

2023

வார்டிக வார்டல
வருடாந்த அறிக்கை
ANNUAL REPORT



சுளுதடாச சாநிக சூலா கங்கீரூ அடிகாரீச
சுகததாச தேசிய விளையாட்டுத் தொகுதி அதிகார சபை
Sugathadasa National Sports Complex Authority



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ANNUAL REPORT



Sugathadasa National Sports Complex Authority
has been incorporated by the
Parliamentary Act No. 17 dated 1999 and Act No. 14 of 2017

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**Sugathadasa National Sports Complex Authority
Annual Report - 2023**

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Introduction

Sugathadasa National Sports Complex was entrusted to the Ministry of Sports to function as a Trust Fund from 01.02.1995, Act No. 17 of 1999 was presented to Parliament to convert the Sugathadasa National Sports Stadium as an Authority. By that Act, the Sugathadasa National Sports Complex Authority was established to take effect from 01.09.1999.

The Amending Act No: 14 of 2017 which was passed by Parliament on the 28th of August 2017 in keeping with the advice and approval of the Board of Management taking into account current needs is also relevant in this regard. Management matters of this Authority are conducted by a Board of Management consisting of eleven (11) members. This board is constituted as follows;

- The Secretary or a representation of the Ministry of the Minister in charge of the subject of Sports.
- The Director General appointed under the Sports Act No: 5 of 1973 passed by the National State Council.
- Representative of the General Treasury.
- A Board will be appointed by the Minister in charge of the subject of Sports consisting of 08 members of the Director Board including the Chairman and Working Director.



Board of Management

(From 01-01-2023 to 01-02-2023)

1.	Mr Rasith Thalinda Wikramasinghe	- Chairman
2.	Dr Jayalath Ilangakoon	- Working Director
3.	Mr A J S S Edirisuriya (Director General, Department of Sports Development)	- Member
4.	Mr B A Gamini Wickramapala (Director General (Planning), Ministry of Sports & Youth Affairs)	- Member
5.	Ms Inoka Lankathilake (Deputy Director, Dept of Public Finance, Ministry of Finance)	- Member
6.	Mr S C W Jayaweera	- Member
7.	Mr A Sajith Kumara	- Member
8.	Mr Mahesh Kotuwella	- Member
9.	Mr R P Kukulewithana	- Member
10.	Mr W M A M Jayawardena	- Member
	Mr H K M Kevin Rajitha	- Secretary

Board of Management

(From 15-06-2023 to 12-12-2023)

1.	Major General Mr Laal Chandrasiri	- Chairman
2.	Dr Jayalath Ilangakoon	- Working Director
3.	Mr Anura Muthumala (Director General, Department of Sports Development)	- Member
4.	Mr A J S S Edirisooriya (Director General, Department of Sports Development)	- Member
5.	Mr B A Gamini Wickramapala (Director General (Planning), Ministry of Sports & Youth Affairs)	- Member
6.	Ms Inoka Lankathilake (Deputy Director, Dept of Public Finance, Ministry of Finance)	- Member
7.	Mr L P V E Liyanage	- Member
8.	Mr D M S P Dissanayake	- Member
9.	Mr Mahesh Kotuwella	- Member
10.	Mr C A D Indrajith Kolonne	- Member
	Ms Mahilini Mayuran	- Secretary

Board of Management

(From 12-12-2023 to 31-12-2023)

1.	Mr Udara Rathnayake	- Chairman
2.	Dr Jayalath Illangakoon	- Acting Director
3.	Dr Shemal Fernando (Director General, Department of Sports Development)	- Member
4.	Mr B A Gamini Wickramapala (Director General (Planning), Ministry of Sports & Youth Affairs)	- Member
5.	Ms Inoka Lankathilake (Deputy Director, Dept of Public Finance, Ministry of Finance)	- Member
6.	Mr Raveen Fernando	- Member
7.	Dr D Malika Gunasekara	- Member
8.	Dr P A Krishantha Pathiraja	- Member
9.	Mr Dulan Asiri Hettiarachchi	- Member
10.	Mr U H Lakmal Udakanda	- Member
11.	Mr L R Sahabandu Weerasinghe	- Member
	Mr. Shageeth Somarathne	- Secretary

