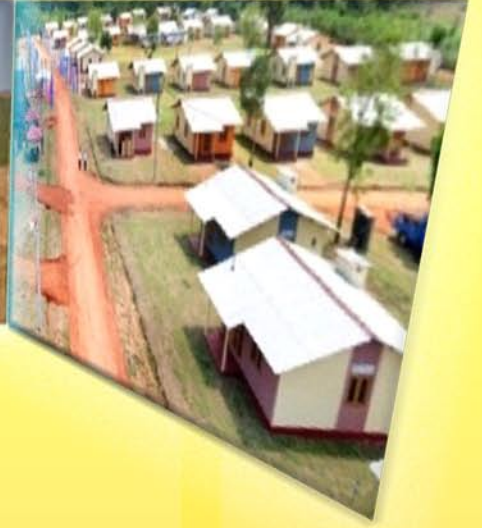




கார்ட்டு கட்டிட வார்ப்பு - 2013
செயலாற்றுகை அறிக்கை - 2013
Performance Report -2013



ஒட்டுநீர், ஒபீனீர் கீலா, திலாசு னா லாட பதவ்வதீ அலாநாண்டை
நிர்மாணத்துறை, பொறியியல் சேவைகள், வீடமைப்பு மற்றும் பொது வசதிகள் அமைச்சு
Ministry of Construction, Engineering Services, Housing & Common Amenities





**Ministry of Construction, Engineering
Services, Housing and Common
Amenities.**

Performance Report -2013

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Message of the Hon. Minister

Firstly, I wish to express my immense pleasure to have the opportunity to issue this message for the report containing the Performance of the Ministry in the year 2013 at a time the construction sector has recorded a progress with the highest ever growth rate in the history of Sri Lanka.



An era of accelerated development is witnessed with the total elimination of 30 years of terrorism under the leadership of His Excellency the President. The year 2013 will be etched in history as the year the construction sector recorded the highest ever growth of 21.6% in the post independent Sri Lanka. Owing to this remarkable growth achieved by the construction sector including housing, Sri Lanka gained many a benefit and attracted the interest of local and foreign investors. In particular, it accorded a host of new opportunities to local investors in the small and medium construction sector.

It is with enormous pleasure that I record the intervention of the Housing Ministry for the construction of over 30,000 houses across the country in the year 2013 under the Janasevana national housing and settlement development drive.

Extensive renovation of nearly 15 multi-storeyed housing complexes in the city of Colombo which have not seen any renovation over a period of 40 years is being successfully carried out and the Maligawatta, Soyzapura-Moratuwa, Serpentine-Borella and several other multi-storeyed housing complexes have already been vested with people after being fully restored.

While measures have also been taken to develop infrastructure facilities in more than 200 underserved settlements in the city of Colombo, the Janasevana Human Development Programme runs parallel to these measures to uplift living conditions of 35,000 families living in them.

The apex body of the country's construction sector, the State Engineering Corporation grossed its highest ever turnover in the year 2013 and has been able to secure construction projects worth more than Rs 9000 million from both the public and the private sectors giving a stiff challenge to other players in the open market.

Another noteworthy achievement in 2013 was the drafting of housing policy for the first time in the country and the declaration of a construction week and organization of the 'Mahabhimani 2013' awards ceremony for felicitating all craftsmen of the construction sector at a national ceremony.

Having annihilated terrorism, our little country is resolutely moving forward achieving many victories and triumphantly overcoming many hurdles and challenges. I wish that we all will have the fortune of being proud partners of this forward march while deriving strength and fortitude to overcome these challenges.

I wish you all a bright future

Wimal Weerawansa, M.P.
Minister of Construction, Engineering Services,
Housing and Common Amenities

Message of the Hon. Deputy Minister

I am pleased to issue this message to the report containing the progress of the development programmes implemented by the Ministry of Construction, Engineering Services, Housing and Common Amenities and its affiliated institutions in 2013 under the theme “Sustainable Habitat Development and Resurgence in the Construction Sector”.



In an era where unprecedented development is taking place in Sri Lanka, the construction sector is of pivotal importance. The “Janasevana” one million housing and settlement drive initiated under the instruction of His Excellency the President as a lasting solution to the housing problem of homeless people of Sri Lanka in line with the ‘Mahinda Chintana’ Vision for the Future’ is being implemented with the participation of the public and private sectors. The role performed by the institutions affiliated to the Ministry under the guidance of the Hon. Minister Wimal Weerawansa is enormous. In addition to constructing houses for the homeless, multistoried housing schemes which had not been renovated for over 40 years were renovated and various programmes were implemented for uplifting them socially, economically and culturally.

I respectfully wish to extend my thanks to His Excellency the President for constant advice for the realization of these development goals and to the Hon. Wimal Weerawansa who as the leader guides the Ministry and all institutions coming under its purview for the attainment of targets. I also take this opportunity to convey my thanks to the Secretary of the Ministry and the staff, the Chairmen of the institutions affiliated to the Ministry who serve as catalysts in the path of development, the general managers and the staff for being committed to success.

Let’s work in unison to create a developed Sri Lanka.

Lasantha Alagiyawanna (M.P.)
Deputy Minister of Construction, Engineering Services,
Housing and Common Amenities

Message of the Secretary



It is a great pleasure for me to present this report which details the housing development programmes implemented by the Ministry of Construction, Engineering Services, Housing and Common Amenities and its partner institutions in the year 2013 and the contribution rendered for the revival of the construction sector, in accordance with the policy as envisaged in “Mahinda Chintana-Vision for the future” to offer a house for every family of Sri Lanka while confronting the challenge of expeditiously achieving the target of constructing houses for the people of the country.

The national housing policy formulated with the objective of improving the housing stock of Sri Lanka quantitatively and qualitatively and resolving housing issues entrenching the right to life was unveiled and a national construction policy too is being drafted with a view to triggering a resurgence of the country’s construction sector. In addition, the pursuing of necessary measures to seek the passage of the Construction Industry Development Act designed to guide the construction sector towards the right direction is a significant accomplishment.

