



Ministry of Urban Development, Construction and Housing

Progress Report 2024

12th Floor, Sethsiripaya Stage II, Battaramulla.

Message from the Honorable Minister of the Ministry of Urban Development, Construction and Housing



The Ministry of Urban Development, Construction and Housing, aims to ensure that every citizen enjoys a fulfilling life in a well-constructed, healthy, and comfortable home within a well-planned rural and urban environment. To fulfill this goal, 19 distinct institutions operate under our Ministry.

Despite facing various financial and other challenges, our Ministry endeavored in 2024 to deliver efficient and high-quality public services by utilizing treasury funds, foreign aid, loans, and the self-financing resources generated by the respective institutions.

The Ministry of Urban Development, Housing and Construction has a significant role to play in delivering the government's policy of **"A Thriving Nation, a Beautiful Life"** to the people to overcome the current economic challenges. Despite the financial constraints of the government, the current government hopes to create sustainable urban development, and in order to meet the housing needs of our citizens, to provide more value with limited resources, to provide a **"A Comfortable Home, a Healthy Living"**, and to meet the drinking water needs of the people, the Ministry has taken steps to formulate future plans through regulating the role of the construction sector, reducing costs, and using techniques.

The development plan has been officially gazetted under the priority mandate of the Urban Development Authority within this Ministry, focusing on urban planning and implementation, with steps taken to plan and execute urban development projects in accordance with the 2024 Hundred Cities Urban Development Program.

A total of 5,258 houses have been completed under projects implemented by the Urban Development Authority, the Urban Settlement Development Authority, and the National Housing Development Authority, aimed at providing free or affordable housing to low and middle-income urban and rural populations.

We successfully initiated the construction of housing complexes in the Peliyagoda, Dematagoda, Maharagama, Moratuwa, and Kottawa areas under the Urban Regeneration

Project, with the aim of providing housing facilities to low-income urban populations through both local and foreign aid projects, as well as addressing the housing issues of residents in urban slums with the support of Chinese assistance. It is an achievement of our Ministry to be able to handover several model villages to the public under the Indian and Sri Lankan housing projects, which are aimed at benefiting the rural population.

The Water Supply and Drainage Board, along with the Department of Community Water Supply, is dedicated to providing sustainable water and sanitation solutions to meet the clean water needs of all individuals, extending their services to both urban and rural areas. The Sri Lanka Land Development Corporation is actively implementing wetland management, urban flood management, and stormwater drainage infrastructure projects in Colombo and its suburbs.

Additionally, the Construction Industry Development Authority has made significant efforts to deliver quality services to the citizens by regulating contractors and enhancing capacity within the construction sector and the Department of Building has focused on providing technical advice for architectural and engineering construction, while the Department of Government Factory has worked diligently to offer mechanical engineering products and services to support the sustainable development of the country.

We expect all members of the Ministry to work collaboratively, responsibly, and with accountability in the coming year to achieve the goal of providing every citizen with a comfortable and healthy home, which is essential for fostering a Thriving Nation and a Beautiful Life. We also aim to take the necessary steps in the coming year to introduce and regulate the standards required to foster quality and professional employment within the scientific construction sector, as well as to enhance transparency and efficiency in the sector. Furthermore, efforts will be made in the future to accurately assess urban development needs and provide solutions based on community participation, with a greater focus on reducing costs, minimizing environmental impact, and utilizing efficient technologies within the construction sector.

Overcoming these challenges requires collective efforts, and the support and commitment of partners and stakeholders, along with a long-term vision, will be increasingly essential in the future for the development and provision of community services by this Ministry.

I would like to express my sincere gratitude to the Honorable President, the Prime Minister, the Deputy Minister, the Secretary and the staff, and all our partners for their invaluable support in achieving the primary objectives of the Ministry and I look forward to the continued support that has been extended thus far.

Anura Karunathilaka (M.P.)
Minister
Ministry of Urban Development, Construction and Housing

Message from the Honorable Deputy Minister



It is my privilege to have this opportunity to deliver a statement on behalf of our Ministry at the 2025 Budget Committee meeting, marking the commencement of efforts to reform long-established policies and measures in Sri Lanka, and guiding the nation towards a new path.

I wish to convey my respect and appreciation for the courageous efforts of the entire Sri Lankan population in working to restore the country to the right path during a period of severe economic recession, caused by various management shortcomings.

In the endeavor to guide the people towards the right path, with the ultimate goal of realizing the policy of our new government, "**A thriving nation, a beautiful life,**" and with the unwavering determination to create "**A comfortable home, a healthy living,**" I have been entrusted with the responsibility of the Ministry of Urban Development, Construction, and Housing, specifically in relation to housing matters.

We believe it would be prudent for public servants to adopt a more efficient and effective approach in the operations of all government institutions for the upcoming year subject to a systematic and innovative program aimed at enhancing the performance of current initiatives and justifying the allocation of funds, thereby supporting the implementation of the new government policies.

With urbanization, the housing issue has become particularly critical in nearly all major cities in Sri Lanka, especially for low-income families. In the city of Colombo alone, there are approximately 65,000 shanties and slums covering an area of around 1,000 acres.

The individuals residing in these areas were neglected by previous governments, and the low-income community endured significant hardships due to the absence of basic amenities such as water, electricity, sanitation facilities, and clean air. Furthermore, in the city, people are observed living in various circumstances, such as purchasing houses they have built themselves, residing in rented accommodations, and other arrangements. However, depending on individuals' income levels, constructing, purchasing, or renting a house presents significant challenges. In particular, the situation of some government officials who live in rented accommodations but lack sufficient income to cover the rent presents a

significant issue. Although the government has not given significant attention to rural housing, housing issues are also prevalent in rural areas. Although some families own a land, issues related to ownership of the land, location, lack of road facilities, high cost of building materials, lack of stable income and insufficient income are the main problems faced by people in rural areas when building a house.

Approximately 2% of the rural population in Sri Lanka resides in estate housing, a phenomenon particularly common in the Central, Uva, Sabaragamuwa, and Southern provinces. The majority of the estate community live in very small, inadequately equipped line houses. The addition of sub-families to these households has also given rise to significant social problems. Furthermore, as these individuals lack sufficient income to build a house even if land is provided to them, and are living under very limited conditions, it is the goal of our government to construct apartment buildings whenever possible, managing the limited available space while considering the needs of the people.

I would like to take this opportunity to express my sincere gratitude to the Minister, the Secretary to the Ministry, and the entire staff who are collaborating with me to achieve the goal of providing the people with “**A comfortable home, a healthy living**” through the implementation of the government’s policies, which are being pursued with unwavering commitment as we move towards new dimensions.

T.B. Sarath (M.P.)

Deputy Minister of Housing

Ministry of Urban Development, Construction and Housing

Message from the Secretary of the Ministry of Urban Development, Construction and Housing



I am delighted to have the opportunity to offer my congratulations on the "2024 Progress Report" that is being prepared for submission at the 2025 Budget Committee meeting. Many institutions that provide essential services and meet the daily needs of the people, and which carry significant responsibilities, are under the purview of the Ministry of Urban Development, Construction, and Housing. Given the complexity of contemporary urbanization, the development of new urban plans in alignment with international standards and modern technologies has become a critical task to address the challenges associated with urban settlement.

The Urban Development Authority has implemented several special development programs this year by preparing and executing integrated economic, social, cultural, environmental, and physical development plans in urban areas, all aimed at achieving "Towards a Planned, Sustained and Adored Urbanization." Among them, I appreciate the high level of financial progress achieved under the *Siyak Nagara* (100 cities) Development Program. Furthermore, considerable efforts have been made to implement the development activities of public institutions providing services to the public under the Urban Development Authority.

The National Housing Development Authority plays a pivotal role in ensuring the provision of permanent, healthy homes to the people by offering housing loans and assistance to meet the housing needs of low- and middle-income earners, as well as supplying the land necessary for housing development. In addition to the Treasury allocations for this year, it has been possible to provide housing facilities to over 3,000 beneficiary families through the provision of housing loans and assistance under internal generation and *Sevana* assistance programs.

The National Water Supply and Drainage Board and the Department of National Community Water Supply are collaborative institutions dedicated to providing drinking water supply, drainage, and sanitation services to the residents of urban and semi-urban areas.

The Construction Industry Development Authority undertakes a significant role, including the implementation of regulatory activities essential for the construction industry, conducting training courses for new craftsmen, and addressing both local and foreign labor requirements, etc. I commend the Department of Buildings for its valuable service to the construction sector, particularly in the design, improvement, and maintenance of buildings. Additionally, the contribution of the Department of Government Factory, through its provision of welding and casting services and the introduction of new mechanical engineering products, deserves commendation.

Furthermore, the contributions of institutions such as the National Physical Planning Department, the Urban Settlement Development Authority, the Condominium Management Authority, and Ocean View Development Private Limited, all of which play a crucial role in the social and economic development of Sri Lanka, are of significant importance.

The Sri Lanka Land Development Corporation, with its expertise in stormwater drainage, wetland management, and infrastructure development aimed at enhancing the living standards of the people in Colombo and its urban suburbs, has made significant physical and financial progress with the approved Treasury allocations for the year 2024 and I highly commend the Offshore Sand Project and the Kerawalapitiya Waste Management Project, which were successfully executed using internal funds.

I would also like to express my sincere gratitude to the Honorable Minister of Urban Development, Construction, and Housing, as well as to the Honorable Deputy Minister of Housing, for their invaluable guidance and leadership in overseeing this Ministry and additionally, I extend my thanks to the Ministry's staff and all affiliated institutions for their successful progress in utilizing the allocated funds for the year 2024.

Ranjith Ariyaratne

Secretary

Ministry of Urban Development, Construction and Housing

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01

Institutional Profile

The Ministry of Urban Development and Housing was established comprising 14 institutions, including 04 departments and 10 statutory institutions, under the purview of the Ministry, pursuant to the Extraordinary Gazette No. 2315/34 dated 19 January 2023 and Extraordinary Gazette No. 2334/07 dated 30 May 2023, and the Cabinet Memorandum No. 23/1097/604/110 dated 07 June 2023.

Subsequently, this Ministry, the Ministry of Urban Development, Construction and Housing, was established pursuant to the Extraordinary Gazette No. 999/7 published on 18.11.2024, and the total number of institutions currently affiliated to the Ministry is 17, including 04 departments and 13 statutory bodies.

As per the Extraordinary Gazette No. 999/10 of 2024 published on 28.11.2024, a Deputy Minister was appointed in charge of the subject of Housing.

The Ministry of Urban Development, Construction, and Housing was established to oversee the implementation and monitoring of policies, strategies, programs, and projects pertaining to that subject area.

The role of this Ministry is to formulate, implement, follow up and evaluate policies, strategies, programs and projects related to the areas managed by the departments and statutory institutions and state corporations affiliated to the Ministry, in alignment with the national policies established by the government, focusing on urban development, construction, water supply and housing.

Vision

“A beautiful city and a comfortable life”

Mission

To provide access to beautiful cities and a comfortable life to the people by formulating and implementing policies for streamlining urban development, providing housing and infrastructure facilities, physical planning, development of the construction industry, ensuring access to water and sanitation facilities, flood mitigation and wetland management, land development and condominium management.

Functions

1. Formulation, implementation, monitoring and evaluation of policies, strategies, programs and projects, in relation to the subjects of urban development, construction, water supply and housing, and those subjects that come under the purview of Departments, Statutory Institutions and Public Corporations listed in Column II based on the national policies implemented by the government.
2. Provision of public services under the purview of the Ministry in an efficient and people friendly manner.
3. Reforming all systems and procedures using modern management techniques and technology, thus ensuring that the functions of the Ministry are fulfilled while eliminating corruption and waste.

4. Planning and development of metropolis and suburbs.
5. Systematic promotion and regulation of integrated economic, social and physical development of urban areas
6. Management of Urban Solid Waste and Adopting measures to prevent the disposal of waste in an irresponsible manner.
7. Preparation of National Physical Plans and Regional Physical Plans.
8. Maintenance and regulation of condominium property.
9. Providing necessary guidance for the development of underserved areas and marshy lands in urban areas based on a common plan.
10. Establishing standards and norms for government quarters and other buildings.
11. Implementing housing schemes and housing financial grants programs to service housing needs of people including low income recipients and particular community groups.
12. Providing mechanical engineering services to government institutions.
13. Regulation, registration, regularization and standardization of activities in the construction sector in line with relevant rules and regulations and standards.
14. Developing building material industry.
15. Taking necessary measures to provide clean drinking water to all citizens.
16. Inspecting water supply services, drainage systems and sanitary facilities, formulating and implementing new plans for them and maintaining them.

Statutory Bodies, Projects and Programmes Affiliated to the Ministry

Departments

1. Department of National Physical Planning
2. Department of Buildings
3. Department of Government Factories
4. Department of National Community Water Supply

Statutory Bodies and Public Corporations

1. Urban Development Authority
2. Urban Settlement Development Authority
3. Hotel Developers (Lanka) Private Limited (PQ 143)
4. Condominium Management Authority (Common Amenities Board)
5. Sri Lanka Land Development Corporation and its subsidiaries and affiliates
6. National Housing Development Authority
7. Building Materials Corporation Limited
8. Construction Industry Development Authority
9. Ocean View Development (Pvt) Ltd
10. State Engineering Corporation
11. National Water Supply and Drainage Board
12. Engineering Council of Sri Lanka
13. Colombo Lotus Tower Management Company Private Limited

Projects and Programs

1. Anuradhapura Integrated Urban Development Project
2. Project for the preparation of the Megapolis Western Region Master Plan, the Eastern Province Strategic Tourism Zone Development Master Plan and the Hambantota District Master Plan
3. Support to Colombo Urban Regeneration Project
4. Housing project for low-income people supported by the Chinese government
5. Metro Colombo Solid Waste Management Project
6. Sustainable Tourism Development Project to Facilitate the Preparation of Urban Projects
7. Urban Regeneration Project
8. IDPs Resettlement and Demining Project

02 Urban Development Authority

2.1 Introduction

The Urban Development Authority (UDA) is the apex urban planning and plan implementation body in Sri Lanka that is responsible for managing the state of the urban environments of the nation.

The UDA was established by the Parliament Act bearing number 41 of 1978 with a view to promoting integrated planning and implementation of economic, social and physical development of the areas where declared by the Minister in charge of the subject of urban development. The primary objectives of the UDA are preparing development plans and to promote, implement and regulate development activities with a view to achieving the position of a financially independent and globally admired creator of fully fledged, sustainable urban centers.

Under the Urban Development Authority, there are three subsidiaries and two associated companies.

Subsidiaries of the Urban Development Authority

- **Urban Investment and Development Company (Private) Limited (UNIDEP)**

The company was established in August 2006 as a fully owned subsidiary of the Urban Development Authority. The purpose of establishing this company is to develop, construct and implement any type of development project in urban areas directly undertaken by the Authority. The company is currently responsible for the management and operation of the Sethsiripaya Stage II building and its surrounding area, which houses several ministries, government departments, and organizations. The company operates as an independent entity, governed by an independent Board of Directors, to manage the properties in an efficient and effective manner.

- **Water's Edge Private Limited**

Following the Supreme Court judgment, Waters Edge Private Limited was incorporated in February 2009 as a fully owned subsidiary of the Authority, tasked with managing and developing the properties entrusted to the Urban Development Authority. The company currently operates a hotel, restaurant, and leisure and entertainment facilities. It is not pursuing expansion of its activities independently; rather, it is focused on expanding in collaboration with both public and private enterprises.

- **Lanka Rest Houses Limited**

The Urban Development Authority's Rest Houses Limited was established in June 2006 and subsequently renamed "Lanka Rest Houses Limited" following a decision by the Board of Management of the Urban Development Authority in November 2010. The primary objective of this company is to provide safe and comfortable accommodation, particularly for

government employees and the general public, at affordable prices. Lanka Rest Houses Limited operates and manages 31 lodges situated at strategic locations across the island. Of these, 29 lodges are managed by third parties selected through a tender process, while the remaining two lodges, located in Mahiyangana and Badulla, are managed directly by Lanka Rest Houses Limited.

Associated Companies of the Urban Development Authority

- **Ocean View Development Company Private Limited**

Ocean View Development Private Limited was established in the 1980s. The building consists of 44 residential units and 15 transmission towers on the upper floors. The company is registered as a private entity under the Companies Act No. 17 of 1982 and was later re-registered under the Companies Act No. 07 of 2007. The shares of the company are jointly owned by the National Housing Development Authority and the Urban Development Authority, with the Urban Development Authority holding a 43.39% share in the company.

- **Onally Holdings Private Limited**

This company is a Sri Lanka-based real estate investment and property development firm, primarily operating through the rental of investment properties. One of its key investment properties is the Unity Plaza building in Colombo. The leasable area of the Unity Plaza building, (excluding the Lanka Bank premises) is approximately 76,955 square feet. Established in 1982, the company is headquartered in Colombo, with the Urban Development Authority holding 44.801% of its shares.

Vision

Towards a planned, sustained and adored urbanization.

Mission

Promote integrated planning and implementation for the economic, social, environment and physical development of the declared urban areas.

2.2 Powers, Functions and Tasks

- To carry out integrated planning and physical development within the declared development areas, and to coordinate and implement development activities and service-related programs.
- Completion of abandoned development projects
- Formulation and implementation of capital investment promotion programs
- Formulation and implementation of an urban land use policy
- Developing environmental standards and preparing schemes for environmental improvements
- Conducting building, engineering and consultancy operations related to the development of urban areas
- Planning and implementing projects in accordance with development plans
- Completion of unfinished approved development projects
- Acquisition and disposal of immovable or movable property for the urban development of the country

- To prepare and implement housing improvement projects, and to clear low-income settlements in declared urban areas and to develop the lands thus acquired
- To prepare, coordinate, implement and monitor development plan proposals and projects for government institutions and institutions representing the government
- Providing technical planning services for the needs of other government institutions
- Charging rent or any fees for any building or for any services provided by the Authority

2.3 Physical and financial progress of development projects implemented in 2024

➤ “Siyak Nagara” Urban Infrastructure and Township Development Programme

#	Project Name	Total estimated cost (Rs.Mn.)	Provision – 2024 (Rs. M.)	Progress as at 31.12.2024	
				Financial Progress (Rs.Mn.)	Cumulative Physical Progress (%)
1	Nature Corridor Development along Nanu Oya at Nuwara Eliya	127.70	5.00	776.68	100
2	Construction of Ninthavur Beach Park (Stage I)	26.60	26.60		100
3	Construction of Mullaitivu Bus Stand (Stage II)	128.30	60.00		100
4	Proposed classroom building at Vishwamadu Bharathi Maha Vidyalaya	21.28	2.00		100
5	Proposed Classroom and Library Building at Kandavali Maha Vidyalaya, Kilinochchi	20.89	1.00		100
6	Development of Alawwa Public fair (Stage II)	53.60	50.00		100
7	Redevelopment of Rajapihilla Urban Park, Kurunegala (Stage II)	204.21	10.00		100
8	Warakapola Bus Stand (Stage II)	50.00	40.00		100
9	Holuwegoda Agro ecological Park (Stage I and II)	450.56	22.00		100
10	Development of Avissawella Public Market	167.60	30.00		100
11	Development of Gampaha Public Market (Stage II)	598.50	141.04		68
12	Minuwangoda Public Market (Stage III)	50.00	30.00		100
13	Development of Panadura Market and multipurpose building	539.20	140.00		78
14	Design & Construction of Proposed Horana Fair (Stage IV)	20.00	12.00		100
15	For advisory services	-	30.00		-
Total		2,458.44	600.00	776.68	

➤ **Projects Implemented through Government Agencies using Government Funds**

#	Project Name	Total estimated cost (Rs.Mn.)	Allocation – 2024 (Rs.Mn.)	Progress as at 31.12.2024	
				Financial Progress (Rs.Mn.)	Cumulative Physical Progress (%)
1	Development of Ampara Weekly fair	294.33	55.50	512.00	52
2	Replacement of Kegalle Bus Stand	444.00	222.90		97
3	Housing Project at Maliboda Estate	83.60	15.50		35
4	Development of the proposed Baddegama pedestrian walkway	10.00	10.00		-
5	Construction of Galle - Karapitiya shops	29.73	2.10		100
6	Development of Alawwa Proposed Parking Lot and Pedestrian Facilities (Stage II)	78.00	74.00		95
7	For advisory services	-	20.00		
Total		939.66	400.00	512.00	

➤ **Reconstruction of Jaffna Town Hall**

#	Project Name	Total estimate d cost (Rs. M)	Allocatio n – 2024 (Rs.Mn.)	Progress as at 31.12.2024	
				Financial Progress (Rs.M.)	Cumulative Physical Progress (%)
1	Restoration of Jaffna Town Hall	2,568.47	380.00	183.49	85
2	For advisory services	-	20.00	-	-
Total		2,568.47	400.00	183.49	

➤ **Improvement of Road Infrastructure in the Homagama Region (Tech City)**

#	Project Name	Total estimate d cost (Rs. M)	Allocatio n – 2024 (Rs.Mn.)	Progress as at 31.12.2024	
				Financial Progress (Rs.M.)	Cumulative Physical Progress (%)
1	Improving road infrastructure in the Homagama region (Tech City)	942.00	480.00	349.52	98
2	For advisory services	-	20.00		
Total		942.00	500.00	349.52	

➤ Middle Income Housing Project

This division is responsible for functions such as preparing, implementing, and managing housing projects designed for middle-income earners. These projects are carried out with a focus on commercial objectives.

#	Project	Estimated Cost (Rs.Mn.)	Beneficiaries	Provision - 2024	Cumulative Financial Progress (%) as at 31.12.2024	Cumulative Physical Progress (%) as at 31.12.2024
					Rs.Mn.	
1	Wiyathpura Housing Project	6,444.50	500	413.36	6,072.81	98
2	Green Arcade Housing Project	4,858.69	300	791.79	1,575.30	80
3	Elliott Residences	17,655.00	400	1,842.44	1,668.67	33
4	Malabe	4,809.48	256	1,170.00	1,795.99	55
5	Makumbura	6,728.00	314	1,494.03	1,970.40	49
6	Boralesgamuwa	3,225.22	120	835.72	405.99	18
7	Orugodawatta 1*	9,428.84	440	-	1,887.70	22
8	Orugodawatta 2 *	9,213.01	432	-	1,603.20	20
9	Stadiumgama*	4,920.49	210	-	825.00	23
10	Peliyagoda 01*	3,889.25	168	-	932.00	21
11	Peliyagoda 02*	8,957.06	384	-	1,628.00	18
12	Anuradhapura*	2,648.36	135	-	825.00	38

* Temporarily Suspended

2.4 Progress in preparing development plans – 2024

#	Development Plan	Physical Progress
1	Monaragala City Development Plan	100%
2	Hatton City Development Plan	
3	Kaduwela City Development Plan	Published in gazette and necessary steps have been taken to print. (96%)
4	Polgahawela City Development Plan	
5	Gampaha City Development Plan	
6	Ampara City Development Plan	
7	Kundasale City Development Plan	
8	Nawalapitiya City Development Plan	
9	Baddegama City Development Plan	
10	Horana City Development Plan	
11	Greater Matara City Development Plan	Necessary steps are being taken to submit it for approval to the Hon. Minister and publish in the Gazette. (92%)
12	Panadura City Development Plan	
13	Katana City Development Plan	
14	Eravur City Development Plan	

15	Gampola City Development Plan	
16	Seethawaka City Development Plan	
17	Batticaloa City Development Plan	
18	Hikkaduwa City Development Plan	
19	Puttalam City Development Plan	Necessary steps have been taken to submit it for approval to the Management Board of this Authority.
20	Kegalle City Development Plan	
21	Kotikawatta - Mulleriyawa City Development Plan	Arrangements have been made to submit it to the Master Planning Committee.
22	Greater Jaffna City Development Plan	

- In the year 2024, 22 development plans are targeted to be announced.
- By the third quarter, 10 development plans have been announced.