Audit and Management

(From 01-01-2023 to 15-07-2023)

1.	Ms Inoka Lankathilake (Deputy Director, Department of State Finance, Ministry of Finance)	- Chairmans
2.	Mr B A Gamini Wickramapala (Director General (Planning), Ministry of Sports & Youth Affairs)	- Member
3.	Mr A J S S Edirisooriya (Director General, Department of Sports Development)	- Member
4.	Mr W M A M Jayawardena	- Member
5.	Mr R P Kukulewithana	- Member
6.	Ms D H Kalansooriya (Chief Internal Auditor, Sports Infrastructure Development Division, Ministry of Sports and Youth Affairs)	- Observation level participation
7.	Ms B L D Balasoori ^y (Audit Officer, National Auditor's Office)	- Observation level participation
8.	Ms Nirosha Gamgodage (Assistant Audit Officer, National Audit Office)	- Observation level participation



Audit and Management

(From 15-07-2023 to 31-12-2023)

1.	Ms Inoka Lankathilake (Deputy Director, Department of State Finance, Ministry of Finance)	- Chairman
2.	Mr B A Gamini Wickramapala (Director General (Planning), Ministry of Sports & Youth Affairs)	- Member
3.	Dr Shemal Fernando (Director General, Department of Sports Development)	- Member
4.	Dr W M A M Jayawardane	- Member
5.	M D M C P Dissanayake	- Member
6.	Ms D H Kalansuriya (Chief Internal Auditor, Ministry of Sports & Youth Affairs)	- Participation at Observation Level
7.	Ms B L D Balasuriaya (Superintendent of Audit, National Audit Office)	- Participation at Observation Level
8.	Ms Nirosha Gamgodage (Assistant Superintendent of Audit, National Audit Office)	- Participation at Observation Level

Staff Officers of the Authority

From 01-01.2023 to 31.12.2023

•	Mr. S.S.K. Gunawardena	- Director (Interdicted)
•	Mr. Buddhika Weheragoda	- Director (Actg)
	Ms Wasana Premarathne	Dy Director (Planning)
•	Ms. Muditha Widanaarchchi	- Assistant Director (Admin) (From 01-06-2023)
•	Ms. H. Anoja Priyadarshani	- Administrative Officer / Asst Director (Admin) (Actg) (16.03.2023 to 30.04.2023) (Upto 30.04.2023)
•	Ms. Deepthika Abeykoon	- Administrative Officer (Actg). (01.05.2023 – 01.06.2023)
•	Ms. Gayani C Withana	- Administrative Officer (From 01.06.2023)
•	Mr. W.M.P.S. Bandara Piyadasa	- Assistant Director (Finance) (Upto 14-07-2023)
•	Ms. M.N. Dissanayake	- සහකාර අධ්‍යක්ෂ (මූල්‍ය) වැ.බ. (2023.08.03 සිට 2023.12.14)

• Ms. Sagarika Yatigala	- Assistant Director (Finance) (From 14.12.2023)
• Ms. W.M.Y.A. Wijesuriya	- Assistant Director (Sports)
• Mr. H.K.M.K. Rajitha	- Legal Officer (Upto 22-06-2023)
• Mr. H S Prabodha Somaratne	- Legal Officer (From 29-11-2023)
• Mr. K. Bandutilaka	- Information Technology Officer
• Mr. I.W.M.C.R. Illangakoon	- Stadium Manager (Indoor) Actg(22-03-2023 – 08-12-2023)
• Ms. P.D.N. Prabha Kiriella	- Stadium Manager (Outdoor)
• Mr. P.D. Sampath Perera	- Stadium Manager (Reservation)
• Mr. S.C. Wickramasuriya	- Stadium Manager(Indoor) (from 08-12-2023)
• Ms. D M K Manel Dissanayake	- Stadium Manager (Bog) Actg (from 01-12-2023)
• Ms. S.K.D. Shanika Prabaswari	- Procurement / Marketing Officer
• Ms. M.N. Dissanayake	- Accounts Officer
• Mr. L L Chaminda	- Security Manager
• Mr M N K Gunathilake	- Maintenance Officer