Housing construction activities were successfully carried out with the financial contributions from the public and private sectors targeting the low income earners in rural, urban and semi urban areas, the middle class, public sector employees, the war displaced and the estate and fisheries communities and the Swashakthi Human Development Programme was implemented to empower the residents of underserved settlements.

Other noteworthy accomplishments of the year are the renovation of old multistoried housing schemes and the transfer of ownership of housing units of urban multistoried housing schemes and other government housing schemes to their residents.

Programmes are now underway for the empowerment of the employees of the institutions coming under the purview of the ministry enabling them to offer an efficient and productive service as expected by the people and for the conduct of programmes to recognize the services of construction craftsmen, contractors and construction professionals with a view to according them a better social recognition for the advancement of the construction sector, doing away with their traditional image. The ministry is working with commitment to create professionals who will even be able to excel at the international level while attracting more youthful energy into the construction sector and offered its contribution for a speedy development in the construction sector by mobilizing and training contractors of repute in the construction sector.

All these accomplishments were made possible by the leadership and guidance offered by the Hon. Minister Wimal Weerawansa and the encouragement and support given by the Hon. Deputy Minister Lasantha Alagiyawanna and the assistance provided by the additional secretaries. The commitment and efficiency of all officials of the Ministry and Chairman, General Managers and officials of the institutions affiliated to the Ministry deserve a special praise.

I wish to convey my thanks to all those who helped to achieve these successes despite many challenges.

P.H.L. Wimalasiri Perera
Secretary, Ministry of Construction, Engineering Services,
Housing and Common Amenities

1. Introduction.

Raising funds through diverse means, the National Housing Development Authority, Urban Settlement Development Authority, Condominium Management Authority and Ocean View Development Private Limited under the purview of the Ministry are implementing housing programmes covering all communities and geographical locations of Sri Lanka to meet the housing development needs.

According to the population and housing census of 2011, the total number of houses in the country was 5,195,331. Of them, 4,471,444 have been confirmed as permanent abodes. As disclosed by the census, Sri Lanka needs 700,000 more houses to meet the housing needs of the population.

Housing development programmes for 2013 have been designed on the basis of these statistics.

The contribution of the construction sector to the Gross Domestic Product during the second quarter of 2011 stood at 10.6% and as evidenced by the information of the Department of Census and Statistics this figure reached 18.3% during the corresponding period of 2012.

Actively contributing to this impressive achievement, the Ministry of Construction, Engineering Services, Housing and Common Amenities and governmental and semi-government institutions affiliated to it have become the key stakeholders of this growth.

Enlisting the skills and labour of local construction craftsmen for eco- friendly,

sustainable and low cost constructions to be in harmony with the needs of the country resulted in considerable saving of construction cost.

The Ministry has initiated a programme to provide further training to construction craftsmen and launch a massive programme for the construction of houses..

Diverse training programs are conducted to inculcate knowledge attitude and skills required to guide and create interest among those engaged in the construction sector and those who are expected to enter the sector. In addition, preliminary measures have been taken to establish a model park for the purpose of introducing standards for the construction sector and enabling the provision of new technological precedents for the first time in Sri Lanka in Peliyagoda area.

The construction institutions of our ministry – the State Engineering Corporation, the State Development and Reconstruction Corporation, the Department of Buildings and the Government Factory play a prominent role in constructing roads, bridges as part of developing infrastructure facilities which is the foundation of economic growth as well as maintaining irrigation systems linked with ancient technology with the resurgence of the people familiar with agriculture based life style and constructing other buildings required by the state.

2. Vision and Mission of the Ministry.

Vision.

Development of sustainable settlements and a reawakening of the construction industry

Mission.

Creation of a planned, environmentally friendly and high quality construction industry by strengthening Sri Lankan entrepreneurs, professionals and labour force with skills and resources and contributing to economic development by generating settlements with basic facilities through community participation

3. Scope of the Ministry.

Formulating policies and development plans to realize the objectives of the housing and construction sector and making guidelines for the relevant institutions involved in the sector.

4. Main subject areas of the Ministry.

Construction Sector

01. Research and development activities for the construction technology sector.
02. Promotion, development and regulation of the construction industry.
03. Provision of machinery for construction sector.
04. Provision of consultancy and regulatory services to the construction industry and provision of training on the operation of heavy construction equipment.
05. Formulating policies, programmes and projects relating to subjects of the departments, statutory bodies and corporations under the purview of the Ministry.

Engineering Sector.

01. Provisions to Engineering service, particularly to government institutions.
02. Setting up of standards and norms for government buildings.
03. Setting up of standards and norms for quarters.

Formulation policies, programmes and projects, monitoring and evaluation in regard to the subjects of housing and construction and those subjects which come under the preview of Departments, statutory Institutions and public corporations.