2.5 Achievements and challenges faced in implementing the projects in 2024

2.5.1 Challenges faced in implementing projects in 2024

- **Development Projects**

The anticipated physical progress could not be realized due to the non-receipt of Treasury funds as targeted.

- **Reconstruction of Jaffna Town Hall**

The amount of funds allocated in each year for the Jaffna Town Hall renovation project, the construction of which commenced on 10.10.2019 has not been received and although the allocation of funds was approved to be spread over 04 years, the construction contract was assigned to be completed within 02 years and due to this, the contract period had to be extended several times.

- **Middle Income Housing Project**

Although several of the aforementioned projects were initiated as affordable housing projects in accordance with the government's budget proposals (2,483 housing units), the projects had to be temporarily suspended due to the recent severe economic crisis, which led to an increase in the prices of building materials and marketing challenges, and the suspension of the low-interest concessionary bank loan scheme by state banks. Currently, measures are being implemented to transform these projects into middle-income housing projects and resume construction activities using the income from the sale of houses and studies are underway to initiate certain projects through public-private partnership methods.

- **Announcement of Development Plans**

Due to the failure to obtain consent from the relevant local government institutions to publish the development plans in the Hingurakgoda, Seethawaka, Mawanella and Kotikawatta Pradeshiya Sabha areas, it has not been possible to announce them on the expected date.



Mullaitivu Bus Stand Development (Phase II)



Alawwa Proposed Parking and Pedestrian Facilities Improvement Project (Phase II)

2.6 2025 Action Plan

#	Project / Program	Financial Target (Rs.Mn.)	Source of Funding	Physical Target (%)
1	Construction of Jaffna Town Hall (Phase II)	400.00	Treasury Funds	100
2	Development of Mullathivu Bus Stand (Phase III)	70.00		100
3	Proposed Weekly Fair and Multipurpose Building at Walapane (Phase III)	145.00		100
4	Malawawewa, Kekirawa Landscaping Project (Phase II)	26.00		100
5	Sanitation Facilities and Landscape Improvement in Habarana, Anuradhapura (Phase II)	27.00		100
6	Construction of New Administrative Complex in Polonnaruwa (Phase II)	788.50		100
7	Gregory Lake, Nuwara Eliya Proposed Car Park	70.00		100
8	Alawwa Pedestrian Section (Phase III)	50.00		100
9	Thalathuoya Car Park Development (Phase II)	27.00		100
10	Dawulagala Weekly Fair and Car Park Development (Phase II)	32.00		100
11	Kurunegala Proposed Office Building	150.00		70
12	Koombichankulam Security Fence and Roof Improvement Project	10.00		100
13	Proposed Pedestrian path ways along Nanu Oya in Nuwara Eliya	3.20		100

14	Mullaitivu Bus Stand Development (Phase II) – Final Bill Settlement	25.00		100
15	Gampaha Public Market Development (Phase II)	355.35		100
16	Panadura Market and Multi-Purpose Building Development	150.00		100
17	Construction of Deiyandara Bus Stand Development Project (Phase I)	11.00		100
18	Baddegama Bus Stand Development Project (Phase I)	0.35		100
19	Kurunegala Rajapihilla Urban Park Proposed Development - Settlement of Final Bills	6.80		100
20	Restoration of Kegalle Bus Depot (Construction of the Bus Depot Administration Building and other balance works (Phase III)	5.00		100
21	Alawwa Proposed Parking and Pedestrian Facilities Improvement Project (Phase II) - Final Bill Settlement	5.00		100
22	Ampara Fair Construction (Phase II)	5.00		100
23	Tech City Development Project - Bill Settlement and Compensation	500.00		98
Total		2,862.20		

Middle Income Housing Project

Main Subject Area	Project	Financial Target (Rs. M.)	Source	Physical Target (%)
Middle income housing	Wiyathpura Housing Project	405.40	Pre-sale / UDA	100
Middle income housing	Green Arcade Housing Project	1177.16		100
Middle income housing	Elliott Residences	6552.80		58
Middle income housing	Malabe	2113.77		62
Middle income housing	Makumbura	1742.96		52
Middle income housing	Boralesgamuwa	1711.46		30
Middle income housing	Orugodawatta 1	13.91	UDA	30
Middle income housing	Orugodawatta 2	67.00		30
Middle income housing	Stadiumgama	67.00		30
Middle income housing	Peliyagoda 01	18.70		30
Middle income housing	Peliyagoda 02	35.00		30
Middle income housing	Anuradhapura	32.00		50

Preparation of City Development Plans

- It is targeted to announce 28 city development plans for the year 2025.

03 National Housing Development Authority

3.1 Introduction

The National Housing Development Authority was established on 01.04.1979 by the National Housing Development Authority Act No. 17 of 1979 and has been amended by the following amending Acts.

- No. 05 of 1982
- No. 30 of 1999
- No. 32 of 2003
- No. 20 of 1988
- No 23 of 2002
- Special Provision Act No. 37 of 2008

Board of Directors

- 06 Board members including the Chairman appointed by minister in charge of the subject and 07 members with one (01) representative appointed by the Minister in charge of the Ministry of Finance

Corporate Body

The General manager is the Chief Executive Officer, and the Head office in Colombo has 07 Deputy General manager Divisions, 01 Assistant General manager Division and a Chief Internal Auditor Division, and 25 District Officers, 03 City Offices and 08 Regional/ Sub Offices.

Vision

“A comfortable and hygienic home with basic facilities for every family in Sri Lanka”

Mission

Through effective management of existing limited resources, intervention to ensure that every family in need of a home lives in a healthy, permanent home.

3.2 Main Functions

Construction of flats, houses or other dwellings/ buildings

- Allotment of land for housing development
- Formulating housing development proposals to reduce housing shortage
- Providing money or other facilities to achieve objectives
- Redevelopment of slum and slum areas
- Engaging in housing development activities, supporting and coordinating
- Support housing development
- Doing development of redevelopment of lands
- To do all other acts which may be necessary or engaged in for the accomplishment of all or any other foregoing purposes

3.3 2024 Program

Under the theme “Housing for all” several housing loan programs and assistance programs are being implemented, funding is provided by the Treasury, internal revenue and Sewana Fund. An aid program is also being implemented under the special aid provisions of the Government of India.

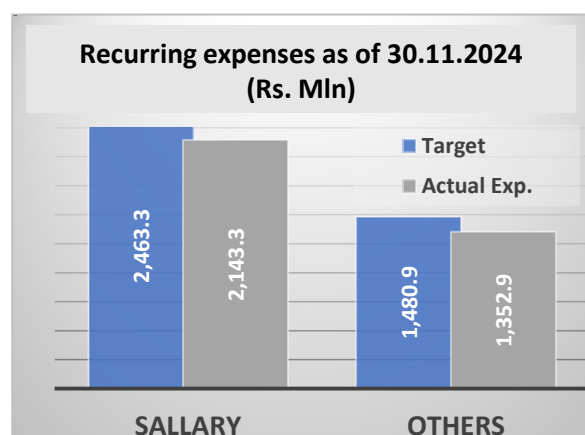
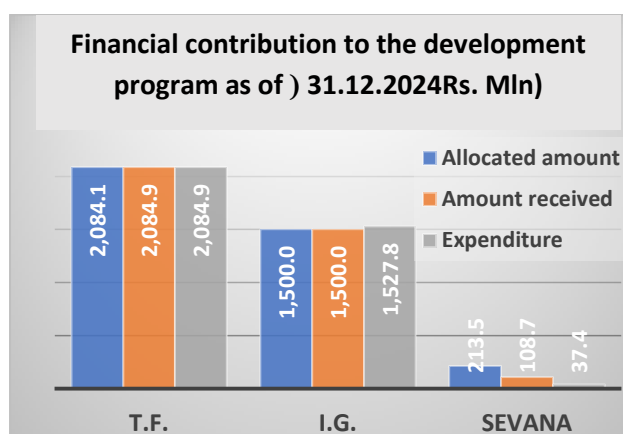
Also, several housing projects are being implemented to meet the housing needs of middle-income earners, and under the provision of housing-related support services, the National Housing Development Authority has constructed the housing projects built by the National Housing Development Authority for the safety of the people living in them. Modernization of housing systems, allotment of land plots, allotment of title deeds to realize the ownership of a house are also carried out. In addition to this, the institution implements a recovery program to recover the loans given to the beneficiaries. The funds generated by the levies are invested to cover the recurring costs of the institution and to provide new loans.

3.4 Progress of the programs

Se. No.	Name of the project	Total Estimated cost	No. of beneficiaries	Provisions of 2024 (Rs. Million)	Financial Progress		Physical Progress (%)
					Rs. Million	%	
<u>Housing Programs</u>							
<u>Treasury Funds</u>							
01	Housing for all – Loans	2000.0	2000	2000.0	2041.1	102%	140%
<u>Sewana Fund</u>							
02	Sewana aids						
	New program	213.5	350	213.5	24.95	11%	12%
	Uncategorized	12.4	90	12.4	12.40	100%	100%
<u>Internally Generated Funds</u>							
03	Low and lower middle-income housing						
	Housing for all - loans	1000.0	1500	1000.0	1066.30	106%	100%
	Pride of Service – loans	500.0	500	500.0	350.270	71%	92%
<u>Indian funds</u>							
04	1.Grama Shakthi aid						
	2017 across the Island	4.40	114	4.40	1.355	30%	89%
	2017 Southern Province	90.2	482	90.2	3.835	04%	75%

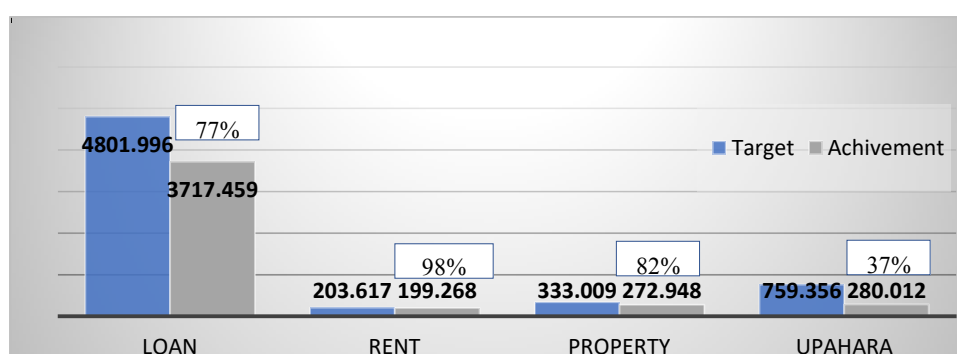
	2019 Northern Province	124.8	475	124.8	7.40	06%	45%
	2019 Southern province	174.3	100	174.3	9.95	06%	48%
	Indian Grama Shkathi Aid (Uncatogorized program) Treasury	1200.0	-	41.1	-	-	-
	2.Rural & Estate	2926.0	1045	-	-	-	-
Housing related support services							
06	Modernization of old Housing projects (Repair of Pump Houses)	20.0	-	20.0	20.00	100%	-
07	Land Compensation (07 lands)	10.0	-	10.0	10.00	100%	-
08	Infrastructural Development of Middle-class Housing Schemes	10.0	-	-	-	-	-
09	Issuance of Deeds	-	2000	-	-	-	70%
10	Middle class Houses (Pre-Sale)						
	Soysapura	201.0	30		169.525	84%	100%
	Tangalle	103.0	30		100.413	97%	100%
	Ranpokunagama (A & B Buildings only)	259.0	72		96.735	37%	20%
11	Middle Calss Houses (Public/ Private participation)						
	Mihindupura Housing Project	USD 56,143,400	560				
	Siyane Nature Park	230.0	43				100%
	Regency Park	240.0	21				96%
	Wadduwa Sea Breeze		196				66%
	Lawanya Hight - Ragama		124				55%

3.5 Financial Progress and Revenues



Loan/ Rental Charges and property Income

- Annual Target - Rs. Mn 4,801.996
- Progress as at 31.12.2024 - Rs. Mn 3,717.459 (77%)



Disposal of Property, Lease of Property and Acquisition of land (2024.12.31)

Disposal of Property		Lease of property	
Vacant plots of land	93	Shops	06
Adjoining land plots	07	Buildings	07
Unauthorized Encroach land plots	11	Land plots	19
House sales (Old Projects)	03	Vesting of lands	
New houses sales (soysapura)	18	Lands acquired to the Authority in the year 2024	04

3.6 Achievements in the Year 2024

- Necessary actions have been taken for all the orders of the Committee on Public Enterprises held on 17.10.2023
- 2015-2019 "Shelter for all" uncategorized program has received the decision of the cabinet to allocate the necessary allocation for the next 03 years.
- Estimated allocations of Public Treasury Funds and internal funds for the year 2024 were fully invested in planned programs and projects.

- After bearing all the recurrent expenditure from the internal fund, it possible to invest Rs. Million 1527.761
- Being able to complete the initiated projects and housing units as planned during the year.

3.7 Challenges Faced in the Year 2024

- Length of time required for obtaining land valuations, acquires and related approvals and complexity of the approval process.
- Salary Disparities and promotion issues that have not been resolved for some time.
- Temporarily stoppage of projects started under \national Budget circular 02/2022
- Provisions have not been received after the 2014 cabinet decision for illegal regulation
- Price rise due to Value Added Tax
- Inadequate amount given to low income earners due to increase in construction cost.
- Problems in meeting the Housing requirement of the middle-class community due to the huge increase in the cost of apartment construction.
- Legalization of unauthorized occupants.
- Amending the Condominium Housing Act.

3.8 Proposal plans for 2025

Main Subject Area	Project/Program	Financial Target (Rs.Million)	Source of Finance	Physical Target
Housing Facilities	Indian Assistance program (for low income persons)	70	Treasury Funds	1320
	Uncategorized	380.8	Indian aids	
	Shelter for all (2015-2019 uncategorized)	2150.0	Treasury Funds	8500
	Loans	300.0	Internal Generation	
	Aids	2208.0	Treasury Funds	5500
	“Home for all” Low income new Houses - Aids	5000.0	Treasury Funds	5000
	“Home for all” Low- and Middle-income new housing - Loan	3750.0	Treasury Funds	2500
	Home improvements - Loan	5000.0	Treasury Funds	5000
	Sevabhimani Home loans	500.0	Internal Generation	800
			Internal Generation	500

Housing Facilities	New houses for young Marrieds - Loans	1250.0	Treasury Funds	500
	Rented Housing – civil Servants (Maligawatta Housing Scheme)	375	Treasury Funds	30
	Low income Rent-free housing	1440.0	Treasury Funds	144 (03 projects)
	Electricity and Water for Middle income Housing projects (Lawanya Hights. Sea Breeze Projects)	32.0	Treasury Funds Developers funds	- 320
	Pre – sale Public Private Partnership housing)			
	(i) Mlhindupura – TEC USD 56,143,399.9		Developers funds	560
	(ii) Ranpokuna – TEC. Rs. Million 86		Beneficiary Funds/ Internal funds	24
	(iii) Kurunegala Lakeside		Developers funds	600
	(iv) Ykkala Werellawatta		Beneficiary Funds/ Internal funds	924
	(v) Anderson		Developers funds	90
Support Services	Land compensation	167.79	Treasury Funds	13 lands
	Modernization of old housing schemes (Nagamu Purawara)	454.25	Treasury Funds	1169 26 projects
	Provision of sanitary facilities (toilets)	2175.0	Treasury Funds	29000
	Issuance of title deeds	-		2000

3.9 2025 propose projects

• Housing for Young Married Couples

The objective of this program is to provide financial assistance to young married families to build new houses or purchase a house by providing a loan at a concessional interest rate under long-term repayment terms. 50 young married families will be selected from each district and a maximum loan amount of Rs. 2.5 million will be provided to construct 1250 houses in the next 03 years. In this, Rs. 1250 million is estimated to benefit 500 families in the year 2025.

- **Pre-sale housing projects for the middle class**

- Galle, Kekiribokka Mixed Development Project
- Gampaha, Wewegodella
- Gampaha, Ranpokunagama

- **Public Private Partnership Housing Projects**

- Colombo 5 - Anderson Road
- Mawathagama, Denverwatte
- Yakkala, Warellawatte
- Kirulapana, Mihidupura

- **Rental Housing Projects for Government Servants**

This program is expected to increase the efficiency and productivity of work by providing rental housing to government servants who have a permanent home but do not have accommodation facilities close to their workplace for daily duties. In the year 2025, an estimated cost of Rs. 375.00 million has been allocated to implement a 30-unit apartment project at the Maligawatta Weaving Land owned by the National Housing Development Authority. This project is planned to be completed within 2 years and it is expected that a contractor will be selected and the project will be implemented through competitive bidding. Rs. 250.00 million has been allocated from the Treasury Fund for the year 2025.

- **Rent-free Housing Program**

Under this program, which is planned to be implemented with the aim of providing permanent home ownership on a long-term rental basis to low-income families who do not have a house or land, the National Housing Development Authority has planned to implement 3 apartment projects consisting of 144 houses on 3 suitable lands that have already been identified for housing in Galle, Kurunegala and Polonnaruwa districts in collaboration with the Divisional Secretaries. The construction cost of each house has been estimated at Rs. 10 million. Accordingly, an amount of Rs. 1440 million has been estimated for the year 2026.

No	District	Name of the Project	Housing Units	TEC (Rs Mln.)
1	Galle	Waragaswila, Gonapeenuwala	48	480.00
2	Kurunegala	Kanadulla- Kuliypitiya	48	480.00
3	Polonnaruwa	Hingurakgoda	48	480.00
Total			144	1440.00



Anderson Road, Colombo 05



Kekiribokkawatta, Galle



Mill land , Maligawatta



Denvor Estate , Mawathagama,
Krunegala

04 Sri Lanka Land Development Corporation

4.1 Introduction

The Sri Lanka Land Development Corporation was originally established as a statutory body under the Colombo District (Low-lying Areas) Reclamation and Development Board Act No. 15 of 1968, and later amended by Acts No. 27 of 1976, No. 52 of 1982, No. 35 of 2006, No. 11 of 2019, and No. 13 of 2021. Since its inception, the Corporation has played a major role in the country's development, particularly in urban storm water management, and over time, the Sri Lanka Land Development Corporation has diversified its operations into new ventures.

The Sri Lanka Land Development Corporation was initially established to focus on the development of low-lying areas, however, over time, it has undergone amendments to adapt to evolving opportunities and enhance service delivery.

At present, the Corporation employs over 1,400 employees and has total assets of around Rs 18Bn. including a pool of machinery required for project execution. Furthermore, the Sri Lanka Land Development Corporation comprises eight operational divisions and six service divisions, and remains consistently dedicated to the successful completion of various projects.

Sri Lanka Land Development Corporation is a member of National Construction Association of Sri Lanka and Green Building Council of Sri Lanka and has been awarded ISO 9001:2015, ISO 14001:2015 and ISO 45001:2018 quality certificates.

Vision

Create and manage eco-friendly sustainable environment in par with national development policies.

Mission

Providing Engineering Services in storm water drainage, wetland management and infrastructure development to upgrade the living standards of people through a highly competent and motivated workforce.

4.2 Affiliated Institutions

Land Reclamation and Development Company and LRDC Services Private Limited are the affiliated companies of Sri Lanka Land Development Corporation.

4.2.1 Land Reclamation and Development Company

Registered under the Companies Act No. 17 of 2007, the company's primary objectives were the manufacture of high quality cement blocks and to assist in construction works, land

development works, irrigation works, public services and other services to the Sri Lanka Land Development Corporation.

Vision

To be the best government owned Cement based product manufacturer/supplier for the construction industry in Sri Lanka by providing high quality products and services to the entire customer satisfaction.

Mission

Through our high quality products and services, we help our customers to achieve higher standards in their construction industry.

4.2.2 LRDC Services Private Limited

This organization has been operating for the past 20 years, delivering development-related activities across Sri Lanka. Today, it stands as a leading government entity, offering security and surveillance solutions nationwide to institutions and individuals in the public, private, and domestic sectors.

Vision

To be the premier social protector for the state and the people of Sri Lanka and beyond.

Mission

To meet our client's specific and customized security, surveillance, intelligence and training needs through a trusted, professional service delivered by a contented and rewarded workforce committed to executing its mandate as a sustainable SOE.

According to the vision of the Sri Lanka Land Development Corporation, "Create and manage eco-friendly sustainable environment in par with national development policies", the storm water mitigation projects implemented can be categorized as follows.

1. Maintenance and restoration of canals, lakes and walkways
2. Design and implementation of storm water mitigation projects for long-term sustainability

4.3 Main Subject Areas

The Sri Lanka Land Development Corporation implements **32** annual projects under **4** main subject areas.

1. Maintenance and rehabilitation of canals, lakes and walkways
2. Storm water management
3. Wetland and lowland development
4. Design work, mapping and feasibility studies

4.4 Progress - 2024

➤ Progress of Treasury Funded Projects – 2024

#	Project Name	Total Estimated Cost (Rs.Mn.)	Allocation 2024 (Rs.Mn.)	Financial Progress as at 31.12.2024		
				Financial Progress (Rs.Mn.)	(%)	Cumulative Physical Progress (%)
1	Public Institutions (Annual Maintenance)	Annual	600.00	306.36	51	100
2	Weras ganga Storm water Drainage and Environment Improvement Project	11,050.00	800.00	488.95	61	100
3	Kolonnawa Storm water Drainage and Environment Improvement Project	8,300.00	300.00	201.43	67	14.17
4	Oliyamulla Storm water Drainage and Environment Improvement Project	3,000.00	450.00	293.49	65	90
5	Restoring water quality in Beira Lake	Annual	40.00	22.95	57	99.07
Total			2,190.00	1,313.18		

➤ Client Funded Projects – 2024

#	Project Name	Client	Total Estimated Cost (Rs.Mn.)	Financial Progress as at 31.12.2024	
				(Rs.Mn.)	(%)
1	Restoration of Babawa Lake - Tissamaharamaya	Ministry of Agriculture	78.89	73.55	93
2	Restoration of Tabarawa Lake - Tissamaharamaya		87.18	83.26	96
3	Design and construction of storm water Drainage Management Proposal and Land Reclamation in Moratuwa Battery area	Urban Development Authority	227.00	183.81	81
4	Construction of Walkway in Swamp Area within Sri Lanka Institute of Information Technology (SLIIT)	Sri Lanka Institute of Information Technology	33.56	22.38	67

Sri Lanka Land Development Corporation Funded Projects – 2024.

1. Marketing offshore sand to the local construction industry.
Income (31.12.2024) – Rs. 798.26Mn.
2. Waste Management Project – Kerawalapitiya
 - Under favorable weather conditions, the daily compost production capacity is 30 metric tons.