Our and Vision and Mission

Vision

Transforming the Sugathadasa National Sports Complex Authority into a Sports Complex in Asia equipped with internationally recognized first class sports facilities and facilitation in the development of Sri Lankan sports in Sri Lanka with concessionaries through the development of the other sports complexes owned by the Authority.

Mission

Contribution in the development of Sri Lankan Sports by providing internationally recognized facilities and to become the pioneer international sports complex equipped with facilities required to upgrade the talents of Sri Lankan Sportsmen and Sportswomen.

Approved Cadre

As per the particulars of approved Cadre, the Cadre approved by the Management Services Department for the Institution based on the service requirements at the Institution is 378, where one position has been approved on contract basis. Number of permanent staff out of the above as at 31.12.2023 was 266. The number of Employees who are engaged in the duties out of the said approved cadre is 70.37%, where it can be depicted as follows.

Designation	Salary Code	Approved Permanent Cadre	Approved Employees on Contract Basis	Employees as at 31.12.2023	Employees on Contract Basis as at 31.12.2023	Vacancies/Surplus
Chairman						
Working Director						
Senior Level Manager						
Director	HM 1-1	1	-	1	-	0
Middle Level Manager						
Dy Director / Asst Director (Admin)	MM 1-3	1	-	1	-	0
Dy Director / Asst Director (Finance)	MM 1-3	1	-	1	-	0
Dy Director / Asst Director (Sports)	MM 1-3	1	-	1	-	0
Dy Director / Asst Director (Technical)	MM 1-3	1	-	0	-	1
Dy Director / Asst Director (Electrical/Technical)	MM 1-3	1	-	0	-	1
Legal Officer	MM 1-3	1	-	1	-	0
Dy Director / Asst Director (IT/Media)	MM 1-3	1	-	0	-	1
Dy Director / Asst Director (Planning)	MM 1-3	1	-	0	-	1
Consultant Curator	MM 1-3	1	-	0	-	1
Internal Auditor	MM 1-1	1	-	1	-	0
Junior Level Manager						
Private Secretary to the Chairman	JM 1-1	0	1	-	0	1
Administrative Officer	JM 1-1	1	-	1	-	0
Accounts Officer	JM 1-1	1	-	1	-	0

Information Technological Officer	JM 1-1	1	-	1	-	0
Maintenance Officer	JM 1-1	1	-	1	-	0
Purchasing Officer / Marketing Officer	JM 1-1	1	-	1	-	0
Procurement Officer	JM 1-1	1	-	0	-	1
Security Manager	JM 1-1	1	-	1	-	0
Stadium Manager (Indoor)	JM 1-1	1	-	1	-	0
Stadium Manager (Outdoor)	JM 1-1	1	-	1	-	0
Stadium Manager (Bogambara)	JM 1-1	1	-	0	-	1
Stadium Manager (Beliatte)	JM 1-1	1	-	1	-	0
Management Assistant (Technical)						
Technical Assistant (Civil)	MA 2-1	1	-	1	-	0
Technical Assistant (Electric)	MA 2-1	3	-	0	-	3
Store Keeper	MA 2-1	3	-	0	-	3
Book Keeper	MA 2-1	1	-	1	-	0
Technical Assistant (Technical/Motor)	MA 2-1	1	-	0	-	1
IT Assistant	MA 2-1	2	-	0	-	2
Management Assistant (Non - Technical)						
Management Assistant	MA 1-1	32	-	21	-	11
Curator	MA 1-1	1	-	1	-	0
Works Supervisor	MA 1-1	2	-	1	-	1
Sports Officer	MA 1-1	8	-	4	-	4
Sports Trainer **	MA 1-1	1	-	1	-	0
Senior Security Officer	MA 1-1	2	-	1	-	0
Security Officer	MA 1-1	16	-	17	-	-1
Landscape Assistant	MA 1-2	1	-	0	-	1
Primary Skilled						
Electrician **	PL 3	1	-	1	-	0
	PL 3	4	-	0	-	4
Driver	PL 3	10	-	6	-	4
Primary Semi Skilled						
Carpenter	PL 2	3	-	2	-	1
Mason		3	-	3	-	0
Plumber		3	-	2	-	0
Painter		3	-	2	-	1
Welder		3	-	1	-	0
Bicycle Orderly		2	-	1	-	1
Lifeguard Assistant		4	-	0	-	4
Masseur		2	-	0	-	2
Cook		1	-	0	-	1