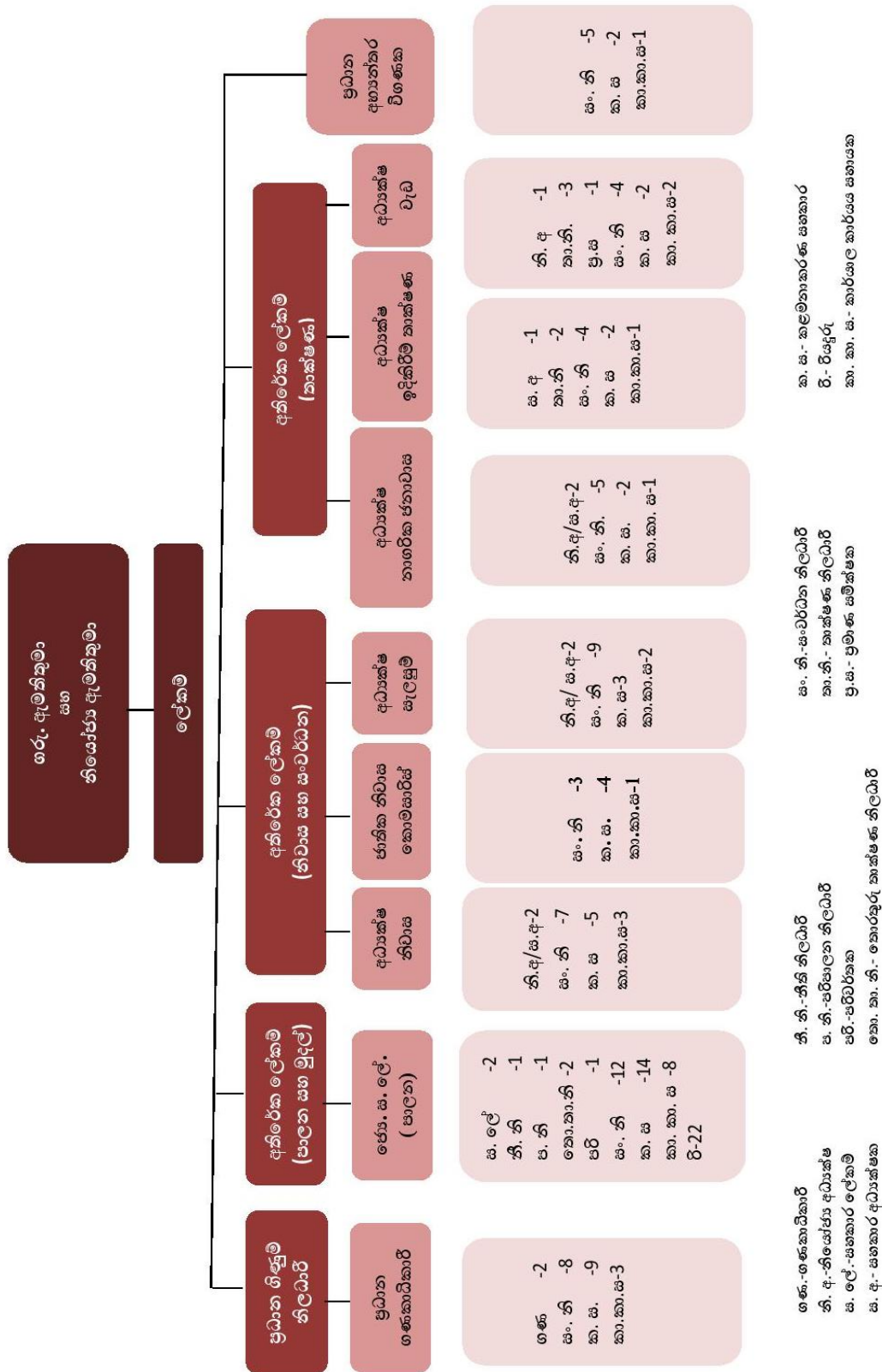
Housing sector.

01. Promoting the construction of houses complying with technical standards which are disaster resilient.
02. Implementing efficient housing financing programmes to fulfill the housing needs of the public.

Common Amenities Sector.

01. Management and regulatory activities of condominium properties
02. 02. Renovating public condominium properties and transferring the ownership of houses efficiently and expeditiously

5. Organizational Structure of the Ministry.



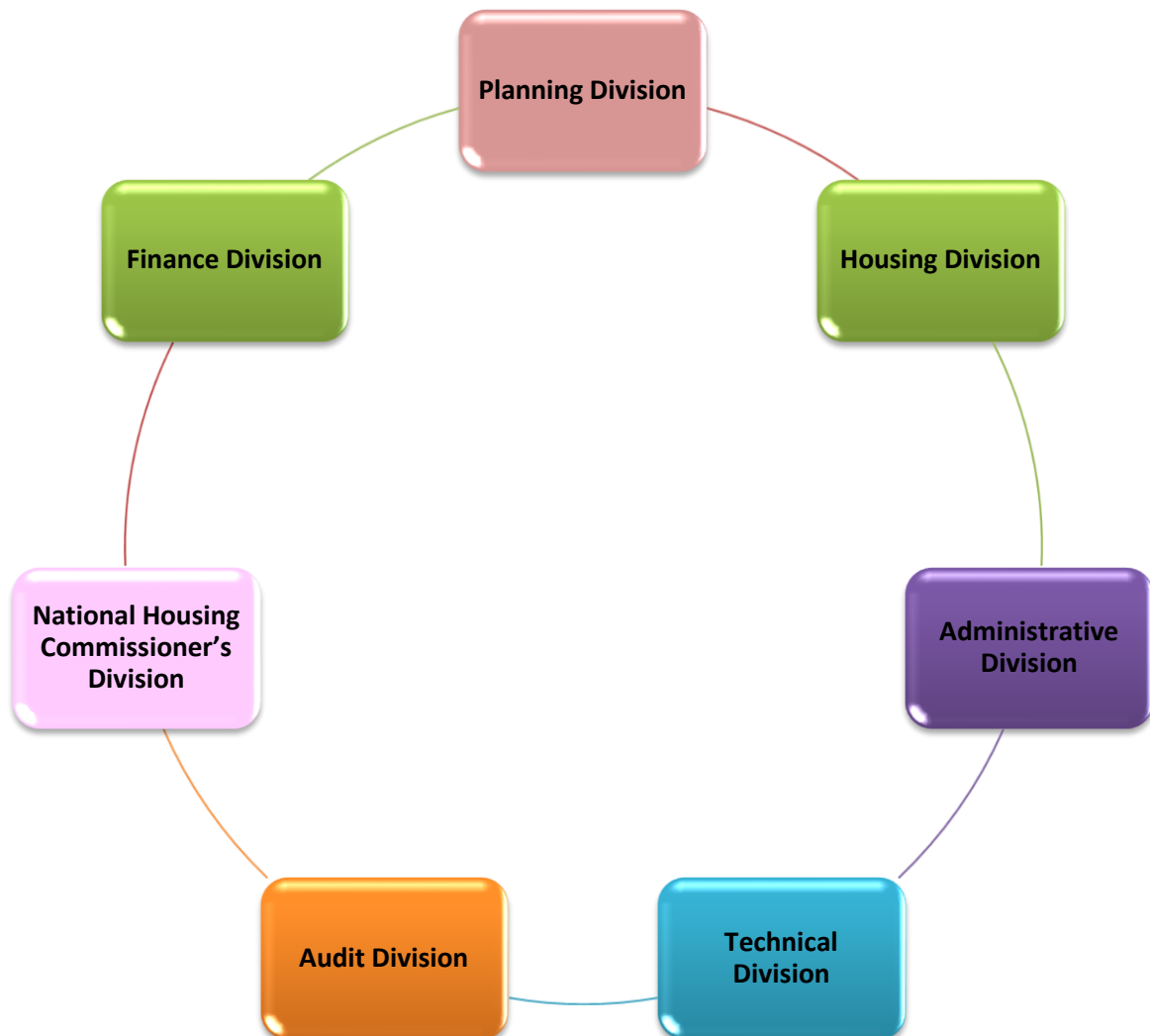
6. Approved cadre of the Ministry and vacancies.