Oliyamulla Storm water Drainage and Environment Improvement Project – Peliyagoda



Weras Ganga Storm water Drainage and Environment Improvement Project

➤ **Kolonnawa Storm Water Drainage and Environment Improvement**

Prior to maintenanc



Current condition



Design of Dhammawela Canal - Thuppawela Lake



Construction of Selalihini Mawatha canal



Construction of Dhammawela canal - Wennawatta road culvert

4.5 Annual Plan - 2025

Main Subject Area	Project/ Programme	Finance Target (Rs.Mn.)	Source of Finance	Physical Target (%)
Planning, implementation, operation and maintenance of storm water flood mitigation activities	1.1 Maintenance and Rehabilitation of existing Canals, lakes, Wetlands and Walkways	1,081.50	Treasury Funds	100
	1.2 Drainage Planning, Implementation and Environmental Protection	215.00		100
	1.3 Operation and maintenance of Rainwater Pumping Stations in Colombo and suburbs for Rainwater Disasters	198.50		100
	1.4 Preparedness and Emergency Response to Storm water Disasters	482.10		100
	2. Werasganga Storm water Drainage and Environment Improvement Project	440.00		100
	3.Oliyamulla Storm water Drainage and Environment Improvement Project (Execution and Maintenance)	800.00		100
Planning, Implementation, Operation and Maintenance of Storm water Flood Mitigation Activities	4. Kolonnawa Stormwater Drainage and Environment Improvement Project (Execution, Preparation of detailed Plans)	1,498.00	Treasury Funds	100%
	5.Installation of Kalu Palama Gate Mounted Pumps to reduce flooding	600.00		100%

4.6 Challenges

- Insufficient treasury allocations to implement the proposed plans, maintain the existing canal system, and operate storm water pumping stations.
- Qualified and experienced professional staff leaving the corporation for better benefits.
- Lack of technical personnel necessary to operate storm water mitigation facilities, such as storm water pumping stations and Issues related to land acquisition.

5.1 Introduction

The Department of Buildings (DOB) which functioned under the Public Works Department (PWD) was established in 1969 and existed for over 5 decades as an independent organization responsible for building and infrastructure development. The department was the sole authority and the advisory body in the field of building and related infrastructure works. The building department provides expert advice in the implementation of construction programs and in dealing with legal procedures related to those programs. The Department plays commendable role in the national development and in the preservation of the public building assets.

DOB was restructured with the 13th Amendment to the constitution. Department has the authority and responsibility for the design and construction of public buildings in Sri Lanka. The department also redefines its role and carries a specific reference to project management and technical accountability.

Vision

To be the technical authority in building works ensuring the public sector organizations possess safe, economical, sustainable, elegant, built environments to deliver high quality services to the nation.

Mission

To provide excellent services for the development of public sector building works by provision of architectural design, engineering design, construction, maintenance, project management and technical assistance ensuring technical accountability in quality, economy, functionality and soundness for the total satisfaction of the stakeholders by a team of dedicated multidisciplinary professionals.

5.2. Authority and Responsibility

The DOB is vested with the authority under the Financial Regulation Nos. FR 787, FR 788, FR 789 and FR 790. Accordingly, Department provides following services to non-technical departments and other institutions.

- Consultancy services for construction, renovation and improvement of buildings.
- Project management services.
- Issuing of condition reports.
- Publishing of building schedule of rates.
- Training of engineers and technical service students.
- Providing services to other organizations by participating in procurement committees and technology evaluation committees.
- Providing building condition reports according to court orders and appearing in court.
- Providing condition reports for condominium properties.

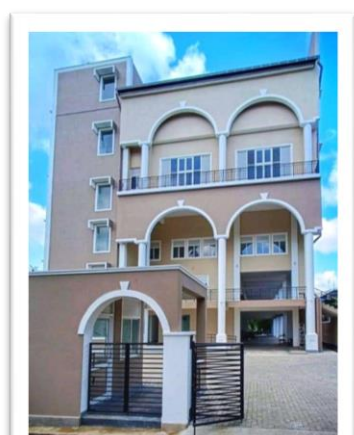
- Providing stage stability reports to be built for meetings attended by the President, Prime Minister, Speaker, Leader of the Opposition.

Department provide services with an agreement in the form of a memorandum of understanding to be more binding to our commitment.

5.3 Summary of Projects in 2024 (Up to 31st of December)2024

No	Name of the Project	Total Estimated Amount	No. of Beneficiaries	Total Allocation for Projects	Total Target for Year 2024	Financial Progress (31/12/2024)		Physical Progress
		(Rs. Mn.)		(Rs. Mn)	(Rs. Mn)	(Rs. Mn.)	(%)	(%)
1	Zone - 01 Western South	2,907.16	Unlimited	1,131.89	821.38	648.53	79	40 - 100
2	Zone - 01 Western North	978.46		447.03	269.70	132.92	49	90 - 100
3	Zone - 02	839.21		451.72	313.50	117.64	38	30 - 100
4	Zone - 03	686.27		669.69	283.72	207.76	73	35 - 100
5	Zone - 04	1,083.42		863.90	716.91	608.85	85	53 - 100
6	Zone - 05	1,038.95		396.56	369.65	369.65	100	100
7	Zone - 06	6,052.66		1,846.58	604.23	607.59	101	60 - 100
	Total	13,586.13		5,807.35	3,379.09	2,692.94	80	

5.4 Several projects completed in year 2024



Construction of Four Storied Building for Divisional Secretariat at Homagama (TEC - 360 Mn.)



Construction of Courts Complex, Theldeniya (TEC - 599 Mn.)



Restoration of "Historical Rajawasala Museum" Premises, Kandv (TEC - 84.5 Mn.)

5.5 Development Projects completed by Department of Buildings in 2024

Project	Estimated Amount (Rs. Mn.)	Progress up to 31.12.2024
		(Rs. Mn.)
Balance work of driver's accommodation at CE(Z6) Office	0.10	0.09
Supplying and Fixing Aluminum Partition for Mini Conference Room, CE(Z4) Office	0.45	0.40

5.6 Problems and obstacles

- Due to the government's new financial policies, there were financial restrictions for construction works. Most of the allocations were received to renovate and repair existing buildings after the huge financial crisis.
- Shortage of Staff (Engineers, Technical Officers & Draughts persons, Technical Assistants, Drivers)
- Shortage of vehicles for site visits.
- No sufficient allocations for maintenance / uplifting of circuit bungalows.
- Delay in projects due to changes requested by clients during construction stage.
- No legal officer

5.7 Strategies to overcome obstacles

- Recruiting staff for vacancies by relevant authorities.
- Carrying out duties under duty coverage and acting basis from existing staff.

5.8 Action Plan for Year 2025

Main Subject Area	Project	Financial Target (Rs. Mn.)	Source of finance	Physical Target %
Rehabilitation & Improvement of Capital Assets				
309-2001	Building & Structures	195.31	GOSL	100
309-2002	Plant, Machinery and Equipments	2.38	GOSL	100
309-2003	Vehicles	4.40	GOSL	100
Acquisition of Fixed Assets				
309-2102	Furniture and Office Equipments	3.13	GOSL	100
309-2103	Plant, Machinery and Equipments	13.47	GOSL	100
309-2105	Land and Land Improvements	9.85	GOSL	100
Total		228.54		

6.1 Introduction

Government Factory has been originally established as a sub department of Public Works Department in the year 1849 on Gas Workers Street, Colombo. It has been shifted to the present location close to the petroleum complex along the Dematagoda - Kolonnawa Road in 1928.

During its formative years, the Department has contributed to the development of infrastructure facilities such as roads, bridges, irrigation systems and buildings and the activities of the Department have been handled by foreign engineers.

With the breaking up of the Public Works Department into Highways and Buildings Departments in 1969, followed by the creation of the Territorial Civil Engineering Organization in 1971, the Government Factory became a Class “A” Department with effect from 01/10/1971. Once the Government Factory became a Class “A” Department, Functions of the Factory has been operated under Advance Accounts of the General Treasury to provide mechanical engineering support services to public sector institutions.

Vision

“To become the apex public sector institution providing products, services and training in the field of mechanical engineering through sustainable development”

Mission

Providing Quality products, Works & Services, Consultations, Training of Engineers, Apprentices, Craftsman & Technicians in the field of Mechanical Engineering for all Public & Private sector Organizations’ and Institutions.

6.2 Main subject areas of the Department

(a) Manufacturing sector

Production of metal and timber items for public and private sectors

- Manufacturing of irrigation water management equipment, hospital equipment
- Manufacturing timber items for offices, educational and judicial institutions
- Manufacturing various cast iron and non-ferrous products for highways and other constructions and machinery and accessories
- Manufacturing chevrons, stars, number tags for Police Department
- Postal franks with date, month and year for the Postal Department
- Signage

(b) Construction sector (Heavy fabricating)

- Designing, fabricating and installing various types of gates and accessories for irrigation sluices and reservoirs.

- Constructing protective fences and protective roofs for historically important Buddha statues and temples.
- Constructing iron truss buildings
- Fabricating timber and metal roofs of buildings
- Erecting guest shelters, stages and receiving lines for special guests attending state ceremonies and saluting dais for welcoming foreign heads of state.
- Iron bridges
- Water treatment tanks

(c) Repairing and maintenance sector

- Repairing machinery and equipment of, hospitals and ayurveda institutes, prisons and small industries.
- Repairing gates and accessories of water management sluices of Irrigation Department.
- Repairing and maintaining furniture of offices
- Maintaining and repairing typewriters and air conditioners
- Servicing vehicles of government institutions.

(d) Mechanical engineering services

- Provision of institutional training for post engineering and engineering undergraduates and apprentices of various training institutes.
- Providing quality reports for the repaired machinery and equipment of state sector institutions.
- Extending technical assistance to technical evaluation committees, disposing committees and assessment committees of state sector institutions.
- Mechanical engineering products and services and provision of consultancy services.



**Water control gates at
Thondamanaru barrage**



**Gate hoisting system at
Deduru Oya reservoir**



Roof of Maligawila



**Hapugala Water treatment
plant**

6.3 2024 Progress of Projects implemented during the year.

(As at 31.12.2024) - Advance on work done

	Project details	Target 2024		Progress as at 31.12.2024	
		Estimate (Rs. mn)	Physical (%)	Cost (Rs. mn)	Physical%
1	Fabrication and installation of 01 no of Sluices gate and fixed wheel gate in Uwa Kuda oya	145	100	4.29	3
2	Fabrication, Installation ,dismantling and transportation of VVIP,VIP huts for national Independence day	48	100	39.42	100
3	Fabrication ,Supplying and Installation of cast iron sluices gates emergency gate and trash rack in Ellewawa	30	100	3.56	12
4	ELECTRO MECHANICAL UNIT (Shop 01) - Machining, Maintenance & Repair works of private & public sector	10	100	4.45	45
5	HEAY FABRICATION UNIT (Shop 02) - Other Work (State Function and Balance work)	20	100	68.31	100
6	CARPENTRY UNIT (Shop 03) (Fabrication of Wooden furniture for state and private sector)	20	100	18.09	100
7	LIGHT FABRICATION UNIT- (Shop 04) Manufacturing of Hospital Furniture	20	100	28.20	100
8	FOUNDRY UNIT - (Shop 06) Casting of Ferrous & Non Ferrous items for Public & Private sector	30	100	41.68	100
9	LIGHT ENGINEERIN UNIT - (Shop 07) Light Engineering works for Public & Private Sector	18	100	26.50	100
10	Upholstering section (Shop 14)	02	100	2.64	100
11	Maintenance section (Shop 16)	03	100	9.14	100
	Total	346		246.28	

6.4 Achievements and Challenges in the implementation of projects in 2024

Special achievements

- 2024 ISO 9001:2015 International Quality System Certification during the year Updated. In addition, EMI (Heavy Steel Fabrication) was renewed in 2024 for the construction of CIDA . EMF (Elevators, Escalators & Revelators) was renewed in 2024. SP2 (Carpentry & Joinery) was renewed in 2024.
- Water control gates competing with private institutions Minimum price Being able to make and install at a reasonable price.
- Imported water treatment tank system, a locally made water treatment system A water purification tank system was designed, built and installed using iron at a minimal cost. Being able to do.
- To purchase modern technology machinery instead of traditional production machinery and work towards processing materials of efficient and high quality.

Challenges

- Technical and office work The continued existence of vacancies on the board and the lack of a mechanism to fill them in a timely manner.

For example, due to driver vacancies, the department has to obtain vehicles on a rental basis from an external party due to the lack of drivers to operate lorries, cranes, etc. This also results in additional costs and prolongs the relevant project period.

- The lack of market standards for mechanical engineering construction services and products and the absence of regulatory bodies to monitor this.
- Failure to receive funds from government institutions within the specified time frame for completed tasks.
- It is difficult to implement projects competitively with private institutions due to the need to comply with procurement practices based on government policies .
- Performance bonds, bid bonds and Inability to present other bonds.
- Since 2013, there has been no opportunity to recruit for PL category vacancies, thus filling PL category vacancies has become problematic.

6.5 Action Plan -2025

	Sub-project / Sub Activities	Estimated amount (Rs. mn)	Activity Plan For Year 2025 (Rs. Mn)
1	Fabrication and installation Hydraulic hoisting mechanism for 02 nos of radial gates in Uwa Kuda oya - Uma oya project	125	105
2	Fabrication, Installation ,dismantling and transportation of VVIP,VIP huts and saluting Dias for national Independence day 2025	25	25
3	Fabrication ,Supplying and Installation of cast iron sluices gates emergency gate and trash rack in Ellewawa	21	15
4	Construction of Package type water treatment Hapugala water treatment plant	143	80
5	Rehabilitation of water treatment plant at Thissamaharama	28	28
6	Construction of water management gate at Heen Ela, Ambathale	27	27
7	Rehabilitation of pallan oya Ampara, Irrigation Department	30	30
8	MACHINING UNIT (Shop 01) - Machining, works of private & public sector	6	6
9	HEAY FABRICATION UNIT (Shop 02) -Other Work (State Function and Balance work)	10	10
10	CARPENTRY UNIT (Shop 03) (Fabrication of Wooden furniture for state and private sector)	15	15
11	LIGHT FABRICATION UNIT- (Shop 04) Manufacturing and maintenance of Hospital Furniture	15	15
12	FOUNDRY UNIT - (Shop 06) Casting of Ferrous & Non Ferrous items for Public & Private sector	25	25
13	LIGHT ENGINEERIN UNIT - (Shop 07) Light Engineering works for Public & Private Sector	15	15
14	Maintenance section (Shop 14,16)	04	04
	Collection	489	400

07 Department of National Physical Planning

7.1 Introduction

The Department of Town and Country Planning was established in 1947 under the Town and Country Planning Ordinance No. 13 of 1946. Subsequently, as the need for a sustainable development process that linked with regional development and local development arose, this department was restructured into the National Physical Planning Department in 2000 by the Town and Country Planning Amendment Act No. 49 of 2000 with the aim of preparing a National Physical Planning Policy based on it.

Accordingly, after preparing the National Physical Plan based on the National Physical Planning Policy, regional physical plans will be prepared for the nine provinces of Sri Lanka in accordance with it, identifying the problems of each province separately, making the best use of available resources, and providing guidelines for sustainable development. Local physical plans will also be prepared at the request of local government institutions in areas not declared as urban development areas by the Urban Development Authority.

Vision

“Leader in Planned, Sustained and Adored Land”

Mission

- Preparation of a National Physical Planning Policy
- Preparation 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
- Implementation of the National Physical Planning Policy and the National Physical Plan through regional and Local Physical Plans
- Preparation of Physical Planning Guidelines to be adopted by the regional and local physical planning authorities
- Providing provisions for protection of natural amenities, conservation of natural environment, buildings of architectural and historic interest and places of natural beauty.

Key Functions

- Formulation of a National Physical Planning Policy
- Preparation of a National Physical Plan
- Preparation of Physical Planning Guidelines to be adopted by the Regional and Local Physical Planning Authorities.
- Preparation of any Regional or Local Plan where the Regional or Local Planning Authority fails in or on their request.
- Assist Provincial Councils in the preparation and development of Regional Physical Plans.

- Make recommendations to the Inter Ministerial Coordinating Committee on Physical Plans in accordance with the National Physical Planning Policy to be produced to the National Physical Planning Council.
- Review and examine periodically the National Physical Planning Policy, National Physical Plan and the National Physical Planning Strategies in operation and recommend the changes to the said Policy and Strategies where necessary.
- Regulate the implementation of the National Physical Plan approved by the National Physical Planning Council.
- Assist the National Physical Planning Council and the Inter Ministerial Coordinating Committee in all their functions including performing the functions of a Secretariat requested by the Council and the Inter Ministerial Coordinating Committee.

7.2. Progress of development programs implemented in 2024

N o.	Name of the Project	Total Estimat ed Cost (Rs. Mn.)	Allocatio n 2024 (Rs. Mn.)	Financial Progress 2024-12-31		Physical Progres s %
				Financial Progress Rs. Mn.	%	
1	Preparation of the National Physical Planning Policy and National Physical Plan (Upgrading the National Physical Plan of Sri Lanka)	10	10	0.43	4.3	98
2	Development of Physical Planning Guidelines for Regional or Local Physical Planning Authorities to be followed.					10
3	Preparation of the Eastern Province Regional Physical Plan - 2035					95
4	Preparation of the Central Province Regional Physical Plan -2035					60
5	Preparation of guidelines for planning activities in the Central Environmentally Sensitive Zone					15
6	Identification and publication of urban areas within the Pradeshiya Sabha limits					90
7	Anuradhapura Lolugaswewa Resettlement Project - Procurement activities for re-selection of a consultancy firm for the preparation of the Resettlement Action Plan	1450	20	0.16	0.8	5
8	Publication of 1043 sacred areas through the Gazette					36.2
9	Provision of technical assistance for sacred area planning schemes					100
10	Infrastructure Development Projects	4.76	4.76	4.56	96	100

7.3. Achievements and Challenges Faced in the Implementation of Projects in 2024

A major challenge faced by the Department in achieving its objectives is the shortage of human resources. Less than 65% of the approved staff is currently employed in the Department. Although the National Physical Planning Department is the main planning institution in Sri Lanka, 02 Additional Director General posts, 04 Executive Director Posts and 30 Assistant Director Posts related to planning are vacant. Currently, only 28 professionals out of 34 (According to the approved carder) secondary level posts are engaged in planning.

7.4. Details of projects and programs planned to be implemented in 2025

Main Subject Area	Programme	Financial Target (Rs. million)	Source of finance	Physical Target
Planning	Preparation of National Physical Planning Policy and Preparation of National Physical Plan (Improving the National Physical Plan of Sri Lanka)	10	Annual Budget	Preparation of the National Physical Plan
	Preparation of physical planning guidelines to be followed by local or regional physical planning authorities.			Preparing the guidelines
	Preparation of the Eastern Province Regional Physical Plan - 2035			Preparing the plan
	Preparation of the Central Province Regional Physical Plan - 2035			Preparing the plan
	Preparation of guidelines for planning activities in the Central Environmentally Sensitive Area			Preparing the guidelines
	Preparation of a development plan for the Pattipola Service Center			Preparing the plan
	Preparation of a development plan for the Katukaliyawa Service Center			Preparing the plan
	Implementation of the Anuradhapura Lolugaswewa Resettlement Project	25		Resettlement of residents
	Gazetting of 83 sacred areas and preparation of development plans for sacred areas which are Nationally importance			Gazetting of sacred areas and preparation of plans
Development	Providing technical assistant for sacred area planning schemes			Providing technical assistant
	Infrastructure Development Projects	7		Project implementation

08 Construction Industry Development Authority

8.1 Introduction

The Construction Industry Training Project (CITP) was established in 1981 under the aid of the World Bank with the aim of uplifting the Sri Lanka Construction Industry and it was completed in 1986 with ICTAD (Institute for Construction Training and Development) being established as its Head Office under the provisions of State Industries and Corporation Act 1957.

Thereafter, the Construction Industry Development Authority was established under the provisions of the Construction Industry Development Act No. 33 of 2014 as the regulatory body of the Construction Industry as legal successor of ICTAD

Vision

A reliable and competent construction industry in Sri Lanka, in par with global standards.

Mission

To provide strategic leadership to the construction industry, by ensuring dynamic and professional industry services through a national construction policy, regulations, capacity building, development and the promotion of quality standards of the domestic construction industry to meet the requirements for sustainable national development.

8.2 Main Objectives

- Assistance in Policy making for the Construction Industry
- Registration of stakeholders
- Preparation of Standard Documents and Specifications
- Skills development, Certification & Registration of Industry Craftsmen
- Facilitating / Mediating and resolving of industry disputes

8.3 Progress of the Development Programmes implemented in the year 2024

No	Project Name	Total Estimated cost	Number of Beneficiaries	Allocation - 2024 (Rs.Mn)	Financial progress 2024.12.31		Physical progress (%)
					Financial progress (Rs.Mn)	(%)	
1	Registration of the construction contractors for identified construction works	160	2100	-	123.19	77	118
2	Software Development Project	10	-	10 (TF)	6.8	68	32

3	Providing dispute resolution services to the construction industry	2	22	-	2.124	106.2	140.9
4	Providing advisory services to the construction industry.	-	800	-	0.542		25.8
5	Registration and licensing of construction tradesmen	1	500	-	1.57	157	76.2
6	Issuance of NVQ certificate for construction tradesmen through the Recognition of Prior Learning (RPL) programme	10.35	750	-	5.687	55	55.8
7	CETRAC - Construction Equipment Technician Course NVQ 04 – CEM (02 Years)	16	120	16(TF)	16	100	100
8	CETRAC - National Diploma in Construction Equipment Maintenance NVQ 05/06 (02 ½ years)	6	30	-	1.86	31	46.6
9	OTC - Training of 100 rehabilitation workers as backhoe loader operators through joint funding	3.50	100	0.7 (TF)	0.7	20	20
10	OTC - Construction Equipment Operators Training Program (3 months)	34.96	300	-	19.55	55.9	303.3
11	CHPB - 13-year continuing education program	29.975	73		29.975	100	100
12	CHPB - Seminar and Workshops	4.8	1200	-	3.932	81.9	69.6

8.4 Achievements and challenges faced in the implementation of the projects in 2024.

- **Registration, Grading and Supervision of National Construction Contractors**

Total number of Construction Contractors who have obtained CIDA registration under main 3 fields named Building and Civil (3584), Electrical and Mechanical (293) and Specialized Contractors (123) is 4000.

- **National Vocation Qualification (NVQ) for professional in Construction Industry**

Around 418 construction workers have been given NVQ qualifications in the fields of Masons, Carpenters, Bar benders, Plumbers and Tilers.

- **Issuance of Craftsmen Identity Cards**

A program was started to provide ID Cards for skilled craftsmen with NVQ qualifications, under 26 craft categories in the Construction Sector. A total of 278 IDs have been issued for Craftsmen so far.

- **13 Year Continuous Educational Programme**

Under this programme, training in the following areas were provided and the trainees were directed for jobs

Construction Equipment Operator Trainees	- 87
Construction Equipment Mechanic Trainees	- 54
Interior Decorator/Landscape Development Assistant/ Construction Site Supervisor	- 73

- **To provide National Vocational Qualification for Machinery Operators, Technicians in the Construction Industry**

Over 406 Construction machine operators (operations technicians) have been trained. A total of 120 nos Construction Machinery Technicians have also been trained under the NVQ 4 framework.