Primary Non-Semi Skilled						
Stadium Assistant	PL 1	111	-	84	-	27
Security Guard		100	-	75	-	0
Office - Aide		10	-	8	-	2
Swimming Pool Attendant		5	-	0	-	5
Bungalow Keeper		1	-	0	-	1
Stadium Clerk	★★	15	-	12	-	0
		377	1	260	0	86

(★★) In the event of approving the Designation, the qualifications of the Recruitment Procedure has been approved by making it personal only to the Holder of the respective Designation.

Objectives of the Authority

- To manage, maintain, safeguard and develop the Sugathadasa National Sports Complex.
- To improve sports and recreational activities and facilities of the Sugathadasa National Sports Complex to fulfill the requirements of the sports economy and sports tourism
- To provide facilities of the Sugathadasa National Sports Complex for the advancement of sports in the Country.
- Ensure the utilization of the sports and recreational activities as the mechanisms to reinforce the social unity and national reconciliation

Responsibilities and the Functions of the Authority

Responsibilities

- Management, maintenance of the Sugathadasa National Sports Complex and taking necessary actions to safeguard it as a national asset.
- Maintenance of all facilities and services
 - Carrying out improvements or changes required for the buildings and structures.
- Provision of Facilities to the Sri Lanka Citizens particularly to the Sri Lankan youth for enabling them to improve their talents in sports and their physical fitness and health subjected to the Conditions Imposed by the Board of Management
- Conducting Training Courses and Programs on sports with the objective of improving sports, particularly in rural sector
- Provision of facilities required for the national and international festivals subjected to the conditions imposed by the Board of Management
- Organization of International and National Sports Trainings and Developing coordination and cooperation with Sports Institutions with the objective of improving sports and recreation facilities available in Sri Lanka.
- Provision of facilities of the Authority to Schools, Youth Sports Clubs and Sports Organizations by charging concessionary rates subjected to the Conditions imposed by the Board of Management.

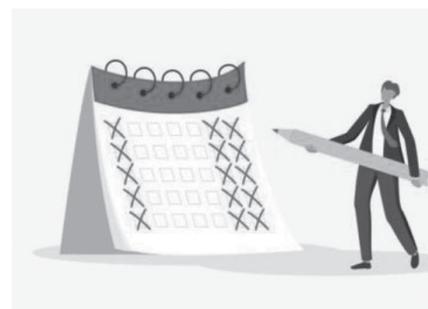


Functions

- The following procedures were adopted by the Authority in order to hold the above responsibilities and services and facilities are provided to Sports Clubs, School Sports Clubs and Public as well as Private Institutions under concessionary rates approved by the Board of Management
- Provision of infrastructure facilities that are necessary for training sportsmen and sportswomen for National and International track and field events.
- Provision of facilities required to conduct matches with international recognition during day and night times
- Facilitation for the advancement of sportsmen/ sportswomen equipped with talents in schools with low facilities and in rural level by providing infrastructure facilities for uplifting their talents.
- Provision of swimming and diving pool facilities required for the conduct of nationally and internationally recognized swimming competitions.
- Supplying facilities necessary for conducting examinations, conferences, conventions, festivals and recreational activities.
- Organization of workshops on training purposes

Respective areas where the facilities and services are provided

Sugathadasa National Sports Complex Authority is determined to provide to sports facilities with compatible to the requirements of the Service Beneficiaries, through taking necessary arrangements to prepare the Stadium and Gymnasium in order to provide the service facilities in a wide range.