S. No	Post	Salary scale	Service applicable	No. of approved posts
01	Secretary	SL4		01
02	Additional Secretary (Admin & Finance)	SL3	SLAS Special	01
03	Additional Secretary (Housing & Development)	SL3	SLAS Special	01
04	Additional Secretary (Technical)	SL3	SLES 1	01
05	Chief Financial Officer	SL3	SLAccS Special	01
06	Senior Assistant Secretary (Admin)	SL1	SLAS1	01
07	Director (Housing & Development)	SL1	SLAS 1	01
08	Director (Cons. Tech)	SL1	SLES 1	01
09	Director (Planning)	SL1	SLPS 1	01
10	Director (Engineering Services)	SL1	SLES 1	01
11	Director (USD)	SL1	SLES	01
12	Housing Commissioner	SL1	-	01
13	Deputy Director /Asst Director (Housing & Development)	SL1	SLAS II/III	01
14	Deputy Director /Asst Director (Cons. Tech)	SL1	SLAS II/III	01
15	Deputy Director /Asst Director (Planning)	SL1	SLAS II/III	01
16	Deputy Director /Asst Director (Planning)	SL1	SLAS II/III	01
17	Deputy Director /Asst Director (Engineering)	SL1	SLAS II/III	01

18	Deputy Director /Asst Director (USD)	SL1	SLAS II/III	01
19	Asst Secretary (Admin)	SL1	SLAS III	02
20	Accountant	SL1	SLAccS II/I,II/II	02
21	Chief Internal Auditor	SL1	SLAccS	01
22	Legal Officer	SL1	Departmental	01
23	Information & Technology Technical Officer	SL1	SLITS2/II	01
24	Administrative Officer	MN7	PMAS(Supra)	01
25	Coordinating secretary to the Secretary (a temporary post)	-	-	01
26	Translator	MN6	Translator Service	02
27	Budget Assistant	MN4	Associated Officer	01
28	Supplies Assistant	MN4	Associated Officer	01
29	Development Assistant	MN4	Associated Officer	25
30	Housing Development Assistant	MN4	Associated Officer	11
31	Management Assistant	MN4	Associated Officer	43
32	Technical Officer	MT2	SLTS	05
33	Quantity Surveyor	MT2	SLTS	01
34	Driver	PL3	Drivers' Service	22
35	KKS	PL1	KKSS	22
36	Residential caretaker	PL1	Departmental	01*
Total number of posts				163

*as personal to the holder of the post

7. Structure of the Ministry.



7.1. Administrative Division

“Extending support to all divisions of the Ministry in implementing the policies of the government and in discharging various functions for the wellbeing of the public by the Ministry of Construction, Engineering Services, Housing and Common Amenities and creating conducive working environment and managing human resources efficiently and effectively is towards that end is the responsibility of the Administrative Division.”

1. Maintaining establishment activities of all officials serving in the Ministry
2. All maintenance activities of the Ministry
3. Procurement activities of the Ministry
4. All administrative activities executed with the intervention of the Ministry in institutions affiliated to the Ministry
5. Activities concerning the staff of the Ministry
6. Providing facilities required for all divisions of the Ministry
7. Updating the website of the Ministry
8. Conducting productivity activities and training sessions
9. Providing transport facilities for the activities of the Ministry.

7.2. Planning Division.

“Assisting in guiding the institutions under the purview of the Ministry to achieve the progress in development activities as planned”

“Creating awareness amongst the relevant parties and the general public by disseminating information about the

development activities carried out in the construction sector.”

“Identifying the developmental needs of the housing and construction sector and assisting to have the project proposals formulated by the affiliated institutions approved by the Ministry of Finance and Planning”

1. Coordinating the activities in respect of drafting the action plan of the Ministry and affiliated institutions in line with the vision and the mission of the Ministry.
2. Evaluating the progress of developmental activities of institutions under the purview of the Ministry against the monthly and annual action plans. (by conducting the monthly progress review meetings)
3. Evaluating the progress of developmental activities on monthly and quarterly basis and referring the reports to the relevant institutions.
4. Preparing the Performance Report of the Ministry for the committee stage debate of the budget and presenting it to the Parliament.
5. Compiling and reporting information related to development programmes.
6. Forwarding the project proposals of the Ministry and affiliated institutions to the National Planning Department and coordinating relevant activities
7. Coordinating activities relevant to the publication of the ‘Janasevana’

