109 and 110 with regard to every vehicle accident	Complied		
9.5	The fuel consumption of vehicles has been re-tested in terms of the provisions of Paragraph 3.1 of the Public Administration Circular No. 30/2016 of 29.12.2016	Complied		
9.6	The absolute ownership of the leased vehicle log books has been transferred after the lease term	Complied		
10	Management of Bank Accounts			
10.1	The bank reconciliation statements had been prepared, got certified and made ready for audit by the due date	Complied		
10.2	The dormant accounts that had existed in the year under review or since previous years settled	Complied		
10.3	The action had been taken in terms of Financial Regulations regarding balances that had been disclosed through bank reconciliation statements and for which adjustments had to be made, and had those balances been settled within one month	Complied		
11	Utilization of Provisions			
11.1	The provisions allocated had been spent without exceeding the limit	Complied		
11.2	The liabilities not exceeding the provisions that remained at the end of the year as per the FR 94(1)	Complied		
12	Advances to Public Officers Account			
12.1	The limits had been complied with	Complied		
12.2	A time analysis had been carried out on the	Complied		

	loans in arrears			
12.3	The loan balances in arrears for over one year had been settled	Not complied	Debt balance of an interdicted officer in the Resettlement Division is not recovered.	
13	General Deposit Account			
13.1	The action had been taken as per F.R.571 in relation to disposal of lapsed deposits	Complied		
13.2	The control register for general deposits had been updated and maintained	Complied		
14	Imprest Account			
14.1	The balance in the cash book at the end of the year under review remitted to TOD	Complied		
14.2	The ad-hoc sub imprests issued as per F.R. 371 settled within one month from the completion of the task	Complied		
14.3	The ad-hoc sub imprests had not been issued exceeding the limit approved as per F.R. 371	Complied		
14.4	The balance of the imprest account had been reconciled with the Treasury books monthly	Complied		
15	Revenue Account			
15.1	The refunds from the revenue had been made in terms of the regulations	Complied		
15.2	The revenue collection had been directly credited to the revenue account without credited to the deposit account	Complied		
15.3	Returns of arrears of revenue forward to the Auditor General in terms of FR 176	Not Complied	Not applicable	
16	Human Resource Management			
16.1	The staff had been paid within the approved cadre	Complied		
16.2	All members of the staff have been issued a duty list in writing	Complied		
16.3	All reports have been submitted to MSD in terms of their circular no.04/2017 dated 20.09.2017	Complied		
17	Provision of information to the public			

17.1	An information officer has been appointed and a proper register of information is maintained and updated in terms of Right To Information Act and Regulation	Complied		
17.2	Information about the institution to the public have been provided by Website or alternative measures and has it been facilitated to appreciate / allegation to public against the public authority by this website or alternative measures	Complied		
17.3	Bi- Annual and Annual reports have been submitted as per section 08 and 10 of the RTI Act	Complied		
18	Implementing citizens charter			
18.1	A citizens charter/Citizens client's charter has been formulated and implemented by the Institution in terms of the circular number 05/2008 and 05/2018(1) of Ministry of Public Administration and Management	Complied		
18.2	A methodology has been devised by the Institution in order to monitor and assess the formulation and the implementation of Citizens Charter / Citizens client's charter as per paragraph 2.3 of the circular	Complied		
19	Preparation of the Human Resource Plan			
19.1	A human resource plan has been prepared in terms of the format in Annexure 02 of Public Administration Circular No.02/2018 dated 24.01.2018.	Complied		
19.2	A minimum training opportunity of not less than 12 hours per year for each member of the staff has been ensured in the aforesaid Human Resource Plan	Complied		
19.3	Annual performance agreements have been signed for the entire staff based on the format in Annexure 01 of the aforesaid Circular	Complied		
19.4	A senior officer was appointed and assigned the responsibility of preparing the human resource development plan, organizing capacity building programs and conducting skill development programs as per paragraph No.6.5 of the aforesaid Circular	Complied		
20	Responses Audit Paras			
20.1	The shortcomings pointed out in the audit paragraphs issued by the Auditor General for the previous years have been rectified	Complied		