Necessary plans have been prepared to provide the service facilities with higher standards during day and night times for the Sports Events as well as for other Programs held at Indoor Stadium, Outdoor Stadium and the Playground at the Bogambara Stadium. The Sugathadasa National Sports Complex Authority is the only Institution which prepared to provide services and facilities which required for the Sri Lankan Sportsmen and Sportswomen who represent the District, Provincial level who emerged from the School level in order to step into the international level in sports events.

Indoor and Outdoor Sports

Provision of International Level facilities to hold the Sports events such as Athletics, Rugby, Netball, Cricket, Basketball, Squash, Handball, Badminton, Table Tennis, Judo, Wrestling, Wushu, Boxing, Taekwondo, Karate and Gymnastics

Health and Education

Provision of internationally recognized services and facilities for National and International festivals, workshops, training courses, swimming school and lifesaving courses, body building courses, shows and meetings.

Recreation

Provision of high standard services and facilities to hold the Mega-Scale Musical Shows, Concert Programs and Annual Get –Together Functions.



Publicity and Advertisements

Provision of service facilities through providing backgrounds required for the videos and to obtain Still Photographs relevant for the Marketing. Advertisements have been televised at the vicinity of the Stadium premises with the corroboration of the Sportsmen and Sportswomen of the Sports Sector.

Furthermore, film makers are also obtaining the facilities which required for the utilization of the background of the Stadium Premises for their creations which relevant for the Sports Sector

A digital 20 x 20 feet digital billboard has been installed in the outdoor stadium facing the main road.

The Sugathadasa National Sports Complex Authority comprises of the following institutions for the provision of the aforementioned services and facilities

1. Sugathadasa Indoor Stadium and Swimming Pool Complex
2. Sugathadasa Sports Hotel
3. Sugathadasa Outdoor Stadium
4. R. Premadasa International Cricket Stadium
5. Bogambara Outdoor Stadium
6. Beliatte Swimming Pools
7. Nuwaraeliya Race Course

Development of Human Resources

During the Financial Year 2023, special attention has been given to improve the motivation and the skill development of the employees. The Management had made arrangements during the year to provide Training Courses and Programs in accordance with the following fields of subject.

Program	Number of Officers who were trained	Duration	Total Investment (Rs. '000)		Nature of the Program (Local /Foreign)
			Local	Foreign	
Staff Training Program	50	2023.09.12	25,000.00	-	Local
Training Program Conducted by the National Institute of Labour Studies (For Officers Responsible for Office Leave Duties)	01	2023.09.07	5,000.00	-	Local
Training Program Conducted by the National Institute of Labour Studies (Regarding Audit Inquiries)	01	2023.09.07	15,000.00	-	Local
Training Program Conducted by the National Institute of Labour Studies (Regarding the Procedure for Salary Payments in Government Sector)	01	2023.09.12	5,000.00	-	Local

Communication and Soft Skills Development Program	01	2023.09.12	61,141.79	-	Local
Certificate Course on Procurement Procedures	04	2023.09.26 - 2023.11.28	100,000.00	-	Local
Staff Salary Disparity Awareness Program	10	2023.10.27	10,000.00	-	Local
			221,141.79		

Reporting from the Management

Reporting of the monthly progress of the Institution to the Ministry of Sports is carried out continuously in every month and arrangements have been made for the due submit of the Performance Report that would be tabled in the Parliament of Sri Lanka at the end of the third quarter and to submit statistical data to the Department of Management Services, Department of Budget and to the Department of Census and Statistics.