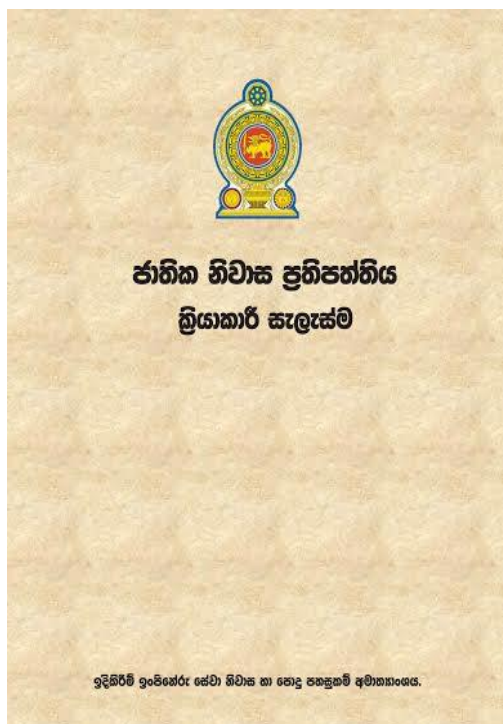
newspaper to educate people about the development activities carried out by the Ministry and the institutions under its purview.

7.3. Housing Division

“Formulating national policies, making plans and conducting follow-ups in the field of housing development and common amenities with a view to achieving the objectives of the housing sector offering guidance to institutions affiliated to the Ministry”.

1. Policy formulation

- Formulating national housing policy
- Seeking public views and opinions on the draft national housing policy through newspapers, websites, telephone and fax
- Launching the draft national housing policy at a ceremony held at BMICH



2 Lands related activities

- Activities relating to acquisition of lands for housing development purposes
- Activities pertaining to disposal of lands for housing purposes
- Transferring legal ownership of lands/housing to their occupants under section 8(1) of the National Housing Development Authority Act.
- Regularizing illegal occupants of lands belonging to the National Housing Development Authority as per the decision of the cabinet of ministers.

3 Housing Development

Janasevana Housing Programme- National Housing Development Authority

Implementing housing programmes in rural and urban areas (scattered housing, War Heroes villages, estate housing programme, Sasunen Devana programme and Saviya programme)

- Coordinating housing projects with local and foreign investors.
- Upahara loan programme
- Submitting cabinet memoranda in respect of housing schemes
- Making observations for cabinet memoranda concerning housing sector submitted by other ministries.
- Supervising and following up the programme for renovating 'Nagamu Puravara' multistoried schemes.

- Developing underserved settlements and uplifting communities.

Coordinating Janasevana Swashakthi Human Settlement Programme- Under this programme, the following housing projects were coordinated. Angulana multistoried housing project , Moratuwa phase I and II

- Lunawa multistoried housing project, Moratuwa
- Talawakele Lindula re-housing project
- Municipal labourers' housing scheme, Chilaw
- Janasevana Diriya urban scattered housing programme
- Seetawaka urban housing project
- Samudragama urban housing development project, Trincomalee

4. Making observations regarding the recommendations of the Lessons Learnt and Reconciliation Commission pertaining to housing and settlement development.
5. Reporting information pertaining to domestic housing and settlement development to the report on the socioeconomic and cultural affairs of Sri Lanka submitted to the United Nations Human Rights Commission.
6. Making submissions to the investigation conducted by the United Nations Human Rights Commission on the legislation and regulations in Sri Lanka to uphold in respect of property rights.

7. Operations of Janasevana inter-ministerial committee.
8. Establishing district, divisional and rural housing committees.
9. Deyata Kirula integrated development programme and exhibition
10. Implementing voluntary workers programme with the Japan International Corporation Agency
11. Celebrating World Habitat Day 2013

7.4. Technical Division

Works Division

“Controlling the total construction cost of the overall construction industry by fixing reasonable and affordable prices for construction projects”

“Assisting the institutions under the Ministry to select contractors for construction projects at reasonable prices employing a transparent process”

Granting approval of the standing technical committees in respect of constructions of government institutions, appointing procurement committees for institutions under the Ministry, granting approval of the Ministry for contract fluctuations, conveying the decisions of the ministerial procurement committee, maintaining databases on contractors involved in the construction sector and prices relevant to the construction sector.

Construction Technology Division

“Steering the institutions under the purview of the Ministry to create an environmental friendly and qualitative construction industry”

Guiding the institutions affiliated to the construction sector providing construction and engineering services for the advancement of the construction industry. Preparing the labour force required for the construction industry, guiding the affiliated institutions to equip professionals and construction craftsmen with knowledge and skills.

7.5. 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.

“Granting deeds to tenants and payment of compensation to owners of houses acquired by the government which are the main objectives set out by the above legislation are main responsibilities of this division”

7.6. Finance Division

“Provision of financial resources and consultancy services required for the attainment of objectives of the Ministry and institutions coming under its purview and giving instructions on systems and controls needed for more efficient and effective use of such resources”

1. Planning funds
2. Budgeting
3. Securing right amounts of funds at the right time
4. Releasing and spending money to achieve targets
5. Reporting to the relevant parties about the expenditure and the financial progress.

7.7. 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.

8. Institutions under the purview of the Ministry

8.1. Institute of Construction Training and Development (ICTAD)

The Institute of Construction and Training and Development (ICTAD) is an entity established under the State Industrial Corporations Act No. 49 of 1957. Currently it comes under the purview of the Ministry of Construction, Engineering Services, Housing and Common Amenities and functions under a Board of Directors headed by its chairman.



8.2. State Development and Construction Corporation (SD&CC)

State Development & Construction Corporation (SD &CC) was incorporated on 01 October 1971 as an engineering institution under the State Industrial Corporation Act No. 49 of 1957 and is currently under the purview of the Ministry of Construction, Engineering Services, Housing and Common Amenities.