8.5 Annual Implementation Plan 2025

Main subject area	Project/Programme	Financial Target (Rs. Mn)	Source of finance	Physical Target
Registration of contractors	Registration of the construction contractors for identified construction works	210		4000 (No of Contractors)
National Construction Awards (2022 / 2023)	Awarding national awards for Construction Contractors	2.2		43 (No of awards)
Development programs	Software Development Project	20	TF	100%
Dispute Resolution Service	Providing dispute resolution services to the construction industry	2		22 (No of Disputes)
Advisory Services	Providing advisory services to the construction industry.	0.5	-	300 (No of Advices)
Registration and licensing of construction craftsmen	Registration and licensing of construction tradesmen	3		1000 (No of Licenses / ID cards)
Issuance of NVQ certification to construction craftsmen	Issuance of NVQ certificate through the RPL programme	11.7		850 (No of certificates)

Train the youth on construction equipment repair maintenance	CETRAC - Construction Equipment Technician Course NVQ 04 – CEM (02 Years)	4.5	TF	60 (No of certificates)
Train the youth on construction equipment repair maintenance	CETRAC - National Diploma in Construction Equipment Maintenance NVQ 05/06 (02 ½ years)	6		30 (No of certificates)
Construction Equipment Operator Training	OTC - Training of 100 rehabilitation workers as backhoe loader operators through joint funding	1	TF	33 (No of trainees)
Construction Equipment Operator Training	OTC - Construction Equipment Operators Training Program (3 months)	20.96		500 (No of trainees)
Education program	CHPB - 13-year continuing education program	4.80		60 (No of trainees)
construction industry and other fields Related programs	CHPB - Seminar and Workshops	7		1400 (No of trainees)

8.6 Other Information

- Govt. Assistance (funds) for Craftsmen Training
- Establishment of the Construction Industry Development Fund
- Continuation of the National Advisory Council on Construction (NACC)
- Cabinet Paper / Decision on the Industry Issues and appointment of the Committee as per the decision
- Continuation of CIDA Head office in the Savsiripaya Building and the present status
- Filling of vacancies
- Ministry intervention for obtaining assistance of Hon Attorney General, in law suits against CIDA

09 Urban Settlement Development Authority

9.1 Introduction

The Urban Settlement Development Authority was established by Act No. 36 of 2008. This Authority implements housing projects and social development programmes through two approaches: physical development and social development.

Vision

"Building Sustainable Urban Settlements for a Proud Life"

Mission

"Establishment of Planned, Integrated and Sustainable Urban Settlement and Empowering the Community Physically, Socially and Economically,"

Physical Development Programme

Under the Physical Development Programme, projects are undertaken for the provision of necessary housing and other infrastructure for the resettlement of urban low-income communities, for the provision of financing and construction advice to people who own land but are unable to access formal financing to upgrade substandard housing units. Further, it is also expected that the land freed up in the relocation of the beneficiaries will be used for revenue generating projects for the government, providing an opportunity for reinvestment.

Also, middle income housing projects are also expected to be implemented to provide affordable housing under Public-Private Partnership (PPP) approach.

Social Development Programme

The social development program aims to improve the social, economic, educational, health, religious, and cultural quality of life for the urban underprivileged community and it will also provide the necessary support to enhance their knowledge, skills, and attitudes, fostering self-reliance.

9.2. Progress of Development Programmes Implemented in 2024

No.	Project Name	Total Estimated Cost (Rs.Mn.)	No. of Beneficiaries	Provision - 2024 (Rs.Mn.)	Financial Progress as at 31.12.2024		Physical Progress (%)
					Financial Progress (Rs.Mn.)	(%)	
Physical Development Programme							
1	Additional work of completed projects	227.66	1,713	227.66	9.00	3.95	31
Middle Class Housing Projects (Obtaining Basic Approvals/ Clearances and Vesting Land)							
2	Wattala, Welisara Housing Project	8,342.00	Housing units -	54.65	2.40	4.39	2

			408				
3	Nittambuwa, Orchardwatta Housing Project	2,412.00	Housing units - 130	46.45	0.421	1	15
4	Sri Jayawardenepura - Kotte Mixed Development Housing Project	8,278.00	Housing units - 168	7.10	0.12	2	-
5	Hikkaduwa, Thuduwegoda Housing Project	5,884.45	Housing units - 200	12.90	-	-	1
6	Kaduwela Mixed Development Housing Project	4,020.00	Housing units - 108	7.71	-	-	-
7	Athurugiriya Housing Project	4,205.00	Housing units - 112	62.07	-	-	0.01
8	Identification of new lands	1.00	-	1.00	-	-	-
Social Development Programme							
9	Social Development Program (Community Empowerment Program, Education Program, Entrepreneurship Development Program, Socio-Cultural Program)	20.36	11,397	20.36	6.04	30	68
Other Programmes							
10	World Habitat Day	5.00	-	5.00	4.07	81	81
11	Socializing the concept of projects conducted by the USDA	5.00	-	5.00	0.029	1	0.1

9.3. Achievements in Project Implementation in the Year 2024

- For the Lunawa Housing Project, the Condominium Management Authority obtained the final certificate of declaration as a condominium property.
- The title deeds of the housing projects vested to the public by this authority were awarded to the beneficiaries this year.
- Through the environmental programme implemented under the social development programme, tree planting and Shramadana programmes were carried out with the participation of 1,000 children in 17 settlements, involving community societies and children's societies at the settlement level.



- Also, the 38th World Habitat Day was held under the theme “Engaging Youth to Create a Better Urban Future”.



9.4. Challenges Faced

- The operational network of this authority should be expanded to facilitate the implementation of physical and social development programs across the entire Island.
- Challenges in providing affordable housing to targeted urban beneficiaries, the limited availability of land in urban areas and the difficulties encountered in developing the identified plots.
- A reduction in developer participation due to the increased financial costs.
- Challenges to be encountered in the implementation of the "Business Plan" developed to establish a self-sustaining system through an integrated public-private approach, without incurring any costs to the treasury.

9.5. Action Plan of the Year 2025

In line with the policy "A Thriving Nation - A Beautiful Life," the Urban Settlement Development Authority has outlined plans to implement physical and social development programs in 2025 as follows.

Main subject area	Project/Programme	Finance Target (Rs.M.)	Source of finance	Physical target
Completed projects	Additional works of completed projects	74.81	Internal earnings are utilized.	100
Proposed middle income projects (Obtaining basic approvals/ clearances and vesting lands)	Wattala, Welisara Housing Project	106.42	Internal earnings are utilized.	1.28
	Nittambuwa, Orchardwatta Housing Project	120.30		8.13
	Sri Jayawardenepura - Kotte Mixed Development Housing Project	137.07		1.66
	Hikkaduwa, Thuduwegoda Housing Project	116.10		1.97
	Kaduwela Mixed Development Housing Project	29.13		0.72
	Athurugiriya Housing Project	55.15		0.25
	Identification of new lands	0.40		100
Social Development Programme	Community Development Programme	50.98	Provisions of Consolidated Fund are expected.	100
	Educational program	11.85		
	Self-Employment and Entrepreneurship Development Programme	25.90		
	Socio-Cultural Programme	4.50		
	World Habitat Day Program	15.50		
Other programs	Urban and Settlement Policy	10.00	Internal earnings are utilized.	100
	Socializing the concept of projects conducted by the USDA	20.00		

10

Condominium Management Authority

10.1 Introduction

The role of this Authority is to ensure that the common facilities and common elements of condominium properties are adequately provided to the stakeholders and establishing management corporations to maintain, manage, control and administer public facilities and common features, registration of the Authority and carrying out the activities of active implementation.

Vision

Condominiums as a solution to the housing requirement of the country

Mission

Constructing condominium property to be apposite with the benefit and welfare of residents and establishing management corporations for the systematic administration and management of such property and regulating their maintenance active

10.2. Progress 2024

- As of 31.12.2024, the Condominium Management Authority was able to collect Rs. 272.034Mn. against the annual target of Rs. 281.55Mn. which is a performance of 97% of the targeted progress.
- Net profit margin for the period ending 31.12.2024 was reported at 41% and operating expenses at 68%.
- The Authority received 2,612 complaints in 2024 regarding common features and common accessories of condominium properties of which 2,423 were fully resolved as of 31.12.2024.
- The proposed amendments to the Apartment Ownership Act and the Condominium Management Authority Act have been submitted to the Ministry of Urban Development, Construction and Housing for preparation and submission to the Cabinet of Ministers for approval.

#	Activity	Estimated			Actual as at 31.12.2024			
		No. of certificates	No. of Housing Units	Income (Rs.Mn.)	No. of certificates	No. of Housing Units	Income (Rs.Mn.)	Income (%)
1	Issuance of Condominium Certificates							
i	Temporary	01	75	4.78	04	36	0.141	3
ii	Partial	02	225	5.36	01	96	-	-
iii	Final	50	2,000	144.72	75	7,032	142.45	98
iv	Basic plan clearance Certificates(25%)	52	4,000	24.36	75	1,665	52.19	214
v	Renewal fees	120	-	0.05	02	32	0.15	300
Total		225	6,300	179.27	157	8,861	194.93	

#	Activity	Estimated			Actual as at 31.12.2024			
		No. of management corporations	No. of Housing Units	Income (Rs.Mn.)	No. of Management Corporations	No. of Housing Units	Income (Rs.Mn.)	Income (%)
2.1	Registration of Management Corporations/ Management Committees							
i	Public sector	09	800	0.032	04	168	0.005	16
ii	Private sector	58	1,750	0.64	39	1,805	0.468	73
2.2	Renewal and Implementation of Management Corporations/ Management Committees							
iii	Public sector	200	6,000	0.744	177	2,933	0.341	46
iv	Private sector	400	12,500	4.708	439	16,998	7.659	163
Total		667	21,050	6.124	659	21,904	8.473	

10.3. Challenges

- The condominium industry does not adequately address the housing needs of the country.
- Having to deal with numerous institutions established for various purposes to fulfill the objectives of the Authority.
- Decline in purchasing interest of buyers of condominium properties built by private sector.
- Community support for the maintenance of condominium properties is at a very low level.
- Due to the high cost of construction, the middle class and low-income individuals find it challenging to afford such houses.
- Issues regarding the quality of maintenance and service providers of condominium properties.

10.4. Future Goals

- Implementation of the Clean Sri Lanka Project in relation to common facilities and common elements of condominium properties.
- To guide and regulate the Management Corporation in the maintenance, control, administration and management of common facilities and common elements of condominium properties.
- To regulate the progress of condominium properties under construction
- Identifying properties to be re-developed and submitting relevant re-development plans to the government.
- Obtaining public and private partnerships for the re-development of identified condominium properties and obtaining a certain percentage of the amount for the condominium management authority to coordinate the relevant activities of those properties.
- Providing timely solutions to condominium issues and updating condominium property laws and regulations.
- Educating the stakeholders regarding condominium property and its law.

11 Ocean View Development Company (Pvt) Ltd

11.1 Introduction

Ocean View Development Company (Private) Limited (OVDC) in the business of real estate property development with the vision of “To be on the top of the excellence in property development” is directly under the purview of the Ministry of Urban Development, Construction and Housing.

This entity was incorporated in 1994 under the Companies Act 17 of 1982 prevailed then. The main shareholders therein were National Housing Development Authority (NHDA) and Urban Development Authority (UDA). Having its prevailing registered office at the ‘Tower Building’, at No. 25 ½, Station Road, Bambalapitiya, Colombo 04, name and the share holdings, OVDC was compelled to reregister with the Registrar General of Companies in the year 2010 in line with the requirements of the present Companies Act No 07 introduced by the Government in 2007.

Vision

“To be on the top of the excellence in property development real estate Company in Sri Lanka”.

Mission

Enhancement of individual homes and condominiums with the best quality of service meeting the customers’ expectations by providing sufficient spaces with modern urban facilities and with maintenance facilities focused on execution and innovation at affordable prices.

11.2 Main task

- Managing the 'Ocean Tower' building and renting out its Apartment units.
- Property development and sales.
- Distributing dividends to shareholders.

11.3 Progress of development programs implemented in the year 2024.

Ocean View Development Company does not receive funding from the Treasury and operates as a company that covers its recurrent expenses, projects, and development activities through internal earnings.

No	Name of the project	Estimated Cost (Rs.Mn)	Financial Progress up to 2024.12.31		Physical progress (%)
			Financial Progress (Rs.Mn)	(%)	
01	Renovation of 3 Stories Building Attached to the Ocean Tower Building	IG (OVDC) 20 + Investor 62 82	6.2	31	82
02	Internal Renovation of Apartment Units, Lift Lobbies & Other Repair works At Ocean Tower Building	24.5	21.5	87.7	95
03	Structural Repair work At Ocean Tower Building	33	1.4	4.2	45

11.4 Achievements and challenges faced in implementing projects in the year 2024.

Achievements

- Renting out all residential units in the 'Ocean Tower' building.
- Renting out all commercial spaces in the podium section of the 'Ocean Tower' building.

Challenges

- Unable to adopt the methods followed by the private sector when selling housing units/land (e.g., offering discounts or conducting sales through brokers).
- Fluctuations in building material prices.

11.5 Action plan of year 2025

Main subject area	Project/ Programme	Financial Target (Rs.Mn)	Source of funding	Physical Target
Managing the 'Ocean Tower' building	1. Structural Repair - Tower Building and Podium area	53	Internal Generated	100%
	2. Upgrading apartments - Tower Building	16	Internal Generated	100%
	3. IT Upgrading	0.6	Internal Generated	100%
	4. Maintenance of Air conditioners	0.8	Internal Generated	100%
	5. Official Website development	0.6	Internal Generated	100%
	6. Maintenance of Generators	1.5	Internal Generated	100%
	7. Upgrading Fire Detection and Protection system	2	Internal Generated	100%
	8. Water Proofing of Tower Building and Podium area	2	Internal Generated	100%
Housing Project at Kahathuduwa (phase II)	1. Constructions (Housing Units)	176.50	Internal Generated	100%
	2. Developing the common facilities.	3.94	Internal Generated	100%

12.1 Introduction

Hotel Developers Lanka Limited, the owning company of Hilton Hotel Colombo, is a state-owned enterprise with 100% shares held by the General Treasury in terms of Revival of Under-Utilized and Under-Performing Act No. 43 of 2011. Hilton Colombo is managed by Hilton International Corporation (Hilton Worldwide) under a Management Agreement.

The hotel operation of the company was entrusted to the international hotel operators, Hilton Management Corporation (Hilton Worldwide) by executing the management agreement in 1987. The agreement was renegotiated in 2012 and a new management agreement was executed on 18th October 2012 till 2019 and extended in short periods due to divestiture and currently, the agreement has been extended till 31st December 2026.

Vision

To stand supreme with sustainable excellence in the hospitality business

Mission

Maximizing shareholder wealth by creating consistent value to the company through world-class hotel operator, enhancing shareholder returns, and pro-actively promoting Sri Lanka as an emerging tourist destination in the region

12.2 Strategic Objectives

Short Term

- Renegotiation of the management agreement and renewal (expiry on December 2025)
- Restructuring debt to reduce finance costs and improve cash flows: Partial refinancing of the People's Bank loan of Rs. 3Bn to minimize interest costs.
- Renovating the existing marquee to enhance MICE (meeting/ incentives/ conventions and events) operations (Rs. 100Mn)
- Improving the operational efficiency through value engineering the food cost (target 34%)

Medium Term

- Construction of the Sri Lankan Restaurant
- Completing the renovation of the balance of five executive floors
- Renovating the Grand Ballroom
- Opening of a New Fusion Japanese Restaurant

Long Term

- Construction of the 3rd Tower with 19 floors
- Raising capital for the mixed development Project on the Hilton Sports Centre Land

12.3 Financial Progress

Rs.Mn.	2024	2023	2022	2021	2020	2019	2018	2017
Revenue	5,241	4,228	2,887	1,178	1,081	2,879	2,911	3,015
Other Income	55	31	225	42	36	32	70	55
Total Operating expenditure	(4,453)	(4,078)	(2,984)	(1,676)	(1,574)	(2,596)	(2,565)	(2,426)
Operating profit/(Loss)	843	181	128	(455)	(456)	314	415	644

12.4 Special Achievements in 2024

- Completed the renovation of a 264 guest room's at the end of November 2024
- The introduction of Grand Marquee at the Sport Centre
- Introducing of new open concept meeting space "Lotus Lawan"
- Food Safety Management Systems certifications
 - i. ISO 22000: 2018 Food Safety Management Systems
 - ii. HACCP
- Great Place to Work Awards – 2023
- SLIM Kanter Award - 2023

12.5 Plan - 2025

- Company restructuring plan - put on hold and waiting for the new policy decision of the Government.
- Capital reduction – to restructure the balance sheet to enable the company to facilitate payment of dividends to the treasury from 2025 onwards.
- Management Agreement – the agreement was extended till 31st December 2026 with the consent of the secretary to the treasury.
- Sport Centre Lease Agreement – Obtained the possession from the Divisional Secretariat and pending the signing of the Lease Agreement. Premium Rs. 4.4Bn deferred by cabinet approval until divesture is concluded.
- Expanding facilities for banquets/ events and MICE operations – to compete in the banquet events and MICE operations and to cross-sell the newly renovated guest rooms to maximize profitability.

13

State Engineering Corporation**13.1 Introduction**

The State Engineering Corporation of Sri Lanka (SEC), established in 1962 under the State Industrial Corporation Act, is an engineering organization in the public sector classified under CS1 by CIDA. Our institution undertakes contracts in both the private sector and public sector, including government contracts for ministries, departments and authorities.

Our organization is ISO 9001:2008 certified for building construction, civil engineering, architectural services, consultancy services, mechanical and electrical engineering services and road and bridge construction.

Vision

“ To sustain as a leading state sector Engineering Enterprise ”

Mission

“To diversify the business model to be a provider of innovative and integrated engineering solutions through excellent consultancy, construction, facility management, pre- cast manufacturing, project management services and training & education supported by optimizing its available resources to survive as a self-sustained entity within the current environment of the country without being a burden to the Government”

13.2 Mandate (Mandate given by Extraordinary Gazette Notification & ACT)

- Investigation, planning, designing and construction of building, civil engineering and other engineering projects in Sri Lanka or abroad owned by any party, either independently or in collaboration with any local or foreign company and the acquisition and holding of shares, in any such company.
- Provision of consultancy and project management service in all holds of engineering in Sri Lanka or abroad, to any party, either independently or in collaboration with any local or foreign company and the acquisition and holding of shares, in any such company.
- Undertake property development either independently or in collaboration with any local or foreign company and the acquisition and holding of shares, in any such company.
- Manufacture and sale in Sri Lanka or abroad of ready mix concrete, reinforced concrete and pre-stressed concrete products.
- Manufacture, sale, import and export of construction materials, machinery and equipment required for engineering projects/ undertakings.
- Training of engineering and technical personnel required for the purposes referred to in Paragraphs above.
- Carrying out of research into construction materials, methods and techniques utilized for the purposes referred to in the first 4 paragraphs above

13.3 Development Project Progress- Year 2024

Serial No.	Name of the Project	Estimated Cost (Rs. Mn)	Financial Progress 2024.12.31	
			(Rs. Mn)	%
1	Facility Management/ Mechanical & Electrical/ Special Construction Division	1,700.37	1,011.88	59
2	Consultancy Division	244.50	220.00	89
3	Construction Component Division	1,265.70	498.49	40
Total		3,210.57	1,730.37	53

13.4 Awards and challenges

During 2024, we successfully completed several significant projects, including the Payagala MOH Building project and the Theldeniya Court Complex construction Project and Urban Regeneration Project (SCURP) Supervision Work of Design & Construction of 750 Housing Units at Ferguson Road.



Payagala MOH Building Project



Theldeniya Court Complex Project

The year presented significant challenges due to the country's crisis. Many infrastructure projects were either temporarily halted or faced considerable hurdles, including import restrictions, fluctuating exchange rates and increased operational costs. Despite these difficulties, we

The major challenge faced during the Year 2024 was during the economic crisis in the country most of the infrastructure projects were temporary closed or conducted with so many challenges such as import restriction, dollar fluctuation. As a self sustain semi- government organization, we were tried to diversify our business operations beyond our primary focus in order to adapt to these unprecedented circumstances.

Further, by implementing Volunteer Retirement Scheme, SEC has reduced the employees to 550 numbers and salary bill to Rs.59 Mn

13.5 Action Plan 2025

No	Project	Financial Target (Rs.Mn)	Physical Target
1	Facility Management/ Mechanical & Electrical/ Special Construction Division	792.40	100
2	Consultancy Division	456.00	100
3	Construction Component Division	1309.00	100
Total		2557.40	

No	Project	Financial Target (Rs.Mn)	Physical Target
1	Construction of an Academic and Administration Building for Nursing Training School at Kaluthara	100.00	100%
2	Proposed Construction of Faculty Building at Nursing Training Faculty at Sri Jayawardanapura	85.00	100%
3	Construction of Court Complex, Pugoda	230.00	100%
4	Galle Court Complex, Stage II	145.00	100%
5	Construction of 10 Nos Family Quarters & 2 Nos of \$ unit housing compounds for Engineers of Lakvijaya Power Station at Victoria estate Norochcholai Puththalam	28.00	100%
6	Construction and Completion of Balance works of Elevated Water Tank and related Preliminary work-Pallekele	70.00	100%
7	Aluminium work shop	48.00	100%
8	Sugathadasa Stadium	16.80	100%
9	Department of Custom	36.00	100%
10	Department of Treasury	21.60	100%
11	Load Testing	12.00	100%
12	Urban Regeneration Project(SCURP) Balance work of 624 Housing Units at Colombage Mawatha (Cy-7001)	12.00	100%
13	Urban Regeneration Project(SCURP) Supervision Work of Design & Construction of 700 Housing Units at Apple Watta, Maligawatta (Cy-7003)	28.80	100%
14	Urban Regeneration Project(SCURP) Supervision Work of Design & Construction of 750 Housing Units at Ferguson Road (Cy-7004)	28.80	100%
15	Urban Regeneration Project(SCURP) Supervision Work of Design & Construction of 700 Housing Units at Madampitiya (Cy-7005)	28.80	100%
16	Design Construction & Financing of 256 Affordable Housing Unit at Malabe (Cy-7010)	12.00	100%
17	Design Construction & Financing of 314 Affordable Housing Unit at Makumbura, Kottawa	12.00	100%
18	Design Construction & Financing of 120 Affordable Housing Unit at Borlasgamuwa	12.00	100%
19	Proposed Major Renovation Works in the Existing Building Phase I at Main Premises of University of Ruhuna Matara (2018-105)	0.9	100%

20	Proposed Mihindupura Housing at Baseline Road, Colombo 06 (2011-18)	15.95	100%
21	Consultancy Services to Government of India Funded Construction of 10,000 Houses for Vulnerable Communities in Plantation areas Of Sri Lanka under the Indian Housing Project - Package 3	12.00	100%
22	Sugathadasa National Sports Complex Authority	2.00	100%
23	Sri Lanka Police	5.00	100%
24	Pre cast yard – Ekala	572.00	100%
25	Pre cast yard - Rathmalana	343.00	100%
26	Sleeper yard – Dematagoda	360.00	100%
27	Brick Yard - Dankotuwa	12.00	100%
28	Dolomite Yard - Matale	22.00	100%

14

Engineering Council Sri Lanka**14.1 Introduction**

The Engineering Council, Sri Lanka (ECSL) was established under the Engineering Council, Sri Lanka Act No. 4 of 2017. The Act empowers ECSL to:

- Maintain professional standards and conduct of engineering practitioners.
- Facilitate the registration of engineering practitioners.
- Address matters connected therewith or incidental there to.

Vision

To build public confidence and trust in the engineering practitioners of Sri Lanka while actively contributing to the socio-economic development of the country.

Mission

To register various categories of engineering practitioners in Sri Lanka as mandated by law, while maintaining internationally recognized and locally relevant standards of competence, ethics, and professionalism to support national development.