Meetings of the Board of Management - 2023

The Board of Management takes decisions related to the progress of this Authority and the relevant meetings are held monthly. 10 meetings of the Board of Management have been conducted in the Year 2023.

The Function of Audit of the Authority

10 Audit queries had been submitted for the Audited Year 2023, where actions were taken to hold 04 Audit and Management Committee Meetings during the year. Accordingly,

- Answers for Internal Audit Queries had been provided in relation to the year 2023, where those were also executed accordingly
- The respective Officers of the Authority had taken part in 04 sessions of Audit and Management Committee Meetings at the Ministry of Sports.

Stock Verification – 2023

The Stock Verification Committee consisted with 15 Sub-Committees was appointed on 14.12.2023 for the goods inspection in the year 2023 at the Sugathadasa National Sports Complex Authority. Inspection matters have been completed as per the provisions laid down at the Financial Regulations 756 and 757.

Annual Procurement

The procurement matters carried out within the financial year 2023 for the activities at the Indoor Stadium, Outdoor Stadium, Bogambara Playground and Beliatta Playground as well as Nuwara Eliya Race Course were as follows

No	Project	Amount (Rs.)
1	Renovation of the 400m/200m Synthetic Track at the Outdoor Stadium.	75,000,000.00
2	Renovation of the Overhead Lighting System at the Outdoor Stadium	40,000,000.00

3	Repair of the Swimming Pool Pump House	78,000,000.00
4	Installation of CCTV Camera System and Media Unit	10,000,000.00
5	Sports Bank Project.	19,500,000.00
6	Renovation of the Sports Hotel Kitchen	23,000,000.00
7	Renovation of the Indoor Stadium.	15,000,000.00
8	Renovation of the Outdoor Stadium.	10,000,000.00
9	Renovation of the Bogambara Stadium	10,000,000.00
10	Miscellaneous Projects	117,500,000.00
Total Amount (Rs.)		398,000,000.00

Sugathadasa Indoor Stadium

The Sugathadasa Indoor Stadium consists of the following sections.

1. Sub Stadiums (Badminton, Squash and Table tennis)
2. Swimming Pool Complex
3. Gymnasium
4. Sports Hotel

Indoor Stadium



Indoor Stadium is equipped with an air-conditioned Auditorium with a seating capacity of 5,004 and the width and the length of the indoor playground of the Indoor Stadium is 35 meters and 40 meters respectively. This Stadium facilitates the conduct of indoor sports competitions such as Basketball, Badminton, Netball, Judo, Gymnastics, Volleyball, Table Tennis, Boxing, Karate and Wrestling. In addition, facilities are provided in this stadium for the conduct of various festivals, conferences, musical shows, state festivals and various workshops

The summary of total number of Championships and other festivals conducted in the Indoor Stadium up to the 31st of December 2023 can be illustrated as follows.

S.No	Activity	Total
1.	Conferences	12
2.	International / National Musical Shows	07
3.	Volleyball Matches	04
4.	Karate Competitions	20
5.	Basketball Matches	06
6.	Gymnastic / Aerobics Matches	06
7.	Badminton Matches	02
8.	Netball Matches	05
9.	Boxing Competitions	02
10.	Netball Practices	04
11.	Volleyball Practices	49
12.	Basketball Practices	22
13.	Video recording matters	01
14.	Reservations for Pre-School Functions	01
15.	Leasing out the Sports Equipments for external parties	05
16.	Commercial Stalls and others	56
17.	Knowledge Competitions	01
18.	Other Events	66
Total		269

An income of Rs. 99,528,785.00 has been earned through the Sports events and other festivals held at this indoor stadium up to the 31st of December 2023