SD&CC has been playing a leading role in developing infrastructure facilities of the country by planning, designing and

constructing bridges, roads, multi-storied buildings, irrigation structures, tunnels and water supply projects and is the foremost institution in bridge construction. It is also the only local construction organization capable of



Concrete yard – Ratmalana

Asphalt Manufactory



New Laboratory building

constructing tunnels.

8.3. State Engineering Corporation

The State Engineering Corporation, a semi- government institution functioning under the purview of the Ministry of Construction, Engineering Services, Housing and Common Amenities was established under extraordinary gazette notification No 12841 dated 01 January 1962.

It is the flagship state sector institution of the construction sector. The Corporation's main functions include the provision of engineering services, provision of consultancy services, provision of construction equipment, plan designing, provision of training and research. .



8.4 Department of Buildings.

The Department of Buildings which remained as a part of the Government Works Department at the inception was established as an “A” grade department in 1969. During that period provisions for the construction and maintenance activities of all government buildings and relevant services were allocated to the Department of Buildings and all such activities were carried out by the 27 District Engineers Office of the Department deploying more than 5,000 workers.

With the delegation of powers to the provincial councils under the 13th constitutional amendment in 1989, the Department of Buildings restructured itself as the head office in Colombo and 7 main engineering offices covering the entire island.

Personal Identity Secretariat - Battaramulla



Regional office of Geological Survey and Mines Bureau, Yakkala



2500 meter water tower constructed at Jaffna University



8.5. National Physical Planning Department

The principal function of the Department is the formulation and implementation of a national physical plan with the object of promoting and regulating integrated planning of economic, social, physical and environmental aspects of land in Sri Lanka, to provide for the protection of natural amenities, the conservation of natural environment, buildings of architectural and historic interest and places of natural beauty.

8.6. Urban Settlement Development Authority

According to the Urban Settlement Development Authority Act No. 36 of 2008, this Authority is an institution established for uplifting the living standard of people living in underserved urban settlements by upgrading existing housing units to ensure a sustainable urban development by providing access for better housing facilities or minimum urban facilities.

Thuru Ithurugama housing project, Anuradhapura



Lunawa Housing Project, Moratuwa



8.7. Government Factory

The Government Factory provides metal and carpentry products in the field of mechanical engineering for the public sector institutions and provides workshop training in the field of mechanical engineering.



Rambakan Oya Project

Project for producing fuel using plastic

8.8. Ocean view Development Private Limited

Ocean View Development Company was founded on 1st January 1996.

Bringing to the fore trust and responsibility as a public sector entity and efficiency as a private sector institution, it extends support to the national policy of the Janaevana One Million Housing Program and it has been able to bring about a noticeable change to the housing market while catering to the housing needs of the country.



Kahatuduwa Housing Project

8.9. National Housing Development Authority

The National Housing Development Authority was incorporated by the National Housing Development Authority, Act No. 17 of 1979 to undertake Housing Development activities in Sri Lanka.

The Authority carries out its activities on an island wide basis through a network of 25 district offices and 02 metropolitan offices in addition to the head office in Colombo.



Modernized Soyzapura multistoried housing scheme

8.10. Condominium Management Authority.

The Condominium Management Authority established under the Common Amenities Board (Amendment) Act No. 24 of 2003 is the regulatory body on condominium construction and management. Further, the main objective setting up of this Authority is to regulate the terms of the Apartment Ownership Act amended as per Act No. 45 of 1982 and Act No. 39 of 2003.



“Condominium” newspaper for creating awareness among

9. Financial Provisions

Granting provisions for the internal activities of the Ministry

Programme/Project	Expected progress Timeframe	Progress as at 31.12.2013 (Financial)	
			Percentage
Project 01 Ministerial Office	Recurrent expenditure Rs. 55,952,000/-	52,369,867/-	94%
	Capital expenditure Rs. 6,295,000/-	6,167,557/-	98%
Project 02 Administrative and establishment services	Recurrent expenditure Rs. 149,708,000/-	143,280,367/-	96%
	Capital expenditure Rs. 3,450,000/-	3,138,850/-	91%

Granting provisions for all institutions under the Ministry

Programme/Project	Expected progress Timeframe	Progress as at 31.12.2013 (Financial)	
			Percentage
Project 03 Construction Industry Development	Recurrent expenditure Rs. 27,500,000/-	27,500,000/-	100%
	Capital expenditure Rs. 90,300,000/-	83,033,620/-	92%
Project 04 Provision of facilities for housing needs	Recurrent expenditure Rs. 78,100,000/-	66,654,185/-	85%
	Capital expenditure Rs. 2,630,835,000/-	2,119,504,270/-	81%

Loan balance limit of Advance B Account

	Maximum limit of expenditure Rs.	Minimum limit of receipts Rs.	Maximum limit of debit balance Rs.
Limits allowed by Appropriation Act	7,500,000.00	4,000,000.00	70,000,000.00
Actual values of last year	5,528,569.00	5,148,395.00	23,877,959.00
Aggregate of Control Account of Dept.	8,177,114.00	7,226,640.00	24,448,259.00

10. Progress of the Ministry in 2013

10.1. Administrative Division

❖ Vacancies in the staff of the Ministry

The vacancies in the posts of Additional Secretary (Technical), Accountant and Legal Officer which are considered staff grade posts of the Ministry were filled during the year 2013. Of the two posts for translators remained vacant in 2012, one was filled during the year. However the post of the Chief Financial Officer which remained vacant in 2012 could not be filled. This could be attributed to the acute shortage of special grade officers of the Sri Lanka Accounting Service.

Further, the posts of Deputy Director (Engineering Services), Deputy Director Urban Settlement Development) which remained vacant in the year 2012 too, remained vacant in the 2013 as well owing to the shortage of such officers in the relevant island-wide services. Five posts of Technical Officers and one post of Quantity Surveyor in the approved cadre too could not be filled due to the delay in the process of securing approval for the recruitment procedures.