14.2 Activities

- **Registration of Engineering Practitioners**

The total registrations as at 31 October 2024 is 16,365.

- **Registration of Electricians**

A roadmap has been developed to register all electricians in Sri Lanka with ECSL. The Gazette Notification No. 2374/28 of March 7, 2024 has been issued in coordination with PUCSL, CIDA, CEB, and LECO on the practice and registration of qualified electricians as Engineering Technicians. It indicates:

- i. From January 1, 2026, until December 31, 2029, electricians must hold a minimum qualification of National Vocational Qualification (NVQ) Level 3 to practice.
- ii. Effective January 1, 2030, electricians must meet the following criteria: Hold an NVQ Level 4 certification and Be registered with the Engineering Council, Sri Lanka.

These regulatory changes aim to enhance the standards of electrical workmanship, ensure safety, and promote professionalism in the field of electrical engineering in Sri Lanka.

To support these initiatives, PUCSL is conducting courses and assessments free of charge in collaboration with TVEC and NAITA to help electricians achieve NVQ Levels 3 and 4. Additionally, a special committee has been appointed to develop a roadmap for the registration of Engineering Technicians.

- **Memorandum of Understanding Between ECSL and PUCSL**

ECSL signed a Memorandum of Understanding (MoU) with PUCSL to improve the quality of Engineering Technicians, including electricians, plumbers, and air-conditioning technicians. Key areas of collaboration include: Enhancing the quality and professionalism of Engineering Technicians, Providing social recognition for their contributions, Facilitating continuous professional development opportunities and Supporting Engineering Technicians in becoming entrepreneurs.

- **Registration of Foreign Engineering Practitioners**

To improve compliance, ECSL has added instructions to the registration certificates issued to foreign engineering practitioners in Sri Lanka. These instructions emphasize adherence to all relevant government regulations and standards. ECSL registration does not exempt practitioners from compliance with national requirements.

- **Checklist for Chartered Engineers**

To ensure the delivery of high-quality work, ECSL is developing a comprehensive checklist for Chartered Engineers. This checklist will serve as a quality assurance measure and must be completed prior to affixing their signatures on official documents.

- **Disciplinary Inquiry Process for Engineers**

A disciplinary inquiry process has been established, enabling the public to lodge complaints regarding misconduct by engineering practitioners. Administrative preparations are currently underway to facilitate the effective implementation of the inquiry process.

14.3 Action Plan for the year 2025

- Develop and implement a program aimed at increasing the number of registrations.
- Collaborate with PUCSL to enhance the skills and expertise of engineering technicians.
- Initiate a broad-based program for the registration of foreign engineering practitioners.
- Conduct discussions with the Institution of Engineers Sri Lanka (IESL) and the Institution of Incorporated Engineers Sri Lanka (IIESL) to identify and address challenges in the registration process for engineering practitioners. Develop practical and collaborative solutions to streamline the registration process.

If financial resources are required for any of the above actions, the necessary funds will be allocated by the Engineering Council of Sri Lanka (ECSL) .

15

National Water Supply and Drainage Board

15.1 Introduction

The supply of potable water was originally the responsibility of the Public Works Department (PWD) which was subsequently transformed to the Department of Water Supply in 1965. Thereafter, the National Water Supply and Drainage Board was formed by Act of Parliament in 1975. The National Water Supply and Drainage Board currently functions under the Ministry of Urban Development, Construction and Housing.

Vision

To be the most prestigious utility organization in Sri Lanka through technological and service excellence.

Mission

Serve the nation by providing sustainable water and sanitation solutions ensuring total user satisfaction.

Functions of the NWSDB

- Planning, Design and Construction of Water Supply and Sewerage Projects with local funds and donor assistance.
- Operation and Maintenance of Water Supply and Sewerage Schemes to provide satisfactory services to the customers.
- Billing and Collection through affordable tariff setting.
- Technical Assistance to Community Based Organizations (CBO's), Local Authorities, State Agencies and Private/ Public Sector Institutions.

15.2 Summary of Financial Progress (NWSDB) - 2024

Project Name	No of Projects	No of Sub projects	Allocation of Provision 2024 (Rs.Mn)	Progress as at 2024.12.31		
				Financial (Rs.Mn)	Bills in Hand (Rs.Mn)	Financial with Bill in Hand (Rs.Mn)
Large Scale Water Supply Projects	10	-	45,610.25	12,979.30	12,001.73	24,981.03
Sewerage Projects	03	-	3,360.00	677.66	144	821.66
Other	-	-	165.00	61.23	6.7	67.93
Capacity Enhancement and Distribution Expansion Project (CEDE)	01	111	6,968.61	4,497.88	15.58	4,513.46
Utility Shifting	01	10	100.00	40.68	0.56	41.24
Acquiring Lands	01	26	200.00	151.44		151.44
Sub Total	16	147	56,403.86	18,408.19	12,168.57	30,576.76
Board Borrowed Project	05	05	16,130.87	13,301.74	6,434.41	19,736.15
Local Banks Funded (LBF) Projects	08	08	10,348.00	652.00	198.50	850.50
Sub Total	13	13	26,494.00	13,953.74	6,632.91	20,586.65
Grand Total	29	160	82,897.86	32,361.93	18,801.48	51,163.41

15.3 Progress of ongoing development projects in 2024 (Treasury Funded)

No	Project Name	Project TEC (Rs.Mn.)	Beneficiaries (families)	Allocation for Year 2024 (Rs.Mn.)	Progress as at 31.12.2024		
					Financial		Physical (%)
					(Rs,Mn.)	%	
1	Jaffna - Killinochchi WSSIP	35,881.49	60,000	9,208.25	5,115.06	55.55	90.40
2	Anuradhapura North Phase I WSP	11,515.00	25,000	1,272.95	255.52	20.07	99.10
3	Colombo Water Supply Service Improvement Project 2	13,916.50	N/A	5,122.80	8.58	0.16	99.00
4	Colombo Water Supply Service Improvement Project 3	7,232.00	N/A	5,944.50	3,649.02	61.38	-
5	Ambatale Water Supply System Improvement & Energy Saving Project	13,000.00	N/A	5,031.34	1,387.59	27.58	91.45
6	Anamaduwa IWSP	8,625.17	16,350	-	15.80	-	78.5
7	Ruwanwella WSP	6,291.00	6,500	2,505.00	251.62	10.04	70.7
8	Kandy North Pathadumbara IWSP	51,324.25	72,000	14,766.70	2,000.96	13.55	88.75
9	Anuradhapura North Phase II WSP	31,598.38	62,222	808.71	0.83	0.10	13.14
10	Kalu Ganga Water Supply Expansion Project I	55,338.00	500,994	700.00	279.71	39.96	5.44
11	Greater Jaffna Water Supply Project (Pali Aru)	250.00		250.00	30.41	12.38	-
Total				45,610.25	12995.10		

15.3.1 Ongoing Large Scale Water Reclamation Projects 2024 (Treasury Funded)

No.	Project Name	Project TEC (Rs.Mn.)	Beneficiaries (families)	Allocation for Year 2024 (Rs.Mn.)	Financial Progress (Up to 31.12.2024)		
					Financial		Physical (%)
					(Rs.Mn.)	%	
1	Kandy City Wastewater Management Project	22,588.00	55,000 + 150,000 (floating)	2,250.00	189.74	8.43	93.93
2	Sanitation and Hygiene Initiative for Towns (SHIFT) in Southwest Sri Lanka	17,664.95	153,000	100.00	0	0	12.31
3	Stage I Phase II of Ratmalana/ Moratuwa Wastewater	16,073.00	45,500	1,010.00	487.92	48.31	25
Total		56,325.95		3,360.00	677.66		

15.3.2 Capacity Enhancement and Distribution Expansion Project (CEDE Projects) (Treasury Funded)

No.	Project Name	Project TEC (Rs.Mn.)	Beneficiaries (families)	Allocation for Year 2024 (Rs.Mn.)	Progress (Up to 31.12.2024)		
					Financial		Physical (%)
					(Rs.Mn.)	%	
1	Capacity Enhancement and Distribution Expansion Project / CEDE Programme	388,777.78	1,500,000	6,968.61	4,497.88	64.54	27.5

15.3.3 Other Projects Emerging Small Townships Water Supply Schemes

Programe	Allocation -2024 (Rs.Mn.)	Expenditure As At 31st Dec. 2024 (Rs.Mn.)
Utility Shifting Funds	100	40.69
Land Acquisition	200	151.44
Total	300	192.13

15.3.4 Ongoing Large Scale Water Supply Projects (Board Borrowed)

No.	Project Name	Project TEC (Rs.Mn.)	Beneficiaries (families)	Allocation for Year 2024 (Rs.Mn.)	Progress (Up to 31.12.2024)		
					Financial		Physical (%)
					(Rs.Mn.)	%	
1	Gampaha, Attanagalla & Minuwangoda IWSP	33,060.00	88,000	3,059.73	1772.24	57.9	97.11
2	Thambuttegama WSP	15,840.83	25,000	7,471.14	7432.52	99.5	86.81
3	Polgahawela, Pothuhara and Alawwa IWSP	20,207.08	38,000	1,015.42	1015.42	100	94.56
4	Aluthgama, Matugama, Agalawatta IWSP	28,571.00	60,000	2,500.00	1040.04	41.6	96.05
5.	Matara Stage IV WSP	18,208.07	60,000	2,100.00	2041.52	97.2	93.10
Total		119,595.00	271,000	16,130.87	13,301.74	-	-

15.3.5 Ongoing Local Banks Funded (LBF) Projects

No.	Project Name	Project TEC (Rs.Mn.)	Beneficiaries (families)	Allocation for Year 2024 (Rs.Mn.)	Progress (Up to 31.12.2024)		
					Financial		Physical (%)
					(Rs.Mn.)	%	
1	Towns East of Colombo (Package 1) WSP	5,170	91,000	523	-	-	100
2	Towns East of Colombo (Package 2) WSP	4,823		1,928	121		98.60
3	Towns East of Colombo (Package 3) WSP	10,049		2,606			100
4	Galle Cluster WSP	1,755	11,395	1,075	75.00		100
5	Greater Rathnapura WSP	1,530	7,000	930	-	-	61.00
6	Wilgamuwa WSP	3,580	7,500	1,862	60.00		71.89
7	Laggala WSP	4,496	6,800	1,110	396.00		88.69
8	Giridara WSP	513	5,000	314	-	-	54.37
Total		31,916	128,695	10,348	652		

15.4.Action Plans of NWSDB – 2025

N O	Main Sector	Projects / Programs	Financial Target (Rs.Mn.)	Financial Source
1	Water and Sanitation	Ongoing Water Supply and Sewerage Projects	80,738.24	Domestic Funds
2	Water and Sanitation	Capacity Enhancement and Distribution (CEDE)	11,000.00	Domestic Funds
3	Water and Sanitation	Replacement/Restoration of Utilities due to Rapid Local Council Road Development	110.00	Domestic Funds
4	Water and Sanitation	Land Acquisition	2,295.80	Domestic Funds
Total			94,144.04	

16.1 Introduction

Water is a fundamental human right. With this vision in mind, numerous community-based water supply projects were implemented across Sri Lanka over several decades to provide safe drinking water to rural populations lacking access to adequate water supply. However, by the 2010s, many of these projects faced challenges that threatened their sustainability. Recognizing this issue, the government established the Department of National Community Water Supply with the primary objective of ensuring the sustainability of community water supply projects.

This department, operational from September 19, 2014, was founded with the primary goal of regulating and ensuring the sustainability of community water projects.

Currently, 11% of Sri Lanka's drinking water supply is provided through community water projects, serving a total of 650,183 households.

Vision

Providing safe drinking water through sustainable community water projects.

Mission

To build the capacity of the department as a key stakeholder in fulfilling the water and sanitation needs of the Sri Lankan population, with the active and transparent participation of all stakeholders. This includes contributing to a prosperous Sri Lanka by implementing community water supply projects, improving sanitation, empowering and regulating community water organizations, developing water resources and the environment, and enhancing the department's capabilities.

16.2 Key Functions

- Assisting in formulating and updating policies related to drinking water supply and sanitation.
- Identifying and implementing community-based water projects in areas with specific needs.
- Providing financial and technical assistance for the construction, management, and water treatment activities of community water projects when required.
- Ensuring the sustainability of community-based water projects by adopting participatory approaches.
- Improving and conserving water catchment areas and implementing water safety plans.
- Conducting programs to enhance the capacity of community-based organizations (CBOs).
- Establishing and operating water treatment systems in areas affected by and prone to chronic kidney disease.
- Implementing rainwater harvesting projects.
- Ensuring the sustainability of community-based water projects by introducing renewable energy and groundwater recharge systems.
- Providing necessary facilities for water sample testing.
- Coordinating with governmental and non-governmental organizations to secure support for sustaining community-based water projects.

16.3 Progress of Development Programs Implemented in 2024

No	Project Name	Total Estimated Cost (Rs.Mn)	Beneficiary Family	Allocation 2024 (Rs.Mn)	Financial Progress (2024.12.31)		
					Total Expenditure (Rs.Mn)	%	Cumulative Physical Progress %
1	Completion of 179 new water projects under the Praja Jala Abhimani Program	7,645.96	47,667	1231	663	54	61%
2	Implementing 74 projects under the Continuation program to rehabilitate existing community-based water projects	427.33	20,178	213.29	255	51%	85 %
3	Implementation of 294 projects under the Continuation Program to provide sanitation facilities	14.7	294	4.5			85%
4	Implementation of 8 projects under the Continuation Program to provide public sanitation facilities	25.06	5,000	7			95%
5	Implementation of 30 projects under the Continuation program to install nano-refinery systems	85.49	7,277	35.35			82%
6	Implementation of 68 projects under the rehabilitation of existing community-based water projects	218.49	13,662	218.49			34%
7	Implementation of 5 projects under awareness programs and programs to celebrate Water Day	1	500	1			100%
8	Implementation of 50 projects under the capacity development of community-based organizations	5	5,250	5			100%
9	Providing necessary facilities for community-based water projects during disasters and other emergencies	22	500	15.36			90%
10	Implementation of 3 projects under the preparation and auditing of groundwater recharge and water safety plans	3	6,600	3	3	100	100%
11	Implementation of 5 projects under the installation of rain water harvesting tanks	11.187	161	11.20	8.82	79	100%
12	Undertake rehabilitation works at the Kegalle Menikkadawara Water Project under the Rural Water Supply Program	54.33	800	50.00	24.25	70	70%
13	Rehabilitation works of the	2.11	35	2.11		100	100%

	Maningalawatta Water Project in Kegalle under the Rural Water Supply Program						
14	Catchment areas Conservation program	3.6	1000	3.60	0.62	35	90%
15	Installation of an EDR machine in Puttalam District under the Kidney Disease Prevention Program	29.53	1500	29.53	24.25	86.25	98%
16	Installation of a solar power system for the Kurunegala district, Ganethenna Water Project and WSP auditing project under the UNICEF program	5.66	1343	5.66	0.26	74.52	90%
		8,553	111767	1835	990	54%	87%

16.4 Action Plan - 2025

No	Program Name	Project	Financial target (Rs.Mn)	Financial Source	Physical Target %
1	New water projects	Praja Jala Abhimani Program	12,125.65	GOSL	100%
2	Renovation of existing projects	Rehabilitation and improvement of 100 existing community water projects	600.00	GOSL	100%
		Improving water quality in existing community water projects	200.00	GOSL	100%
		Construction of 200 sanitary toilets to protect water sources	15.00	GOSL	100%
		Implementing 50 projects under the capacity development and providing equipment for community-based organizations	10.00	GOSL	100%
		Providing necessary facilities for community-based water projects during disasters and other emergencies	20.00	GOSL	100%
		Implementation of projects under awareness programs and programs to celebrate Water Day	10.00	GOSL	100%
3	UNICEF Program	Construction of climate-resilient community water projects	1.00	GOSL	100%
Total			12981.65		100%

17

Colombo Lotus Tower Management Company (Private) Limited

17.1 Introduction

The Colombo Lotus Tower is a unique landmark in Sri Lanka and the tallest self-supporting structure in South Asia, standing 356 meters tall. It has become an iconic feature of Colombo's skyline and a prominent tourist destination in the country.

The Colombo Lotus Tower Management Company is responsible for overseeing operations and commercial activities at the tower, ensuring efficient management and monetization of its facilities and services.

17.2 Overview of Colombo Lotus Tower

- **Location:** Colombo, Sri Lanka
- **Height** : 356 meters (1,168 feet)
- **Structure:** Mixed-use facility with 13 floors (4 in the base and 9 in the tower)
- **Elevators:** 8 Nos
- **Website** : colombolotustower.lk
- **Cost** : Approximately USD 113 million
- **Significance:** Tallest self-supporting structure in South Asia

17.3 Key Dates

- **Company Registration:** February 3, 2022
- **Handover by CEIEC to TRCSL:** February 28, 2022
- **Management Agreement Signed:** August 8, 2022
- **Public Opening:** September 15, 2022
- **Lease Agreement Signed:** April 10, 2023

17.4 Commercialization and Business Strategy

The commercialization strategy of the Colombo Lotus Tower focuses on three pillars: education, technology, and entertainment. This strategic framework aims to establish the tower as a premier destination for knowledge exchange, technological advancement, and diverse entertainment experiences.

17.5 Strategic Directions of Colombo Lotus Tower Management Company

- **Education:**
Position the tower as a hub for knowledge exchange and learning.
- **Technology:**
Develop the tower as an advanced commercial center equipped with cutting-edge technological facilities.
- **Entertainment:**
Establish the tower as a destination for diverse recreational and cultural activities.

Vision

“We create magical moments in the world of entertainment and technology”

Mission

“We delight people with wonder-worthy entertainment and technology. We inspire our people to create happiness through empowerment & teamwork. We build partnerships to excel & grow together”

17.6 Core Values

- **Leadership:** Creating value for the nation through innovation and transformation.
- **Ownership:** Empowering creativity and accountability for collective results.
- **Trust:** Building honest and focused relationships with stakeholders.
- **Unity:** Collaborating towards shared goals with a common vision.
- **Passion:** Fostering a dynamic environment that values growth and celebrates achievements.

17.7 Visitor Statistics of Colombo Lotus Tower

- Total Visitors to the Observation Deck: 2,524,174 (September 15, 2022 – December 31, 2024)
Local Visitors: 2,409,976
Foreign Visitors: 114,198
- “Pixel-bloom”, Digital Art Museum Visitors: 161,095 (May 8, 2024 – December 31, 2024)

17.8. Future Project Plans (2025)

17.8.1 “LotusAquaBay”

An attraction offering various water-based activities, entertainment, and dining experiences. It includes boat rides, water sports, and family-friendly activities aimed at providing a mix of leisure and excitement.

17.8.2. “Go-Bungy”

A thrilling bungee jumping experience designed to attract adventure enthusiasts. This unique feature is expected to draw both local and international visitors, enhancing the tower’s appeal as an extreme sports destination.

17.8.3. Warehouse – Multi-Purpose Venue

A versatile facility for trade shows, indoor concerts, exhibitions, and conferences. This state-of-the-art space features modern amenities and flexible layouts to accommodate large-scale events.

17.9. Project Progress

No	Project/SBU Name	Total Estimated Cost Rs. Mn.	Visitors	Budget 2024 Rs. Mn	Financial Progress as at 31.12.2024			Physical Progress %
		CAPEX 2023/2024		CAPEX	Actual Revenue Rs. Mn	Budget Rs. Mn.	%	
1	Core Business	755	924,741	546	966	1,074	90	100
2	CLC	36	30,544	20	50	122	45	95
3	Pixel Bloom	85	138,791	16	43	157	27	85
4	Citrus Project	245	79,727	26	722	938	77	100

17.10. Challenges and Achievements in Project Implementation

17.10.1. Observation Deck

Achievements

- Local Visitors (from 1st January to 31st December 2024): 1,012,311
- Foreign Visitors (from 1st January to 31st December 2024): 69,842



Challenges

Providing adequate facilities during rainy seasons as the deck is open to the sky.

17.10.2. “Pixel-bloom”, Digital Art Museum

Achievements

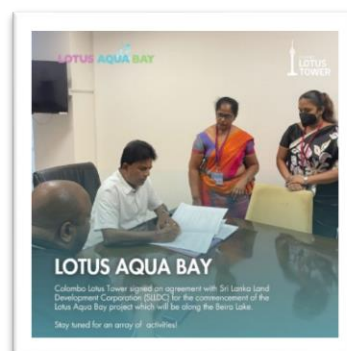
Visitors from May 8, 2024, to December 31, 2024: 161,095



17.10.3. “Lotus Aqua Bay”

Achievements

Acquisition and renovation of a passenger boat from the Sri Lanka Land Development Corporation, capable of hosting approximately 35 people.



Challenges

Obtaining necessary approvals from the Central Environmental Authority and the Sri Lanka Land Development Corporation for project implementation in Beira Lake.

17.10.4. “Majestic Pride” Casino Project

Achievements

- Business operations commenced in 6,350 sq. ft. on the ground floor and 10,610 sq. ft. on the 28th floor.
- 6-month lease agreement for office use of 6,743 sq. ft. on the first floor.
- Initiation of renovations for business activities in 45,260 sq. ft. on the second floor.

Challenges

Securing necessary government approvals for construction/renovation.

17.11. Key Performance Indicators / Objectives for 2025

	Key Performance Indicators / Objectives
1	Revenue Goals: Achieving an annual revenue of LKR 1.4 billion in 2024 and LKR 1.6 billion from 2025 onwards.
2	Maximizing Profit: Adding financially viable new Strategic Business Units (SBUs) throughout 2025 and securing a net annual profit of LKR 123.6 million via optimized budgets.
3	Increase in International Visitors: Collaborating with at least 80 international and local market stakeholders to achieve an annual foreign visitor count of 100,000 by 2025.
4	Staff Cost Efficiency: Maintaining staff costs below 15% of total expenditure by 2025.
5	Safety Assurance: Implementing comprehensive safety policies to ensure a secure environment for all stakeholders within the premises by 2025.

6	Employee Satisfaction: Maintaining an employee satisfaction rate of 90% from 2025 onwards.
7	Training and Development: Providing job-specific training programs, with an average of 10 training hours per employee annually.
8	Reward System Improvements: Establishing and enhancing performance-based reward systems to recognize milestones and achievements by 2025.
9	Corporate Social Responsibility (CSR): Allocating 0.1% of revenue to CSR initiatives with active participation from key stakeholders from 2025 onwards.
10	Green Energy Solutions: Implementing renewable energy solutions to reduce energy consumption and meet 20% of energy needs by 2025.
11	Paperless Operations: Achieving 90% paperless operations through a fully integrated system by the end of 2026.
12	Zero Waste Goal: Adopting a waste management policy by 2024 and achieving 100% waste-free status by 2025.
13	Customer Feedback Ratings: Maintaining a customer satisfaction rating above 4.4 by 2025.
14	Unique Entertainment Experiences: Introducing at least three unique entertainment activities or experiences by 2025.
15	Digital Presence: Achieving 50,000 followers across digital platforms (Facebook, Instagram, TikTok) by the end of 2025.
16	Digital Access: Fully digitizing access to tower services by 2025.
17	Customer Service Excellence: Enhancing customer service to rank among the top 10 leisure brands in South Asia by the end of 2026.
18	Employee Handbook Development: Developing and distributing an employee handbook and code of conduct by the end of 2025.
19	Total Quality Management (TQM): Implementing a comprehensive TQM system by the end of 2026

18 Projects funded by local and foreign funds

18.1 Anuradhapura Integrated Urban Development Project

18.1.1 Introduction

The main objective of this Anuradhapura Integrated Urban Development Project is to popularize a balanced method for the development of sacred places in the city of Anuradhapura under the Strategic Cities Development Programme and to create a city that attracts foreigners while preserving the cultural and natural heritage.