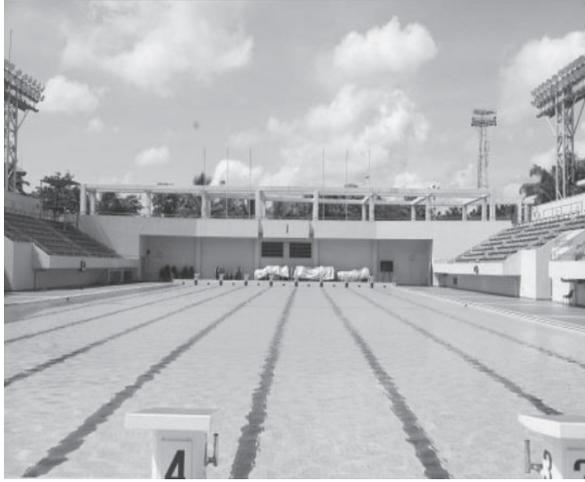
Sub Arena Sub Arena

The Sub Arena are comprised of 2 Badminton Courts and 4 Squash Courts and these Sub Arena provide facilities to conduct matches and training activities.

Swimming Pool Complex

Swimming trainings planned by the Sports Associations and School level in Sri Lanka, as well as Tournaments are conducted at this Complex, where necessary steps have been also taken to carry out a Swimming School through providing the memberships for the School children on concessionary basis by the Authority. This Swimming Pool Complex is determined to provide facilities which required holding the Swimming tournaments from School level to International level, where this is the only Swimming Pool Complex in Sri Lanka which is being facilitated with the high tension electric light towers to conduct the day / night matches





Main Swimming Pool
(Length-50m/Breadth-22m/Depth-2m)



Sub Pool for training activities



Diving Pool



Pool for Children

The Tournaments / Championships / Trainings conducted at the Swimming Pools and the memberships obtained up to 31st December 2023 can be summarized as follows.

No.	Details of Events	No of Events
1.	Swimming membership for school children	332
2.	Swimming membership for Elders	84
3.	Diving and Water ball Competitions	25
4.	Trainings	388
5.	Commercial Stalls	12
Total		841

An operational income of Rs. 17,994,503.00 has been generated from the Swimming Pools by the provision of premises for conducting the aforementioned Tournaments / Championships / Trainings and Swimming memberships.

Gymnasium

Sportsmen / Sportswomen as well as other parties are able to obtain the memberships to enjoy the facilities of this Centre and follow the required trainings. 159 persons had obtained the memberships.

An operational income of Rs. 4,110,850.00 has been generated through the Body Building Centre up to 31st December 2023

Sports Hotel

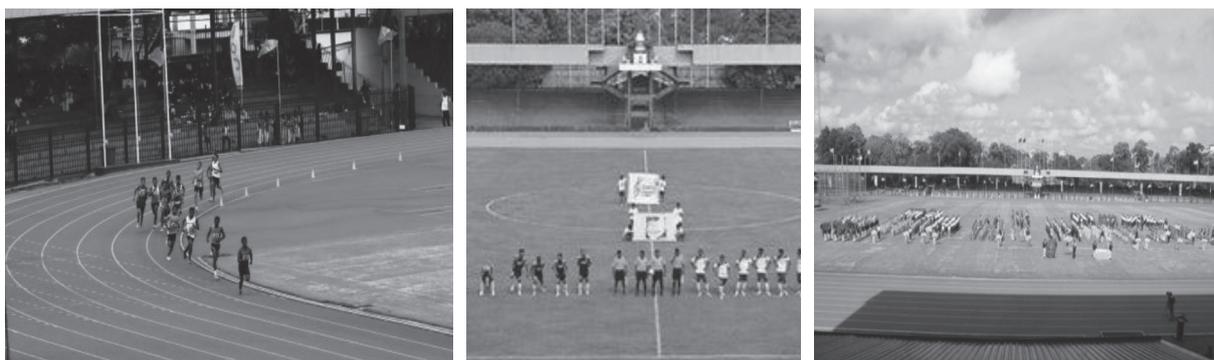
The renovation matters after the modernization of the Sports Hotel which has been established to provide the accommodation facilities to the Sportsmen and Sportswomen who come to obtain the service facilities at the Authority are as follows