The approved cadre for the Ministry in the year 2012 was 163 and it increased to 182 in the year 2012. The total number of vacancies which stood at 31 in the year 2012 decreased to 27 by the end of the year 2013.

❖ Staff and the recruitment procedure

Of the graduates recruited to the government service under the graduate

trainee scheme in the year 2013, the Ministry could secure 19 posts of Development Officer and the recruitment process of them was completed before the end of the year 2013.

The approval of the Public Services Commission was obtained for the recruitment procedures for the post of Technical Officers and Quality Surveyor in the approved cadre for the Ministry. Accordingly, it is expected that the vacancies for the above posts could be completed before the end of the year 2014.

❖ Cabinet Memoranda and Parliamentary Questions

The Ministry submitted 40 Cabinet Memoranda in the year 2013 in respect of the fields of construction, engineering services, housing and common amenities which come under the scope of the Ministry of Construction, Engineering Services, Housing and Common Amenities as well as those related to main subject areas and administrative matters of the institutions affiliated to the Ministry. In addition, 03 cabinet notes were also submitted.

Ten oral questions were asked in Parliament regarding the matters associated with the subject matter of the Ministry and all of them were responded to during the year 2013. In addition 62 questions raised at the Consultative Committee meetings were referred to the Ministry and replies were sent to all of them.

❖ **Responding to requests made by the public**

Requests made by the public mainly concentrated on issues connected with housing and there had also been some complaints with relevance to establishments problems of employees. These requests were made through the Presidential Secretariat, Prime Minister's Office and the Public Petitions Committee of Parliament.

The Ministry responded promptly to offer solutions to such problems and in particular requests relating to housing issues were referred to institutions such as the Housing Development Authority and the Urban Settlement Development Authority for speedy solutions.

❖ **Training and Productivity Enhancement Activities**

Officials covering the respective grades participated in identified training programmes such as public administration, accounting activities, establishments activities, productivity promotion, personality development and capacity building.

Further, a two-day workshop on office methods was conducted for all development officers, management assistants and graduate trainees serving in the Ministry. A two-day workshop was also held for staff officers on subjects coming under their purview and another two-day workshop was held for officers of the KKS grade and drivers on issues pertaining to their duties.

Implementation of 5S concept, establishment of productivity circles and

implementation of new projects were carried out under the productivity promotion programme of the Ministry and a "productivity handbook" was prepared and productivity promotion activities were reorganized accordingly.

10.2. Planning Division

❖ **Annual action plan and progress review meetings**

Every year, the annual action plan is prepared incorporating development programmes and activities and estimates related to projects of the ministry and institutions affiliated to it and for the year 2013 too, the annual action plan of the ministry and its affiliated institutions was prepared.

During the year 2013, eleven progress review meetings were conducted to observe and evaluate the implementation of the development programmes in line with the annual action plan and this enabled the provision of proper guidance and instructions for the efficient and effective execution of development activities in the housing and construction sectors.

❖ **Progress Reports and Project Proposals**

As per the annual action plan, 4 quarterly progress reports compiled in the year 2013 and were submitted to the relevant institutions. Similarly, the progress of the projects and development programmes are monitored by the Project Management and Supervision Department and 4 progress reports in this regard to have been prepared and submitted by the Ministry.

18 project proposals planned to be implemented by the Ministry in the housing and construction sectors in the year 2013 were submitted to the National Planning Department to secure funds from the Treasury with a view to seeking the approval of the National Planning Department for the development programmes and projects to expected to be implemented by the institutions under the purview of the Ministry.

❖ “Janasevana” Newspaper

A newspaper supplement named “Janasevana” was published giving details of various development programmes implemented by the institutions affiliated to the Ministry and create awareness among public about them and in the year 2013, twelve ‘Janasevana’ supplements were circulated with the “Dinamina” newspaper.

10.3. Housing Division

❖ Formulating national housing policy

There has hitherto not been a formal policy on housing in Sri Lanka and the need for the formulation of an elaborate national policy has been highlighted time and again. The first decisive step towards the formulation of a national policy was taken in the year 2013.

During the first two quarters of 2013, the public consultation process and the consultation of academics and experts in the field of housing for the formulation of the said policy was carried out and the Ministry was able to prepare and launch the draft policy during 2013 based on the

views and opinions emerged during the above consultation process.

❖ Village housing committees

Measures were taken to establish village housing committees at the district level, Divisional Secretariat level and Grama Niladhari Division levels and through the publication of the “Athwela” journal, the process was given an added boost during the year.

❖ Providing information related to the development of housing and settlement in Sri Lanka

This Ministry submitted to the Cabinet of Ministers, the criteria and information required for the implementation of the recommendations of the Lessons Learnt and Reconciliation Committee in respect of housing and settlement development. Further, this Ministry reported the progress achieved by Sri Lanka in the field of housing and settlement to the report submitted by the United Nations Committee on Socioeconomic and Cultural Rights to the United Nations Human Rights Commission.

❖ World Habitat Day

Arrangements were made to mark World Habitat Day which fell on October 07, 2013 under the theme of “Urban Mobility” at the Soyzapura Housing Scheme premises, Moratuwa under the patronage of His Excellency the President and on the same day the ownership of housing units were vested with the residents of Soyzapura housing scheme. Constructing new housing projects with the objective of improving public life of

the people in relevant urban areas, vesting the completed housing schemes with people, implementing various programmes for uplifting the economic standard of urban low income groups, conducting programmes for ensuring social security of youth and women were some of the programmes implemented under the guidance of the Ministry to mark this year's World Habitat Day with the aim of improving living standards of the urban areas.

In addition to the above, the Ministry also laid the groundwork for developing infrastructure facilities in housing schemes in the Vavuniya and Trincomalee districts using a sum of Rs. 1.60 million allocated by the Treasury through the Japan International Voluntary Workers Programme.