Basics

Name of the Project:	Anuradhapura Integrated Urban Development Project (AIUDP)
Funding Agency:	AFD (French Development Agency)
Effective date of the Project:	01 st December 2016
Completion date:	30 th September 2023 (Technical), 31 st December 2023 (Draw Down)
Extended date of Completion:	31 st March 2025
Loan Amount:	Euro 52 Mn
GOSL Component:	Euro 10.4 Mn
Project covering Area:	Anuradhapura Municipal Council Area

Scope

- Improving Urban Mobility – Improving Access, Circulation & Traffic Management.
- Public Space Upgrading – Enhancing and Improving Quality of Public Space and site attractively.
- Improving Urban Drainage to reduce Flood Risks.
- Heritage Improvement.
- Capacity building for asset owners for sustainable management of infrastructure finance.
- Feasibility Study for Sewerage & Waste Water Management Plan.

18.1.2 Progress of development programs implemented in 2024

No.	Project Name	Total Estimated Cost (LKR. Mn.)	Number of beneficiaries	Provisions 2024 (LKR. Mn.)	Financial progress 31.12.2024		Physical Progress (%)
					Financial Progress (LKR. Mn.)	(%)	
01.	Project Anuradhapura Integrated Urban Development Project Sub Project Construction of Southern Multimodal Transport Centre in Anuradhapura (SMTC)	1,176.13 (Original) 1,795.31 (Revised)	All Sri Lankans and Foreigners	995.91	303.27	30.45	46

18.1.3 Achievements achieved and challenges faced during the implementation of the project in 2024

Achievements

- Obtaining government approval to proceed with the construction of the project in the face of economic crisis.
- Arranging public funds for the construction of the project in case of economic crisis.
- Achieving construction goals anyway using a minimum staff.

Challenges faced

- Un-estimated work items (variance work) are initiated in the initial phase.
- Economic crisis has to suspend the project twice
- Construction is the first to be affected by a contractor's poor cash flow.
- It has been said that the project will be completed by 31.03.2025



Construction of Two storied Bus



Construction of Two Storied Railway



Construction of Overhead Bridge (Connection of Railway Building to Bus Terminal Building)



Construction of Railway Platform
(Length - 318 m)



Construction of Sewer Treatment
Plant (Capacity - 75m³/day)



Construction of Touch & Go Building

18.1.4 Action Plan – 2025

Main subject area	Project Name	Total Estimated Cost (LKR Mn)	Source of Finance	Physical Progress
Improvement of common interests	Project Anuradhapura Integrated Urban Development project Sub Project Construction of Southern Multimodal Transport Centre in Anuradhapura (SMTc)	1,795.31 (Revised)	GOSL Component	100%

18.1.5 Other matters

The project has an investment of 52.0 million euros in foreign loan money and 10.4 million euros in domestic money, but only 2.7 million euros have been spent on construction works. It is possible to invest money and be able to carry out balance projects. Out of the 24 sub-projects that were initially identified, 10 sub-projects have been completed and handed over to the relevant stakeholder and the balance fund will be received by carrying out the balance sub projects. The necessary documents for the Tender documents and Estimates of the 13 other sub projects have been prepared. These balance sub project will be develop of sacred places in the city of Anuradhapura under Improving Urban Mobility, Public Space Upgrading, Improving Urban Drainage to reduce Flood Risks, Heritage Improvement, Capacity building for asset owners for sustainable management of infrastructure finance and Feasibility Study for Sewerage & Waste Water Management Plan.

Accordingly, through the Anuradhapura Integrated Urban development Project, the sacred places and Anuradhapura Ancient City can be developed and create a city that attracts foreigners. It can earn foreign exchange. The time has come to pay special attention to this.

18.2 Western Region Master Plan, Master Plan for Strategic Tourism Zone, Eastern Province and Greater Hambantota Regional Structure Plan

18.2.1 Introduction

The project has three primary unique objectives. The main objective of preparing the Western Region Master Plan is to assess the hurdles in executing projects in the Western Region and select four priority projects from the previously identified catalyst projects. The aim is to formulate urban design regulations for these projects and devise an implementation framework. The main output of the Master Plan for Strategic Tourism Zone, Eastern Province Project is the preparation of a detailed master plan for priority projects for four tourism nodes on the East Coast with necessary infrastructure and The Greater Hambantota Regional Structural Plan Project aims to develop integrated regional plan for Hambantota, guiding sustainable urban, industrial, and socio-economic growth, attracting investments, establishing it as an alternative port hub to Colombo, while prioritizing environmental preservation and outlining detailed plans for key growth areas. This includes identifying the possibilities for creating opportunities for commercial activities and improving tourism activities.

The consulting services for this project will be provided by Surbana Jurong Infrastructure Pvt. Ltd, Singapore and the client will be the then Ministry of Urban Development, Construction and Housing. And the agency that provides basic facilities is the Urban Development Authority. Provisions for this purpose are provided from the Sri Lanka Treasury and the National Steering Committee review and approve the plans based on the recommendations of the Technical Committee of the Urban Development Authority.

18.2.2 Progress of development programs implemented in 2024

Project has achieved physically and financially progress as at 31.12.2024 as below.

	Progress Stage	Agreements signed date	Date of commencement	Physical Target	Physical Progress	Financial Target (USD)	Financial Progress (USD)
1	Western Region Master Plan	28th August, 2023	08th January, 2024	100%	97.5%	336,000	294,000
2	Eastern Region Tourism Plan			100%	98%	392,000	343,000
3	Hambantota Regional Structure Plan			100%	62%	912,000	285,000

18.2.3 Achievements and Issues in 2024

Achievements

- Successful completion of Western Region Master Plan and Tourism Master Plan for Eastern Region.
- Finalized Structural Plan for Greater Hambantota Region and Draft Detailed Master Plans for identified six growth centers in greater Hambantota region

Issues

- Long delays in data collection and acquisition; especially high resolution geo-spatial data.
- Critical gaps in terms of practicality and implement ability in the plans/ proposals submitted by the Consultant requiring UDA technical assistance team to spend extra effort in review and amendments.
- Delays in calling Steering Committee Meetings due to the Presidential and General Elections.

18.2.4 Targets for the year 2025

	Progress Stage	Physical Target	Financial Target (RS.)
1	Western Region Master Plan	10%	12,348,000
1.1	Balance work of Final - Detailed Design for four priority projects	10%	12,348,000
2	Eastern Region Tourism Plan	8%	14,406,000
2.1	Balance work of Detailed Master Plan	8%	14,406,000
3	Greater Hambantota Regional Structure Plan	38%	184,338,000
3.1	Balance work of Growth Centre Detailed Master Plans	10%	117,306,000
3.2	Balance work of Urban Design for Start-up areas	80%	33,516,000
3.3	Balance work of Implementation Strategy	100%	33,516,000

Note – The financial target shown here is the nominal foreign exchange rate issued by the Central Bank of Sri Lanka on 02nd January 2025 USD 01= Rs.294 has been considered and prepared.

18.3 Support to Colombo Urban Regeneration Project

18.3.1 Introduction

In 2010, the Urban Regeneration Programme (URP) was launched to settle 50,000 underserved families living in and around Colombo. Another 5,500 housing units are expected to be built by 2025 to expedite the above housing programme. Support project for Colombo Urban Regeneration Project was established from April 2019 under the funding facility of Asian Infrastructure Investment Bank (AIIB). The objective of the project is to support the Colombo Urban Regeneration Project, to carry out technological planning improvements, resettlement and post-resettlement policies, housing maintenance, innovation in the redevelopment approach and public interventions to shape the long-term sustainability of housing.

Project Objectives

Improve the housing conditions of low income communities and increase land use efficiency in Colombo through investment in construction of affordable housing and redevelopment of land.

18.3.2 Main Activities

The project consists of three components.

Component 1 Housing Construction

This will support construction of about 5,500 housing units (Currently 3600 units proposed as per restructuring proposals) under five sub projects for underprivileged communities in multi-story apartment buildings.

These housing scheme will provide complete infrastructure such as community halls for disable persons, preschools with children's play areas, day care centers, groceries, medical centers.

Component 2: Land Redevelopment and Facilitation

This component will maximize the revenue from the land that has or will become available after the households in the underserved settlements move into the new apartment units constructed under the URP. Currently, about 92 acres have been identified and are expected to become available for redevelopment, of which 55 acres will be vacated as a result of the resettlement carried out under the six subprojects that have already been identified under Component 1. The other 37 acres are in process of being vacated under the completed and ongoing resettlement housing programs carried out under URP Phase II. Six acres will be dedicated to public use, such as parks, and the remaining 86 acres will be used for commercial redevelopment. Additionally, about 40 acres are expected to be released from settlements to be selected for which replacement housing would be built under the to-be-identified sub-projects under Component 1

Component 3: Technical Support & Project Management

Provide support in project management and other processes to improve the performance of urban regeneration program implementation

18.3.3 Progress of the Development Programmes implemented in the year 2024

No	Project Name	Total Estimated Cost (Rs. Mn)	No. of Beneficiaries	Allocation for the year 2024 (Rs. Mn) (A)	Financial Progress 2024.12.31		Physical Progress %
					Financial Progress (Rs. Mn) (B)	% (C=B/Ax 100)	
1	Balance work of Design and Construction of 624 Housing Units at Colombage Mawatha	6,449.25	624	2,170.80	1,549.47	71.38	96.84
2	Design and Construction of 1000 Housing Units at Stadiumgama	13,134.96	1,000	1,861.97	691.42	37.13	98.83
3	Design and Construction of Balance Works of 300 Housing Units at Obeyasekarapura	3,239.20	300	7.00	198.73	-	Retendering in progress
4	Design and Construction of 700 Housing Units at Applewatta	7,213.70	700	565.03	1,068.57	292.73	40.47
5	Design and Construction of 750 Housing Units at Ferguson Road	7,673.66	750	500.00	597.26	119.45	13.21
6	Design and Construction of 700 Housing Units at Madampitiya	7,268.76	700	600.00	1,807.59 (With Additional Advance of Rs. Mn. 412.89)	301.27	44.20

18.3.4 2024 Achievements and challenges faced in the implementation of projects in 2024

18.3.4.1 Balance work of Design and Construction of 624 Housing Units at Colombage Mawatha

Achievements

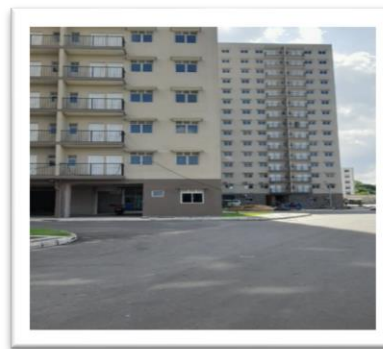
- Almost completed all the buildings and achieved an overall physical progress of 96%. Final takeover inspections are in progress.



18.3.4.2 Design and Construction of 1000 Housing Units at Stadiumgama

Achievements

- Completion of tri party inspection of 700 Housing units prior to commence the Taking Over Process
- 99% Completion of the scope of the work as per the Contract Documents



18.3.4.3 Design and Construction of Balance Works of 300 Housing Units at Obeyasekarapura

Achievements

- AIIB Bank consent was obtained for funding the balance works. Retendering of balance works are in progress.



18.3.4.4 Design and Construction of 700 Housing Units at Applewatta

Achievements

- Completion of structural works in Block A.
- 90% Completion of design works
- 39% Completion of the scope of the work as per the Contract Documents



18.3.4.5 Design and Construction of 750 Housing Units at Ferguson Road

Achievements

- Completion of piling works in three blocks.
- Commencement and progressing super structure structural works in Block A



18.3.4.6 Design and Construction of 700 Housing Units at Madampitiya

Achievements

- Completion of substructure in all 4 blocks.
- Completion of structural works in Block A, B and C.
- Achievement of overall physical progress of 42.38 percent.



18.3.5 Action Plan 2025

Main Subject Area	Project	Cumulative Financial Target (Rs. Mn.)	Source of Finance	Cumulative Physical Target (%)
Component 1	Balance work of Design and Construction of 624 Housing Units at Colombage Mawatha	5538	Asian Infrastructure Investment Bank	100 %
	Design and Construction of 1000 Housing Units at Stadiumgama	10348		100 %
	Design and Construction of Balance Works of 300 Housing Units at Obeyasekarapura	1534		Award balance works of Obesekarapura project and restart construction activities.
	Design and Construction of 700 Housing Units at Applewatta	4668		84.00 %
	Design and Construction of 750 Housing Units at Ferguson Road	4073		84.00 %
	Design and Construction of 700 Housing Units at Madampitiya	60021		86.50 %

18.3.6 Challenges

- Colombo's Mawatha Project and Stadiumgama Project exceed the total project cost. Cabinet approval is required for this.
- Colombo's Mawatha Project and Stadiumgama Project service connection charges are higher than the provisional amount allocated. Cabinet approval is required for this.
- Colombo's Mawatha Project and Stadiumgama Project to obtain sewer pipeline facilities from The Colombo Municipal Council.
- Colombo's Mawatha project costs about 50% more than the contract amount.
- Cabinet approval should be obtained for payment of title to the previous Contractor for Obesekarapura project;
- Obesekarapura project is expected to receive NPD approval and cabinet approval for the AIIB Bank loan of US\$ 28 million.
- Due to the financial problems of the contractor of The Applewatta Project, their poor construction progress.
- Due to the financial problems of the contractor of The Yusan Road Project, their poor performance.
- Presence of unauthorized occupants in madampitiya project premises.

18.3.7 Other Facts

18.3.7.1 Land Redevelopment

This component will maximize the revenue from the land that has or will become available after the households in the underserved settlements move into the new apartment units constructed under the SCURP. About 40 acres are expected to be released from settlements.

18.3.7.2 Resettlement Action Plan

The areas made available by the resettlement program will be redeveloped, including provision of public amenities in these areas. The objective is to improve housing conditions of low-income communities and increase land use efficiency in Colombo.

The resettlement Plan of the Project-affected households (PAHs) was prepared and disclosed in compliance with GoSL's Land Acquisition Act (LAA), Recovery of Possession of State Property Act No.7, National Involuntary Resettlement Policy (NIRP) and AIIB's Environmental and Social Framework (ESF), specifically Environmental and Social Standard 2 (ESS2) Involuntary Resettlement. The overall process, including the eligibility criteria, benefits, procedures, and standards for the resettlement component of the Project are set out in the Resettlement Policy Framework (RPF) that has been prepared in compliance with these Policies. As required by the RPF, a Resettlement Plan (RP) is developed to elaborate on resettled households' entitlements, people's income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.

18.3.7.3 Social Service Activities

Under the SCURP project component 03, the project concerns providing beneficiary assistance for housing beneficiaries to enhance living condition by conducting capacity building programs, livelihood development programs and social mobilization programs.

18.3.7.4 Hiring Consultancy Services

- Socio-Economic Survey, Resettlement Action Plan Preparation (RAP), Development Community Mobilization, Capacity Building and Recruitment of Consultancy Service on Livelihood Development. Completing the task within the stipulated time.
- Review and improve policies relating to urban revitalization project on allotment, transfer and management of houses. The relevant housing policy has been completed and has been sent for approval of the Cabinet of Ministers.
- Resettlement Action Plan (RAP) to recruit consultancy services on independent project monitoring and evaluation. The ToR has been published in the electronic and print media to express the discretion of the consultants.
- Preparation and completion of ToR required for recruitment of Consultancy Services Recruitment (SCURP) Consultant for installation and updating of project monitoring software and programming for it system development for resettlement.

18.3.8 Social Safeguard Activities

#	Planned Sub Activities & Achievements	Challenges
1	Conducted 4200 Household Consultations to the Selected housing beneficiaries to operate a beneficiary file for each HH	It is a hard task to join the male beneficiaries for the survey
2	Formed and strengthen 10 Community Base Organization (CBO) to Started the cooperative saving process, basic knowledge	It is difficult to introduce the formal financial management process due to new experience to the beneficiaries.

#	Planned Sub Activities & Achievements	Challenges
	on managing common amenities at the housing scheme will be created through the CBO (Extent of Rs 2.5 Mn has been fixed deposited / Rs 1.2Mn has been saved in saving accounts through the small groups so far)	It is difficult to get participation the community in small groups due to their daily income generation activates
3	Conducted no. of 20 exposure visit to observe the vertical housing facilities and common areas at the Stadiumgama and Colabage Mw new housing complexes respectively in Colombo and Narahenpita.	In view of the safety, it is difficult to arrange the site visits during the construction period. It is difficult to change the design as per the community requirements after being visited due to construction is final stage.
4	Conducted 18 Training programs/Workshops: Leadership, Financial Management, Team building Identified the community leaders, focus groups.	Insufficient participations of the beneficiaries due to their daily income generation activates
5	Formed and aware the 5 no. of Grievance Committee members	Inadequate knowledge on social safe guard, community mobilization and real anticipation of beneficiaries
6	Collected 184 no. of grievance from Stakeholders	Lack of capacity to adapt the appeal submission process often despite the given knowledge on appeal writing and submission by PMU.
7	Completed 73 no. of appeals through the Special Appeal Committee (SAC)	As per the guideline of SAC, it was prioritized only for physical grievances than social aspects.
8	Conducted 2 no. on LGBTQ, Sexual Gender Based Violence (SGBV), Venereal Diseases, Gender responsive services /Gender Equality etc;	Anti and negative-minded community with regard to the LGBTQ - SGBV/ STD + HIV/ gender equality among the community Inadequate male participations due to daily income generation activates

18.4 Urban Project Preparatory Facility -UPPF

18.4.1 Introduction

The Sustainable Tourism Sector Development Program is planned to be implemented under the Ministry of Urban Development, Construction, and Housing, with funding from the Asian Development Bank. The program will proceed in two phases as follows:

Phase 1: Urban Project Preparatory Facility (UPPF)

Loan No. SRI COL 3706 – \$5.7 million allocated for project preparation activities (including project feasibility studies, detailed designs, and procurement reports).

Phase 2: Loan for Implementing the Sustainable Tourism Sector Development Program (STSDP)

This phase requires a \$30 million loan (loan agreements yet to be signed).

The loan period for the Urban Project Preparatory Facility (UPPF) ended on March 31, 2024. Preparatory work for the STSDP, including architectural and detailed designs, social and environmental safeguard reports, cost estimates, and procurement documents, was completed under this facility.

The original plan to develop four strategic towns in Sri Lanka under the STSDP was later revised to focus on infrastructure development to promote tourism in two key destinations: Trincomalee and Dambulla. The funding method was modified, and a \$100 million tourism sector development project was planned, comprising two types of loans:

- (i) Policy-Based Loan (\$70 million): Based on implementing policy reforms agreed upon with the Ministry of Tourism. This component will be operated by the Ministry of Tourism and
- (ii) Investment Component Loan (\$30 million): To implement proposed subprojects to enhance tourism in Trincomalee and Dambulla, operated through the Ministry of Urban Development, Construction, and Housing.

Through the implementation of the Sustainable Tourism Sector Development Program, the following objectives are expected to be achieved:

- Improvement and development of infrastructure relevant to tourism promotion.
- Conservation of archaeological monuments and attraction of tourists.
- Encouragement of public-private partnerships.
- Economic development and revenue generation.
- Poverty alleviation.
- Social development.
- Environmental management.
- Institutional strengthening through capacity building.

18.4.2 Progress and Budget Requirements

Project Name	Estimated Cost (Million Rs)	Allocated Amount for 2024 (Million Rs)	Financial Progress as of 2024-12-31 (Million Rs)	Cumulative Physical Progress (%)
Urban Project Preparatory Facility (UPPF)	1146.0	320.0	9.017	80

Despite an allocation of Rs. 1700.16 million for the initiation of subprojects under the STSDP in 2025, the decision-making process for policy development under the Ministry of Tourism remains incomplete. This has delayed the signing of loan agreements for implementing the STSDP. If loan agreements are finalized within the first quarter of 2025, contract awards for Package 1 and 2 of the STSDP are expected within the year.

18.4.3 Key Achievements

Progress of the project, comprising six packages, is as follows:

Package 1: Development of Newgama parking area, Siyawas Mawatha, tourist rest area, museum, and Sigiriya tank.

Package 2: Development of the Heritage Trail (3,400 meters), improvement of Mapagala, Pidurangala, and Kaludiya Pokuna archaeological reserves.

Architectural and detailed designs, social and environmental safeguard reports, cost estimates, and procurement documents for Packages 1 and 2 have been submitted for approval by the Asian Development Bank.

Package 3: Restoration of Fort Frederick, preservation of Kanniya hot springs, and development of a colonial building.

Package 4: Development of Dutch Bay and Back Bay beachfront areas.

Package 5: Development of Galewela tank, children's park, and construction of a restaurant.

Package 6: Enhancement of the solid waste management center in Dambulla.

Conceptual designs, social and environmental safeguard reports, and preliminary cost estimates have been prepared for the above packages.

18.5 Urban Regeneration Project

18.5.1 Introduction

The Urban Regeneration Project implemented by the Urban Development Authority focuses on the city of Colombo. Its objective is to uplift the social, economic, and spatial status of identified low-income settlements by providing them with stable, acceptable, and permanent housing units. Based on a survey conducted in 2010, the project was introduced with the aim of constructing 50,000 housing units for approximately 68,812 low-income families identified within the city of Colombo.

Under this initiative, 15,768 housing units have been completed, and beneficiaries have been resettled successfully.

Vision

To eliminate slums, shanties and other dilapidated housing from the city of Colombo by relocating dwellers in modern houses and liberated lands to be utilized for commercial and mix development.

Main Objective

To eliminate shanties, slums and other dilapidated housing from the city by relocating dwellers in modern houses.

18.5.2 Current Progress of Projects Implemented in 2024

No.	Project	Estimated Cost (Rs. Mn)	Number of Beneficiaries	2024 Allocation (Rs. Mn)	Financial Progress as at 2024-12-31		Physical Progress (%)
					Financial Progress (Rs. Mn)	%	
01	601 Watta Housing Project (450 units)	3,358.59	450	447.19	3,251.78	96%	100%
02	Kolonnawa Housing Project (336 units)	3,303.64	336	423.00	2,915.89	88%	99.9%



Kolonnawa Housing Project



601 Watta Housing Project

18.5.3 Challenges Faced

Construction activities in prior projects, including Colombo Mawatha, Torrington Mawatha, and the Kimbula Ela Projects, were suspended due to contractor inefficiencies. The resumption of these projects has been further delayed owing to insufficient financial allocations, primarily stemming due to the economic crisis.

18.5.4 Achievements

The Randora Urumaya Deed Issuance Program initiated the process of granting ownership deeds to beneficiaries of the Urban Regeneration Project. As of now, 167 deeds have been issued for three projects: Metro Homes, Mihindusenpura, and Sirisara Uyana. The issuance of deeds to the remaining beneficiaries will proceed as they fulfill the required conditions. For other projects, the necessary approvals for deeds issuance are currently being obtained.

18.5.5 Action Plan for 2025

Main Focus Area	Project	Financial Target (Rs. Mn)	Source of Funding	Physical Progress (%)
Low-Income Housing Projects	Colombage Mawatha (615 units)	1,063.70	Treasury Fund	45%
Low-Income Housing Projects	Torrington Mawatha (115 units)	261.90	Treasury Fund	20%
Low-Income Housing Projects	Kimbula Ela (479 units)	-	Treasury Fund	-

18.6 Metro Colombo Solid Waste Management Project

18.6.1 Introduction

Considering the urgent need and essentiality for a sanitary landfill to address the issue of disposing ever increasing municipal solid waste, this Ministry was tasked by the government to establish a sanitary landfill in Aruwakkalu, Puttlam with its associated structures.

The project includes following 4 packages:

- Package A (Construction of transfer stations at Kelaniya and Aruwakkalu)
- Package B (Construction of sanitary landfill at Aruwakkalu)
- Package C (Construction of rail track extension and connectivity line)
- Package D (Procurement of rail equipment, machinery and other improvements)

designing and Construction of the above packages A, B and C were awarded to the consortium between China Harbor Engineering Company Limited (CHEC) and Southwest Municipal Engineering and Research Institute of China (SMEDRIC) on 29.12.2017 at a total price of USD 90,482,259.16 and LKR 1,622,936,211.10 (excluding VAT/taxes). The package D included the purchasing of 94 no. container boxes , 4 no. locomotives and 34 Nos Container Carrier Wagons.

Vision

To achieve sustainable waste management system for a clean and better environment

Mission

Providing scientific waste disposal system with other necessary facilities to protect, restore and enhance environmental quality, ensuring public health, environmental integrity and economic viability

Objective

To provide a long term sustainable solid waste management system that is socially acceptable environmentally friendly and economically feasible for Metro Colombo Region and other potential Local Authorities

18.6.2. Progress 2024

At present the project has achieved approximately 98% of the physical progress and 4 Nos Locomotives and the 94 Nos Container boxes were already imported to the country in order to transport waste from Kelaniya to Aruwakkalu. The recently Cabinet approval was obtained to purchase new 34 Nos Carrier wagons subject to the carryout feasibility study.

#	Project	Project Period	TEC (Rs.Mn.)	Allocation – 2024 (Rs.Mn.)	Cumulative Progress up to 31.12.2024	
					Physical (%)	Financial (Rs.Mn.)
1	Metro Colombo Solid Waste Management Project	Jan. 2017 - Dec. 2025	33,237.76	5,500	98.7%	1895.61
Total			33,237.76	5,500	98.7%	1895.61

Kelaniya Transfer Station



Transfer Station Building



Leachate Treatment Plant

Aruwakkalu Transfer Station



Gantry Crane Platform



Workshop and Worker's Rest

Aruwakkalu Sanitary Landfill



Sanitary Landfill



Leachate Treatment Plant

18.6.3 Plan 2025

#	Project	Project Period	TEC (Rs.Mn.)	Financial Requirement - 2025 (Rs.Mn.)
1	Metro Colombo Solid Waste Management Project	2017 Jan.- 2025 Dec.	33,237.76	5100.00
Total			33,237.76	5100.00

18.7 China Aid Subsidized Housing Project for Low Income Category at Colombo

18.7.1 Introduction

As an extension of the Urban Regeneration Project implemented by the Urban Development Authority, 1,996 housing units are being constructed through a grant from the Chinese Government. This initiative encompasses four low-income housing projects and one project dedicated to veteran artists. The project encompasses a total residential floor area of 100,000 m² and a gross floor area of approximately 160,000 m². It is being funded through a grant of RMB 552 Mn (equivalent to Rs 22 Bn) provided by the Chinese Government, supplemented by a domestic investment of Rs 8,128.91 Mn from the Sri Lankan Government. This collaboration aims to deliver high-quality housing units for low-income individuals, contributing to the broader goals of urban regeneration and social upliftment.

18.7.2 Current Progress of Projects Implemented in 2024

No	Project	Estimated Cost		No of Beneficiaries	2024 Allocation		Financial Progress (as at 2024-12-31)		Physical Progress %
		Foreign (RMB.Mn) Awarded	Local (Rs.Mn)		Foreign (Rs.Mn.)	Local (Rs.Mn)	Foreign (RMB. Mn.)	Local (Rs.Mn)	
01	Peliyagoda Housing Project – 615 Units	135.67	2,575.84	615	3000.00	200.00	20.35	0.47	7.5%
02	Dematagoda Housing Project – 586 Units	126.74	2,204.41	586			19.01	12.52	7.5%
03	Moratuwa Housing Project – 575 Units	141.13	2,585.31	575			21.17	142.61	7.5%
04	Maharagama Housing Project – 112 Units	24.72	422.42	112			3.71	0.52	7.5%
05	Kottawa Housing Project – 108 Units	38.25	340.90	108			5.74	0.55	7.5%



Moratuwa Housing Project



Peliyagoda Housing Project



Dematagoda Housing Project

18.7.3 Challenges Faced

Preparing the lands for the aforementioned housing projects involved overcoming several challenges to ensure they were suitable for construction. At Peliyagoda, extensive landfilling was required, while in Moratuwa, the removal of hazardous battery waste was necessary to make the site safe for residential use. For the Dematagoda and Kottawa projects, unauthorized occupants had to be evicted, and at Maharagama, existing structures were demolished to clear the site for new developments. Additionally, the Moratuwa, Kottawa, and Dematagoda projects encountered legal actions initiated by various parties over land ownership and usage. These challenges were effectively managed, enabling the projects to progress as planned.

18.7.4 Achievements

To secure the grant from the Chinese Government, numerous discussions, field inspections, and evaluations were conducted. Subsequently, the agreement to implement the project was signed with the designated Chinese authority on 27.11.2023, following Cabinet approval granted on 14.05.2024.

In alignment with this agreement, tenders were invited from shortlisted Chinese bidders, and contracts were awarded under three packages:

Package 01: Housing projects in Moratuwa and Kottawa

Package 02: Housing projects in Dematagoda and Maharagama

Package 03: Housing project in Peliyagoda

The project was officially inaugurated with a foundation laying ceremony on 27.12.2024, marking the commencement of construction activities.

18.7.5 Action Plan for 2025

Main Focus Area	Project	Financial Target		Source of Funding	Physical Progress (%)
		Foreign (Rs.Mn.)	Local (Rs. Mn)		
Low-Income Housing	Peliyagoda	2,678.43	1,250.25	Chinese Grant + Treasury Funds	46.68%
Low-Income Housing	Dematagoda	2,502.25	982.85	Chinese Grant + Treasury Funds	
Low-Income Housing	Moratuwa	2,786.29	1,427.59	Chinese Grant + Treasury Funds	
Low-Income Housing	Maharagama	488.05	244.78	Chinese Grant + Treasury Funds	
For Veteran Artists	Kottawa	755.10	239.26	Chinese Grant + Treasury Funds	

19

Programs and projects implemented under the Ministry**19.1 Projects implemented with the Water Supply Division****Introduction**

Water is the main factor that determines the source and survival of humans. Therefore, in 2010, the United Nations declared access to safe water as a basic human right. To further ensure the above right, the importance of this has been emphasized by including "Access to safe drinking water and adequate sanitation for all" as Goal 06 among the 17 Sustainable Development Goals declared.

The National Water Supply and Drainage Board (NWSDB) is the primary agency entrusted with the provision of safe drinking water and sanitation services in Sri Lanka and it is responsible for delivering safe piped water and sewage systems to urban and semi-urban areas. The Department of National Community Water Supply (DNCWS) is responsible for delivering safe drinking water and sanitation facilities to rural remote areas.

Vision

Sustainable Access to Drinking Water and Sanitation for All

Mission

Ensuring access to and satisfaction with reliable water supply and sanitation services.

Role of the Water Supply Division (As per the Gazette issued on 25.11.2024)

- Taking necessary measures to provide clean drinking water to all citizens.
- Inspecting water supply services, drainage systems and sanitary facilities, formulating and implementing new plans for them and maintaining them.
- Improvement of water security and urban water supply schemes by coordinating rural tanks and reservoirs and irrigation systems.
- Prevention of wastage of water in the drinking water distribution system.
- Taking measures to carry out community water supply projects in an efficient and systematic manner.
- Maintenance and improvement of water supply projects to ensure the supply of safe drinking water for the rural population.
- Stabilizing the drinking water supply in rural areas, developing reservoirs.

Programmes and Special Projects Implemented under the Water Supply Division

1. Water Supply and Sanitation Improvement Project (WaSSIP)
2. Joint Research and Demonstration Centre for Water Technology (JRDC)
3. Programmes Implemented by the Development Division

19.1.1 Water Supply and Sanitation Improvement Project (WaSSIP)

The Water Supply and Sanitation Improvement Project (WaSSIP), launched in 2015, is a collaborative initiative funded by the Government of Sri Lanka and the World Bank and this project aims to enhance piped drinking water and sanitation facilities in the districts of Badulla, Monaragala, Nuwara Eliya, Kegalle, Ratnapura, Kilinochchi, and Mullaitivu in Sri Lanka. The total estimated cost of the project is US\$ 226.74 million (Phase I US\$ 183.90 million and Phase II US\$ 42.84 million). In 2021, an additional funding of US\$ 42.84 million was secured to complete the project and this funding facilitated the provision of drinking water and sanitation facilities to communities in the districts of Gampaha, Kurunegala, Matale, and Matara.

The project aimed to provide safe piped water to 1,144,500 individuals, including 57,850 households in urban areas, 8,050 households in estate areas, and 57,400 households in rural areas. The project has benefited 48,500 households through the rehabilitation of existing water systems in the project areas. To date, a total of 113,060 new water connections have been established under Phases I and II of the project.

The Sanitation Improvement Project has constructed sanitary latrines for approximately 71,100 individuals residing in rural and estate areas. Sanitation programs have also been implemented across the country, including sanitation programs for public facilities improvement centers, sanitation programs for institutions, school sanitation programs (SACOFAN) built with economic and health management systems, and sanitation programs for people with disabilities, with the northern region as the main focus. The project has also implemented sanitation programs for female-headed households and the indigenous community. The project will also carry out training and development of health education activities in the project districts in conjunction with sanitation programs, and the project period is scheduled to end by June 30, 2025.

Progress of Projects Implemented in 2024

S/ No	Project name	Total estimated cost (Rs.M.) (from year 2024 contracts)	2024 beneficiar ies (No. of families)	2024 Allocated provision	Financial progress as at 31.12.2024 (Cumulative value)		Physic al progr ess
					Rs.Mn	%	
01	Water Supply and Sanitation Improvement Project Phase I - Original Project	19,314.09	10,955	1,816.60	1,813.60	99.83	100
	Phase II - Additional Financing Project	13,420.76	6,068	5,764.79	5,198.96	90.18	96
Total		32,734.85	17,023	7,581.39	7,012.56	92.50	

Water Supply and Sanitation Improvement Project

Challenges encountered in the implementation of the project in 2024

- Adverse weather conditions.
- Due to the economic instability in previous years, contractors have been unable to complete projects on schedule, leading to the need for additional efforts/attempts to achieve the desired progress.

Action Plan for the Year 2025 of the Water Supply and Sanitation Improvement Project

Mainstream / Field	Project / Program	Financial Target (Rs. M.)	Source of funding	Physical target expected to be achieved by 2025 (%)
Water Supply	Water Supply and Sanitation Facilities Improvement Project	2,800.00	World Bank	100%

19.1.2 Joint Research and Demonstration Center for Water Technology (JRDC)

The China-Sri Lanka Joint Research and Demonstration Center for Water Technology (JRDC) is situated on the premises of the University of Peradeniya in Sri Lanka. It was established following the signing of a Memorandum of Understanding (MoU) between the governments of China and Sri Lanka in 2015, along with several other MoUs signed thereafter. The key partners were the Ministry of Water Supply (MWS), the Chinese Academy of Sciences (CAS) and the University of Peradeniya (UoP). JRDC is a collaborative initiative that aims to address water-related challenges in Sri Lanka through innovative technologies and research. In particular, it focuses on the application of advanced water technologies to enhance water management, improve water quality, and promote conservation in areas experiencing water scarcity or pollution. Accordingly, JRDC provides a range of services such as research facilities with a special focus on chronic kidney disease, analytical services, technology development, training and knowledge dissemination, and advisory services. Rs.68 million has been allocated from the 2024 national budget for the implementation of the following projects. The financial progress as at 31.12.2024 is Rs. 56.5 million.

2024 Development Programs

S/ No	Project Name	Beneficiaries
1	Installation of Pilot EDR Treatment Unit	Battuluoya CBO
2	Training Program for Chemists NWSDB and Partner Institutions	
3	Gas Chromatography (GC) Workshop	University students and chemists, research analysts, laboratory analysts from institutions
4	ICPMS and CHN Instrument Training	JRDC laboratory staff

5	Training Program for ISO 17025 (Lab Accreditation)	JRDC laboratory staff
6	CKDu Knowledge Sharing and Collaboration Workshop on Etiology	Partner institutions like CEA
7	Water Technology Awareness Workshop 2024 (Jointly organized by Central Environment Authority and Exhibition Centre (JRDC))	Partner institutions like CEA, NWSDB, UoP, ICBT, ISB, NIFS
8	Conference on Improving Air Quality Lower Middle Income Countries: Monitoring, Modeling and Pollution Control	Partner institutions like CEA, NWSDB, UoP, ICBT, ISB, NIFS, MOH
9	International Conference on Climate Resilient Water Supply	Partner institutions like CEA, NWSDB, UoP, ICBT, ISB, NIFS, BOI, DNCWS

Projects/Programs Planned in 2025

	Projects/Programmes	Funding agencies
	Research Projects: Seven research projects are being implemented through three funding streams	World Bank, Asia-Pacific Network for Global Change Research (APN), National Science Foundation (NSF).
	Publications: Aim to publish 21 research papers to share findings in high impact journals and conferences.	
	Signing of Collaborations / MoUs: Planning to sign three MoUs with institutions in 2025 for collaborative work in laboratory testing, research, training and joint consultancy projects, expanding its network and ensuring mutual benefits.	
	Laboratory Accreditation: Applying for ISO/IEC 17025:2017 accreditation for 19 parameters	
	Technologies adopted: Completion of the pilot EDR treatment unit in Battuluoya and installation of a new EC treatment unit in collaboration with the Chinese Academy of Sciences.	

19.1.3 Programs implemented by the Development Division

Progress of development programs implemented in 2024

S/ No	Project Name	Total estimate d cost (Rs. M.)	Number of beneficiary families/ schools/ houses	Provisio ns 2024 (Rs.M)	Financial Progress 31.12.2024		Physic al Progre ss (%)
					Financial Progress	%	
1	Providing safe drinking water to areas affected by undiagnosed kidney disease	150.00	Beneficiaries 3800 / 2 EDR Plants / Repairing 21 no of RO Plants	150.00	130.43	87	85
2	Sanitation awareness, Asian Summit follow-up, Island-wide sanitation program	30.00	Individuals 103,000 / schools 20	30.00	26.27	87	98
3	Protection of water catchment area and prevention of pollution of water bodies	20.00		20.00	14.67	73	85
4	Rainwater harvesting programme	50.00	Schools 40 / Domestic 207	50.00	24.50	49	75
5	Rural water supply and sanitation improvement program	100.00	Families 16250/ Tube wells 12	100.00	44.28	44	85
6	United Nations International Children's Emergency Fund (UNICEF)	10.00		10.00	4.95	50	100
Total		360.00		360.00	219.84	-	-

Action Plan for the Year 2025 of the Joint Research and Demonstration Center for Water Technology

Main Subject Area	Projects / Programmes	Financia l Target (Rs.Mn)	Source of Fundin g	Physica l Target
Preventing waterborne diseases in areas affected by chronic kidney disease	Providing safe drinking water to areas affected by undiagnosed kidney disease	300.00	Local Funds	100%
Improving sanitation facilities in Sri Lanka	Sanitation awareness, Asian Summit follow-up, Island-wide sanitation program	100.00	Local Funds	100%
Conserving water resources	Protection of water catchment area and prevention of pollution of water bodies	20.00	Local Funds	100%
Promoting rainwater harvesting in Sri Lanka	Rainwater harvesting programme	50.00	Local Funds	100%
Improving water supply and sanitation in rural areas	Rural water supply and sanitation improvement program	300.00	Local Funds	100%
Implementing climate-resilient WASH interventions in the rural sector	United Nations International Children's Emergency Fund (UNICEF)	8.00	Foreign Grants	100%
Total		778.00		

19.2 IDPs Resettlement Division

The Resettlement Division, established under the Construction and Housing Division of the Ministry of Urban Development, Construction and Housing, is responsible for providing new housing to families whose homes were damaged as a result of the conflict in the Northern and Eastern Provinces, providing essential infrastructure facilities to the resettled populations in the Northern and Eastern Provinces, and implementing demining projects in the Northern and Eastern Provinces.

In relation to the resettlement of displaced persons, necessary actions have been completed to resettle 580,247 individuals from 184,062 families in the Northern Province, as well as 918,784 individuals from 275,454 families in the Eastern Province, during the period from 2009 to 30th November 2024.

Brick and mortar type permanent housing program for displaced families

As a result of the conflict that persisted in the Northern and Eastern Provinces for over three decades, the houses and properties of families residing in these areas were either completely or partially damaged. After the end of the conflict, when resettling internally displaced families, they had to be provided with suitable housing facilities.

In response to this situation, this housing program is being implemented with the objective of providing suitable housing for families displaced by the conflict, as a replacement for their destroyed homes. Construction of 613 unfinished houses in previous years and 1515 new houses in 2024 was initiated.

Infrastructure Development Projects to Accelerate Resettlement Activities

In 2024, the Ministry implemented various projects under the Infrastructure Development Projects to accelerate resettlement activities in the districts of Jaffna, Kilinochchi, Mullaitivu, Mannar, Vavuniya, Trincomalee, Batticaloa, and Ampara in the Northern and Eastern Provinces and these projects included the provision of drinking water, sanitation facilities, domestic electricity connections, construction of internal roads, and the purchase of land for resettled families.

The project to establish 50 Nano technology Water Treatment Units (NANO Plants) to provide clean drinking water to people in areas with high incidence of kidney disease in the Northern and Eastern provinces was implemented with the financial support of the Ministry of Urban Development and Housing and the Department of National Community Water Supply, which has the technical capacity to establish Nanotechnology water treatment units and this was completed and made available to the public in 2024. Under this project, clean drinking water is provided to 15,490 beneficiary families.

19.2.1 Demining Project

This project, which is implemented in accordance with international standards, will ensure that land is cleared for sustainable development by clearing landmines in areas that were affected during the conflicts, so that people living in conflict-affected areas can live freely and continue their livelihoods.

Currently, 05 organizations are engaged in the mine action process in the country, including 02 international NGOs, Halo Trust and Mag, 02 local NGOs, Dash and Sharp, along with the Army Humanitarian Demining Unit (SLA HDU). For the year 2024, the Government of Sri Lanka has received approximately US\$17 million in foreign funding from international and local non-governmental humanitarian demining organizations.

Demining Progress in 2024

Area released after demining (SqKm)	Annual targeted area (SqKm)	No. of anti-personnel landmines (1)	No. of Anti-vehicle/anti-tank landmines (2)	No. of small arms ammunition (3)	No. of Unexploded ordnance (4)	Total (1+2+3+4)
5.99	5.00	15,055	18	49,047	2,736	66,856

Progress of development programs implemented in the year 2024

No.	Project Name	Total estimated cost (Rs.M)	No. of beneficiary families	Provision 2024 (Rs.M)	Financial progress 31.12.2024		Physical progress (%)
					Financial progress (Rs.M.)	(%)	
1	Brick and mortar type permanent housing program for displaced families	2000	2,128	1849.91 released.	1798.07	89%	90%
2	Infrastructure Development Projects to Accelerate Resettlement Activities	500	6070	500	283.00	56.60%	97%
3	National Mine Action Center	* 60.96	-	59.58	57.57	94%	100%

* Revised Allocation

Achievements

- 1785 No. of Houses fully completed as at 31.12.2024
- Commissioning of 50 NANO water treatment units for the public.
- The amount of land that has been cleared and released has surpassed the expected target for the year reflecting a significant progress.

- From the land remaining to be released in the Jaffna district, 303.40 acres were released in the year 2024. From these lands, being able to release 302.92 acres, including lands located in the Palaly High Security Zone under the Thelippalai Divisional Secretariat, is exceptional.

Challenges

Due to the continuous increase in the cost of raw materials for housing construction in recent times, it has become challenging to complete homes within the allocated budget per housing unit, making it difficult for beneficiaries to afford them.

Construction delays have occurred as a result of unfavorable weather conditions.

Action Plan 2025

Main subject area	Project/Programme	Finance Target (Rs.M.)	Source of finance	Physical target
Durable Solution for Conflict affected Families in Northern & Eastern Provinces	Brick and mortar type permanent housing construction program for displaced families in the Northern and Eastern provinces	5,013.60	Government Consolidated Fund	5,539 Housing Units
	Infrastructure development projects to expedite resettlement activities	2500.00	Government Consolidated Fund	8800 projects
	National Mine Action Centre	73.00	Government Consolidated Fund	5 Sq.k.m

19.3 Kandukara Dashakaya – Ten Fold Multipurpose Development Programme 2024-2033

The Government has resolved to initiate a specialized ten-year development program, named Kandukara Dashakaya, aimed at addressing the distinct challenges and disparities encountered by the people of the mountainous regions of Sri Lanka.

A program area consisting of 4,498 Grama Niladhari Divisions within 89 Divisional Secretariat Divisions, situated at an altitude of over 200 meters above sea level was initially identified for the launch of this program. Each selected Divisional Secretariat Division will be allocated Rs.100Mn. in the year 2024 to implement the program and the total allocation for this purpose is Rs.8,900Mn. The remaining allocation of Rs. 1,100Mn. will be used to implement priority projects within the program area as directed by the Hon. President and Hon. Prime Minister.

Accordingly, a provision of Rs. 10,000Mn. has been allocated to the Ministry of Urban Development and Housing through the Budget 2024 for the launch of the aforementioned program.

Considering the requests made during the implementation of the project, the number of Divisional Secretariat Divisions where the project is being implemented has increased to 90 with the addition of the Padiyathalawa Divisional Secretariat Division in the Ampara District to the project area and with the approval of special projects for the Divisional Secretariat Divisions of Mathugama and Ingiriya in the Kalutara District, Minipe in the Kandy District, Dambulla and Galewela in the Matale District and Norwood and Talawakelle in the Nuwara Eliya District, the project area has further increased to 97 Divisional Secretariat Divisions.

As of 31.12.2024, the Presidential Secretariat has instructed the Ministry of Urban Development and Housing to release provisions for 14,353 projects including special projects in 97 Divisional Secretariat Divisions comprising 13,644 approved projects and 709 special projects. Accordingly, as of 31.12.2024, the Ministry of Urban Development and Housing has released provisions of Rs. 9,960.96Mn. comprising Rs. 8,899.98Mn. and Rs. 1,060.98Mn. respectively under the relevant component.

Also, as per the circular issued by the Presidential Secretariat on 30.05.2024, the District Secretaries implementing the projects have been entrusted with the responsibility of granting special approval for the revision of the approved projects for the year 2024 under this program. Accordingly, after the amendments the total number of projects including special projects, has increased to 14,417 as of 31.12.2024.