❖ **Implementing Housing Programmes**

The National Housing Development Authority and the Urban Settlements Development Authority are the two key institutions implementing housing programmes and the "Jana Sevana" housing programme, "Upahara" loan scheme and "Nagamu Purawa" housing programme stand out as the most prominent housing programmes implemented during the year.

The target of the Janasevana housing programme in the year 2013 was 40,314 and of them construction work of 19,187 were commenced and 4,776 were completed. Under the "Nagamu Purawara" programme, construction work of 5,258 housing units out of the target of 8,779 were started during the year 2013 achieving a progress of 60%. Out of the

16,000 housing units planned under "Upahara" loan scheme, construction work of 11,186 could be started during the year.

10.4. Technical Division.

❖ **Construction Industry Development Act**

The Ministry initiated action to introduce a Construction Industries Development Act with a view to elevating construction industry to a higher level of efficiency and quality enabling the sector to be more competitive regionally and globally, since the construction industry is having a direct impact on the development of the country.

The policy was endorsed by the ministerial subcommittee and the Ministry was able to seek the approval of the Attorney General's Department for the Act through the Legal Draftsman. The Construction Industry Development Act is proposed to be implemented in the construction sector of Sri Lanka and action will be taken in the future to seek the approval of the Cabinet of Ministers for the same.

❖ **"Mahabhimani" National Week and Awards Ceremony**

The Institute of Construction Training and Development jointly with the National Construction Association of Sri Lanka has made arrangements for 'Mahabhimani-2013 National Construction Week and Award Ceremony' under the guidance of the Ministry to felicitate construction craftsmen, contractors and professionals who have contributed for the advancement of the construction sector.

Parallel to this, having signed a Memorandum of Understanding with the

Sri Lanka Green Building Council for assessing green buildings/outputs, the awards ceremony for “green construction excellence” in partnership with the Council was commenced. In addition, with the aim of attracting more youthful energy into the sector, island-wide competitions were conducted for best craftsmen, machine operators and technicians.

❖ **Implementing projects in the Construction Section**

Coordination of construction projects of construction institutions affiliated to the construction sector such as the State Engineering Corporation of Sri Lanka and the State Development and Construction Corporation under the purview of the Ministry was carried out and necessary guidelines in respect of technical matters were offered having conducted monthly on construction projects carried out by the said institutions.

❖ **Training of construction craftsmen**

Implementation of the NVQ/RPL programme for the absorption of professional craftsmen into the system of National Vocational Qualifications through the recognition of prior learning with the objective of overcoming acute shortage of trained craftsmen in the construction sector and the provision of necessary instructions towards that end and the inspection of the relevant payments and making recommendations in respect of the payment activities.

❖ **Securing the approval of the Standing Technical Committee**

Granting approval of the Standing Technical Committee of the Ministry for the quotations of construction projects

awarded directly to public sector entities as per the decisions of the Cabinet of Ministers was duly carried out this year.

10.5. National Housing Commissioner’s Division.

The National Housing Commissioner’s Division is responsible for granting deeds to tenants of houses acquired by the government under the Ceiling on Housing Property Law No. 01 of 1973 and out of 100 deeds that were to be granted during the year 2013, 88 were formally granted to their tenants. The Ministry also paid compensation in the year 2013 to owners of houses acquired by the government.

In granting deeds to tenants under the Ceiling on Housing Property Law, the assessed value of the houses was recovered from each tenant and amount thus recovered in the year 2013 was Rs. 1,265,171.00. The Ministry took measures to credit this entire amount to the National Housing Fund.

10.6. Audit Division.

Of the 44 audit reports expected as per the annual audit plan of the year 2013, 16 have been completed and preliminary inquiries too have been conducted. The main reason for the failure to achieve the target was the vacancy existed in the post of Chief Internal Auditor and the absence of a trained staff. Provided that, the meetings of audit and management committees that were due be held annually were held as scheduled and action was taken through such meetings to deliberate and rectify problematic situations in the Ministry and the institutions affiliated to the Ministry and minimize problems.

11. Challenges encountered by the Ministry in the year 2013

❖ Failure to fill vacancies in permanent posts

The Ministry was unable to fill the existing vacancies in the year 2013 in the permanent posts of the cadre approved for the Ministry. In particular, the vacancies in the posts of Chief Financial Officer, Deputy Director (Engineering) and Deputy Director (Urban Settlements) which are approved positions for the Ministry could not be filled owing to the scarcity of qualified officials in the relevant island-wide services.

Further, vacancies in the posts of Quantity Surveyors and Technical Officers could not be filled due to the delay in getting the approval for the relevant recruitment procedures. The inability to fill these vacancies severely hampered the activities of the Technical Division of the Ministry during the year.

❖ Non-receipt of adequate provisions for the procurement of assets

The non-receipt of adequate provisions for the purchase of assets required by the Ministry has had an adverse impact on the routine duties of the Ministry during the year 2013. Computers, printers and photocopiers available for the use of officers were insufficient but due to non-allocation of adequate provisions to purchase new machines the existing ones had to be overused which resulted in regular malfunctions and defects

disrupting day to day functions of the Ministry.

❖ Challenges faced in implementing housing programmes

Delays and deficiencies in the process of selecting deserving beneficiaries of housing projects implemented by the Ministry caused deferment in the commencement of the relevant projects. Consequently, the work of some housing units targeted to be completed during the year could not be started within the stipulated timeframe.

Similarly, inclement weather conditions prevailed during the year caused inordinate delays in the completion of housing construction activities, hence the work of some housing units could not be completed during the year.



ஒடிக்கீரீ, ஒஃகீரீ, ஃஃலா, கிலாசு னா ஃபுட பஃபுடகீ கலாசாஃஃ
நிர்மாணத்துறை, பொறியியல், சேதங்கள், வீ. மைப்பு மற்றும் பொது வசதிகள் அமைத்தல்
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