The identification and implementation of development project proposals under the “Kandukara Dashakaya” Multipurpose Rural and Community Development Program has already commenced and those projects are being implemented under 10 main sectors. The progress of those projects is as follows:

Allocations Approved upto 31.12.2024

Description	District/Divisional Secretariat Division Basis (Rs.Mn.)	Special Projects (Rs.Mn.)	Total (Rs.Mn.)
Allocated Provisions	8,900.00	1,100.00	10,000.00
Approved Provisions	8,899.98	1,060.98	9,960.96
Remaining Provisions	0.02	39.02	39.04

Physical Progress of Projects by District as on 31.12.2024

#	District	Projects in Initial Stage	Projects in Procurement Stage	Projects in Implementation Stage	Completed Projects	Total Number of Projects
1	Ampara	0	0	0	13	13
2	Badulla	77	105	05	2,350	2,537
3	Galle	02	0	0	569	571
4	Kalutara	26	0	0	223	249
5	Kandy	102	59	0	3,404	3,506
6	Kegalle	31	110	0	2,361	2,502
7	Kurunegala	0	0	0	495	495
8	Matara	71	0	0	1,340	1,411
9	Matale	0	02	02	715	719
10	Nuwara Eliya	0	0	0	624	624
11	Ratnapura	57	202	16	1,515	1,790
Total		366	419	23	13,609	14,417

Financial progress of projects by district as of 31.12.2024

#	District	Provision (Rs.Mn.)	Total cost (Rs.Mn.)	Bills in Hand (Rs.Mn.)
1	Ampara	5.00	4.90	-
2	Badulla	1,954.50	1,653.60	1.11
3	Galle	401.58	385.72	-
4	Kalutara	437.00	294.55	-
5	Kandy	2,081.54	1947.72	-
6	Kegalle	1,100.00	969.48	-
7	Kurunegala	300.00	282.56	-
8	Matara	601.34	481.63	-
9	Matale	1,050.00	973.74	6.98
10	Nuwara Eliya	630.00	527.86	-
11	Ratnapura	1,400.00	1,066.34	-
Total		9,960.96	8,588.10	8.09

Also, after releasing the provisions allocated to each district, an amount of Rs. 39.04Mn. remained and an amount of Rs. 25Mn. was transferred back to this Ministry by the Matara District and Rs. 51Mn by the Nuwara Eliya District.

19.4 Projects implemented with Indian assistance

19.4.1 Transit Housing Construction Project at Madhu Shrine, Mannar

A project initiated by the Ministry of Tourism Development and Christian Affairs with Indian assistance to construct 300 transit houses on the land of Madu Shrine with the aim of providing accommodation facilities to the devotees visiting the Madu Shrine in Mannar. The initial estimate of this project, which started on 18.08.2020, is Rs.290.08 million.

Due to the non-completion of this project within the stipulated time, the Indian High Commissioner revised its scope, and as per the revised scope, the estimate was revised again on 25.04.2024 at a value of Rs. 400 million and a contract was signed. Accordingly, the number of houses was revised to 96. The Department of Buildings is acting as the consultant for this project and the project coordination is being done by the Ministry of Urban Development, Construction and Housing. As of 31.12.2024, the physical progress of the project is 32%.

19.4.2 Ven. Sobitha Nahimigama Model Village

Project name	Total estimated cost (Rs.M.)	No. of beneficiaries	Provision-2024(Rs.M.)	Financial Progress as at 31.12.2024		Physical progress (%)
				Financial Progress (Rs.M.)	(%)	
Ven. Maduluwawe Sobitha Nahimigama Housing Project	Sri Lankan Government – Rs.M.118.31+(Tax & Advisory fee 90.1)	Sri Lankan Government - 25+ dwelling+ library building	Sri Lankan Government- Rs.M.110	Sri Lankan Government (Cumulative) - Rs.M.114.89	55	100
	Indian Government Rs.M.450.5	Indian Government - 90	Indian Government- Rs.M.200	Indian Government (Cumulative)- Rs.M.141.48	31	34.4

Ministry of Urban Development, Construction and Housing
Expenditure Statement up to 31/12/2024

(Rs.)

Description	Code	Finanace Code	Allocation in 2024	Net Expenditure up to end of December	Balance Allocation
Minister's Staff Expenses					
Salaries & Wages	123-1-1-0-1001	11	24,000,000.00	17,198,658.02	6,801,341.98
Overtime & Holiday Payments	123-1-1-0-1002	11	9,000,000.00	5,099,569.19	3,900,430.81
Other Allowances	123-1-1-0-1003	11	11,900,000.00	10,940,103.45	959,896.55
Domestic	123-1-1-0-1101	11	3,000,000.00	2,967,188.00	32,812.00
Foreign	123-1-1-0-1102	11	4,500,000.00	1,652,692.00	2,847,308.00
Stationery and Office Requisites	123-1-1-0-1201	11	3,000,000.00	1,225,890.20	1,774,109.80
Fuel - <i>Fuel for Other Purpose</i>	123-1-1-0-1202-10	11	300,000.00	215,404.64	84,595.36
Fuel - <i>Fuel Allowance</i>	123-1-1-0-1202-02	11	33,000,000.00	23,923,178.82	9,076,821.18
Diets & Uniforms - <i>Uniforms</i>	123-1-1-0-1203-02	11	150,000.00	4,000.00	146,000.00
Vehicles	123-1-1-0-1301	11	12,000,000.00	10,517,162.82	1,482,837.18
Plant and Machinery	123-1-1-0-1302	11	1,250,000.00	1,108,925.79	141,074.21
Buildings and Structures	123-1-1-0-1303	11	300,000.00	-	300,000.00
Transport	123-1-1-0-1401	11	1,386,000.00	435,000.00	951,000.00
Postal and Communication	123-1-1-0-1402	11	4,500,000.00	2,014,237.06	2,485,762.94
Electrycity and Water	123-1-1-0-1403	11	3,000,000.00	1,052,583.16	1,947,416.84
Other - <i>Vehicle Insurance</i>	123-1-1-0-1409-139	11	2,250,000.00	2,248,230.81	1,769.19
Other - <i>Miscellaneous Services Expenditure</i>	123-1-1-0-1409-140	11	1,950,000.00	1,647,938.30	302,061.70
Property Loan Interest to Public Servants	123-1-1-0-1502	11	1,750,000.00	1,454,471.12	295,528.88
Buildings and Structures	123-1-1-0-2001	11	1,500,000.00	-	1,500,000.00
Plant ,Machinery and Equipment	123-1-1-0-2002	11	1,500,000.00	-	1,500,000.00
Vehicles	123-1-1-0-2003	11	6,000,000.00	2,031,807.40	3,968,192.60
Furniture and Office Equipment	123-1-1-0-2102	11	1,500,000.00	21,700.00	1,478,300.00
Plant, Machinery and Equipment	123-1-1-0-2103	11	5,664,000.00	5,660,401.00	3,599.00
Total			133,400,000.00	91,419,141.78	41,980,858.22

Administration Expenses					
Salaries & Wages	123-1-2-0-1001	11	232,931,500.00	219,731,073.16	13,200,426.84
Overtime & Holiday Payments	123-1-2-0-1002	11	12,000,000.00	11,350,747.92	649,252.08
Other Allowances	123-1-2-0-1003	11	154,255,000.00	153,086,904.29	1,168,095.71
Domestic	123-1-2-0-1101	11	5,000,000.00	1,780,009.14	3,219,990.86
Foreign	123-1-2-0-1102	11	2,000,000.00	1,490,862.65	509,137.35
Stationery and Office Requisites	123-1-2-0-1201	11	24,000,000.00	12,110,812.62	11,889,187.38
Fuel - Fuel Allowance	123-1-2-0-1202-02	11	26,360,000.00	26,325,836.89	34,163.11
Fuel - Fuel for Pool Vehicles	123-1-2-0-1202-09	11	14,540,000.00	13,321,813.29	1,218,186.71
Diets & Uniforms - Uniforms	123-1-2-0-1203-02	11	200,000.00	180,000.00	20,000.00
Other	123-1-2-0-1205	11	2,000,000.00	1,896,600.17	103,399.83
Vehicles	123-1-2-0-1301	11	28,000,000.00	27,692,659.48	307,340.52
Plant and Machinery	123-1-2-0-1302	11	6,000,000.00	4,776,709.33	1,223,290.67
Buildings and Structures	123-1-2-0-1303	11	2,000,000.00	141,270.00	1,858,730.00
Software Maintenance	123-1-2-0-1304	11	500,000.00	-	500,000.00
Transport	123-1-2-0-1401	11	14,500,000.00	13,669,524.40	830,475.60
Postal and Communication	123-1-2-0-1402	11	11,900,000.00	9,983,398.62	1,916,601.38
Electricity and Water	123-1-2-0-1403	11	51,000,000.00	40,511,059.11	10,488,940.89
Rents and Local Taxes	123-1-2-0-1404	11	207,300,000.00	200,901,382.94	6,398,617.06
Other - Machinery and Office Equipment Service Agreements	123-1-2-0-1409-138	11	2,500,000.00	719,524.82	1,780,475.18
Other - Vehicle Insurance	123-1-2-0-1409-139	11	3,600,000.00	3,571,782.84	28,217.16
Other - Miscellaneous Services Expenditure	123-1-2-0-1409-140	11	8,300,000.00	8,108,107.59	191,892.41
Property Loan Interest to Public Servants	123-1-2-0-1506	11	2,700,000.00	1,683,784.47	1,016,215.53
Implementation of the Official Languages Policy	123-1-2-0-1703	11	500,000.00	170,000.00	330,000.00
Buildings and Structures	123-1-2-0-2001	11	17,600,000.00	15,214,167.71	2,385,832.29
Plant ,Machinery and Equipment	123-1-2-0-2002	11	5,000,000.00	2,922,443.92	2,077,556.08
Vehicles	123-1-2-0-2003	11	15,000,000.00	5,111,888.15	9,888,111.85
Furniture and Office Equipment	123-1-2-0-2102	11	1,000,000.00	316,946.00	683,054.00
Plant, Machinery and Equipment	123-1-2-0-2103	11	5,010,500.00	4,525,178.20	485,321.80
Starf Training	123-1-2-0-2401	11	1,000,000.00	814,150.00	185,850.00
Ministry Total			856,697,000.00	782,108,637.71	74,588,362.29
Total - Recurrent			990,097,000.00	873,527,779.49	116,569,220.51

Urban Development Section					
Urban Settlement Development Authority Public Institutions (Recurrent)	123-2-7-1-1503	11	116,445,000.00	116,445,000.00	-
Urban Settlement Development Authority (Public Institutions-Capital)	123-2-7-1-1509	11	58,000,000.00	57,624,999.02	375,000.98
Metro Colombo Urban Development Project (GOSL-World Bank)	123-2-7-4-2104	17	292,000,000.00	250,305,597.52	41,694,402.48
Development of Strategic Cities-Jaffna (GOSL-World Bank)	123-2-7-19-2104	17	150,000,000.00	57,184,033.76	92,815,966.24
Development of Strategic Cities-Anuradhapura (AFD)	123-2-7-20-2104	11	995,910,088.00	303,272,743.69	692,637,344.31
Urban Regeneration Programme	123-2-7-29-2104	11	7,000,000,000.00	4,712,644,978.68	2,287,355,021.32
Urban Regeneration Programme	123-2-7-29-2104	12	8,000,000,000.00	5,633,508,098.94	2,366,491,901.06
Urban Regeneration Programme	123-2-7-29-2104	17	595,000,000.00	580,062,350.58	14,937,649.42
Urban Project Preparatory Facility	123-2-7-43-2104	12	20,000,000.00	9,017,289.21	10,982,710.79
Urban Project Preparatory Facility	123-2-7-43-2104	17	300,000,000.00	-	300,000,000.00
Light Rail Transit System Project - GOSL	123-2-7-44-2104	11	175,000,000.00	158,730,527.00	16,269,473.00
Light Rail Transit System Project - JICA	123-2-7-44-2104	12	829,000,000.00	828,229,823.36	770,176.64
Improvement of Road Infrastructure in the Homagama Region (Tech City)	123-2-7-48-2506	11	500,000,000.00	349,516,681.22	150,483,318.78
Reconstruction of Jaffna Town Hall	123-2-7-49-2104	11	400,000,000.00	183,496,891.60	216,503,108.40
Siyak Nagara / Urban Infrastructure and Township Development Programm *1	123-2-7-50-2104	11	800,000,000.00	776,683,236.89	23,316,763.11
Urban Development Authority	123-2-7-51-2104	11	400,000,000.00	350,000,000.00	50,000,000.00
Compensation for the Land Acquisition of Projects,Implemented by NHDA *1	123-2-7-52-2105	11	10,000,000.00	10,000,000.00	-
Development of Training Infrastructure at Operator Training Center at Galkulma *1	123-2-7-53-2104	11	20,000,000.00	13,612,178.93	6,387,821.07
Preparation of a Master Plan for Development Eastern and Western Provinces and Hambanthota	123-2-7-56-2104	11	600,000,000.00	297,630,382.15	302,369,617.85
Sustainable Urban Development Project (ADB)	123-2-7-57-2104	12	1,500,000,000.00	-	1,500,000,000.00
Sustainable Urban Development Project (GOSL)	123-2-7-57-2104	17	180,000,000.00	438,627.50	179,561,372.50
Development of Pooneryn City	123-2-7-58-2104	11	500,000,000.00	-	500,000,000.00
Development of Bandarawela Wholesale Vegetables Center	123-2-7-59-2104	11	250,000,000.00	-	250,000,000.00
Greater Mihinthale Town Development	123-2-7-60-2104	11	200,000,000.00	-	200,000,000.00
Relocation of Manning Market at Peliyagoda	123-2-7-61-2104	11	180,000,000.00	94,463,489.27	85,536,510.73
Programme for Granting Full Ownership for 50,000 Low-Income Household under the Urban Home Ownership as per the Budget Proposal 2024 of the Hon.President	123-2-7-62-2202	11	515,000,000.00	48,982,407.91	466,017,592.09
Total - Urban Development			24,586,355,088.00	14,831,849,337.23	9,754,505,750.77

Housing Section					
Services (Interest Payment for Leased Vehicles)	123-2-15-0-1406	11	4,300,000.00	-	4,300,000.00
Acquisition of Capital Assets (Software Development)	123-2-15-0-2106	11	10,000,000.00	6,787,950.00	3,212,050.00
Acquisition of Capital Assets (Capital Payment for Leased Vehicles)	123-2-15-0-2108	11	30,000,000.00	-	30,000,000.00
Acquisition of Capital Assets (Transfer to Retirement Benefits)	123-2-15-1-1502		10,058,000.00	10,049,799.49	8,200.51
Construction Industry Development Authority (Public Institutions) -Personal Emoluments)	123-2-15-1-1503	11	81,300,000.00	81,300,000.00	-
Construction Industry Development Authority (Public Institutions) -Maintenance and Rehabilitation of Training Center	123-2-15-1-2201-22	11	10,000,000.00	10,000,000.00	-
Construction Industry Development Authority (Public Institutions) -Training of Construction Equipment Mechanics	123-2-15-1-2201-23	11	16,000,000.00	15,997,000.00	3,000.00
Renovation of Housing Scheme	123-2-15-5-2202	11	20,000,000.00	20,000,000.00	-
Implementation of UN Habitat Programme	123-2-15-6-2506	11	2,900,000.00	1,195,352.40	1,704,647.60
Middle Income Housing Project	123-2-15-7-2506	11	10,000,000.00	10,000,000.00	-
Resettlement / Permanent Houses for the Conflict Affected Families (Development Assistance)	123-2-15-8-2202	11	2,000,000,000.00	1,803,821,603.22	196,178,396.78
Resettlement / Permanent Houses for the Conflict Affected Families (Other)	123-2-15-8-2509	11	500,000,000.00	284,935,182.81	215,064,817.19
Semata Niwahana" Housing Programme	123-2-15-8-2202	11	2,041,100,000.00	2,041,100,000.00	-
Construction of Houses in Sobitha Thero Village in Anuradhapura Indian Grant	123-2-15-10-2202	13	181,250,000.00	61,126,342.97	120,123,657.03
Construction of Houses in Sobitha Thero Village in Anuradhapura Indian Grant	123-2-15-10-2202	17	110,000,000.00	15,849,984.80	94,150,015.20
Construction of 2,000 Housing units under the Chinese Aid Programme for the Low income people *1	123-2-15-75-2202	13	2,776,000,000.00	2,776,000,000.00	-
Construction of 2,000 Housing units under the Chinese Aid Programme for the Low income people *1	123-2-15-75-2202	17	200,000,000.00	158,984,868.30	41,015,131.70
Completion of the remaining work of construction of 115 rice stalls at rice storage complex-Maradaghamulla	123-2-15-81-2202		14,590,000.00	12,086,299.13	2,503,700.87
Kadukara Dashkaya Intergrated Village Development Programme	123-2-15-82-2506	11	10,000,000,000.00	8,762,749,979.55	1,237,250,020.45
Construction of 300 Low Cost Housing Unit in Mannar	123-2-15-83-2202	13	224,000,000.00	46,648,676.69	177,351,323.31
	123-2-15-83-2202	17	45,000,000.00	12,221,346.47	32,778,653.53
Total - Housisng Development			18,286,498,000.00	16,130,854,385.83	2,155,643,614.17

Waste Management Section					
Sri Lanka Land Development Corporation	123-2-21-2-2105	11	1,566,326,400.00	1,565,967,400.00	359,000.00
Weras Ganga Storm Water Drainage and Environment Improvement Project	123-2-21-3-2105	11	800,000,000.00	800,000,000.00	-
Restoration of Water Quality of Beira Lake	123-2-21-4-2105	11	62,208,100.00	62,208,100.00	-
Oliyamulla Storm water Drainage and Environment	123-2-21-5-2105	11	730,553,000.00	729,666,007.92	886,992.08
Kolonnawa Storm water Drainage and Environment	123-2-21-6-2105	11	485,810,800.00	457,612,819.56	28,197,980.44
Metro Colombo Solid Waste Management Project *1	123-2-21-9-2104	11	3,805,511,700.00	1,895,616,874.92	1,909,894,825.08
Programme for Demining *1	123-2-21-11-2505	11	60,966,500.00	57,574,477.61	3,392,022.39
Flood Control in Galle District	123-2-21-13-2105	11	250,000,000.00	-	250,000,000.00
Total - Waste Management and Environment Protection			7,761,376,500.00	5,568,645,680.01	2,192,730,819.99
Total - Capital			50,634,229,588.00	36,531,349,403.07	14,102,880,184.93
Grand Total			51,624,326,588.00	37,404,877,182.56	14,219,449,405.44

National WaterSupply and Drainage Board					
Description	Code	Finanac e Code	Allocation in 2024	Net Expenditure up to end of December	Balance Allocation
WASSIP	166-02-03-19-2104	12	6,350,000,000.00	6,226,328,943.00	123,671,057.00
WASSIP	166-02-03-19-2104	11	731,386,000.00	716,654,443.76	14,731,556.24
WASSIP	166-02-03-19-2104	17	500,000,000.00	477,417,919.04	22,582,080.96
JRDC	166-02-03-29-2202	11	68,000,000.00	56,491,605.32	11,508,394.68
UNICEF	166-02-03-41-2202	13	10,000,000.00	9,036,688.34	963,311.66
UTILLITY SHIFTING	166-02-04-10-2201-26	11	100,000,000.00	40,687,101.96	59,312,898.04
ACQUIRING LANDS	166-02-04-10-2201-28	11	200,000,000.00	151,440,887.61	48,559,112.39
HEMMATHAGAMA	166-02-13-001-2105	17	10,000,000.00		10,000,000.00
GAMPAHA ATTHANAGALLA	166-02-13-002-2105	17	155,000,000.00	61,228,692.28	93,771,307.72
JAFFNA-KILLINOCHCHI	166-02-05-81-2104	12	8,000,000,000.00	5,464,298,478.51	2,535,701,521.49
JAFFNA-KILLINOCHCHI	166-02-05-81-2104	13	8,250,000.00	7,739,120.34	510,879.66
JAFFNA-KILLINOCHCHI	166-02-05-81-2104	17	1,200,000,000.00	1,018,336,773.02	181,663,226.98
ANURADHAPURA NORTH P1	166-02-05-83-2104	12	1,000,000,000.00	348,033,922.33	651,966,077.67

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ANURADHAPURA NORTH P1	166-02-05-83-2104	17	20,000,000.00	2,588,431.02	17,411,568.98
ANURADHAPURA NORTH P1	166-02-05-83-2104	11	252,950,000.00	252,932,985.41	17,014.59
GR COLOMBO PROJECT 2	166-2-5-85-2104	17	5,120,000,000.00	5,782,384.35	5,114,217,615.65
GR COLOMBO PROJECT 2	166-2-5-85-2104	12	2,800,000.00	2,800,000.00	-
GR COLOMBO PROJECT 3	166-2-5-86-2104	17	3,660,000,000.00	1,371,499,262.54	2,288,500,737.46
GR COLOMBO PROJECT 3	166-2-5-86-2104	12	2,284,500,000.00	2,284,516,625.35	(16,625.35)
AMBATHALE	166-2-5-87-2104	11	5,030,000,000.00	1,386,505,549.87	3,643,494,450.13
GR RUWANWALLA	166-2-5-91-2104	12	1,500,000,000.00	608,023,420.35	891,976,579.65
GR RUWANWALLA	166-2-5-91-2104	17	5,000,000.00	1,498,927.00	3,501,073.00
GR RUWANWALLA	166-2-5-91-2105	11	1,000,000,000.00	250,120,879.95	749,879,120.05
KANDY NORTH PATHADUMBARA	166-2-5-93-2104	12	12,362,700,000.00		12,362,700,000.00
KANDY NORTH PATHADUMBARA	166-2-5-93-2104	17	54,000,000.00	957,494.25	53,042,505.75
ANURADHAPURA NORTH P2	166-2-5-94-2104	12	598,665,000.00	11,212,308.02	587,452,691.98
ANURADHAPURA NORTH P2	166-2-5-94-2104	17	210,050,000.00	830,635.58	209,219,364.42
KALUGANGA	166-2-5-95-2104	12	500,000,000.00	279,709,310.99	220,290,689.01
KALUGANGA	166-2-5-95-2104	17	200,000,000.00		200,000,000.00
CEDE	166-2-5-97-2104	11	6,968,614,000.00	4,497,880,825.17	2,470,733,174.83
JAFFNA	166-2-5-98-2104	11	250,000,000.00	30,411,315.02	219,588,684.98
PAYMENT OF CUSTOM DUTIES	166-2-5-79-2201	17	500,000,000.00		500,000,000.00
AMBATHALE	166-2-5-87-2104	12	1,335,000.00	1,083,922.28	251,077.72
KANDY NORTH PATHADUMBARA	166-2-5-93-2104	11	2,000,000,000.00	2,000,000,000.00	-
KANDY CITY	166-2-7-17-2104	12	2,000,000,000.00	223,109,103.78	1,776,890,896.22
KANDY CITY	166-2-7-17-2104	17	250,000,000.00	85,817,044.07	164,182,955.93
SHIFT	166-2-7-18-2104	13	100,000,000.00		100,000,000.00
RATHMALANA MORATUWA	166-2-7-20-2105	11	1,010,000,000.00	487,922,773.45	522,077,226.55
RWH	166-2-16-01-2202	11	50,000,000.00	31,734,577.67	18,265,422.33
CATCHMENT	166-02-16-02-2105	11	20,000,000.00	16,876,675.04	3,123,324.96
SACOSAN	166-02-16-03-2202	11	30,000,000.00	29,884,668.10	115,331.90
RWS	166-02-16-04-2104	11	100,000,000.00	57,141,637.89	42,858,362.11
CKD	166-02-16-05-2202	11	150,000,000.00	135,275,507.65	14,724,492.35
Total Capital			64,563,250,000.00	28,633,810,840.31	93,197,060,840.31