The Sports Hotel is administered under the Sugathadasa National Sports Complex Authority, as it has been established as two storied building with 42 rooms for the provision of accommodation facilities. This Hotel is equipped with facilities to provide accommodation facilities for more than 150 members at once. In addition to the provision of accommodation facilities, this Hotel also provides facilities for festivals, parties, meetings and workshops

An operational income of Rs. 27,733,892.00 has been generated from the sports hotel up to 31st December 2023



Sugathadasa Outdoor Stadium



This is the only Stadium which equipped with facilities in international Standards in order to conduct the Athletic events of the School Sportsmen and Sportswomen in Sri Lanka. This Stadium has been prepared to conduct track and field events, Football/Rugby Matches and Trainings at the same time during the day and night. The Pavilion of this Stadium has been equipped with facilities required to accommodate 20,000 Spectators at a time.

The Outdoor Stadium comprises of two Artificial Running Tracks of 400 meters and 200 meters. Renovation matters of these Artificial Running Tracks have been completed for the fifth time. In addition to that the Stadium is equipped with the facilities of three storied Media Unit and a high-tension electric light system for enabling to conduct matches in the night times. Facilities have also been provided in this Stadium to conduct the sports events such as Athletics, Volleyball, Rugby, Football, Basketball, as well as for various functions

Particulars regarding the Matches and Festivals conducted in this Stadium up to 31st December 2023 are as follows..

No.	Details of Events	No of Events
1.	Football Matches	18
2.	Athletic Tournaments (Running Track 400m)	41
3.	Athletic Events(Running Track 400m)	10
4.	Sports Festivals(Running Track 400m)	24
5.	Rugby Trainings	03
6.	Sports Festivals(Running Track 200m)	73
7.	Membership for Jogging as an Exercise	59
8.	Trainings/Rehearsals/Events	08
9.	Basketball Trainings	84
10.	Beachball Trainings	07
11.	Physical fitness Inspection-Cricket	19
12.	Physical fitness Inspection-Football	01
13.	Registration of Athletics	42
	Total	389

An operational income of Rs. 53,342,979.00 had been generated by the Sugathadasa Outdoor Stadium up to 31st of December 2023 through holding the matches, festivals, "D" Vehicle Park, rentals and other sources

Affiliated Institutions and Stadium Premises

Bogambara Outdoor Stadium

This Stadium has been administered by this Authority since 2001 after transferring the physical ownership to the Authority, even though it was earlier come under the purview of the Kandy Municipal Council. A Staff of more than 70 persons including the Stadium Manager has been engaged in the duties of this Stadium.

Pavilion facilities have been provided in this Outdoor Stadium with a seating capacity of approximately 10,000 spectators at a time. Facilities have been offered in this Stadium for Athletics, Football, Rugby, Volleyball, Netball, School Sports Festivals and other festivals

A new Gymnasium was constructed for this Stadium and modern body building equipment have been purchased for the Centre, where Sportsmen and Sportswomen as well as other persons can obtain the memberships and enjoy the facilities provided therein

An operational income of Rs. 24,172,028.00 has been generated through the Car Park, Body Building Centre and other receivables up to 31st December 2023.



No.	Details of Events	No of Events
1.	Football Matches	01
2.	Athletic Tournaments (Running Track 400m)	08
3.	Registration for Athletics	72
4.	Athletics Training	345
5.	Sports Festivals(Running Track 400m)	41
6.	Selection Trials / Training	18
7.	Rugby Matches	28
8.	Rugby Training	07
9.	Rugby Training Matches	166
10.	Body Building Membership	196
11.	Steam-Bath	112
12.	Other Programs	12
Total		1006

Nuwara Eliya Race Course

The Management of Nuwara Eliya Race Course has been assigned to the Sugathadasa National Sports Complex Authority by the Ministry of Sports with effect from 07.09.2011.



An operational income of Rs. 6,511,500.00 has been generated from this Race Course which covers an area of 84 hectares up to 31st of December 2023, through the Stables in the Race Course, rentals, Horse/Pony back riding, renting out the premises and charges for parking vehicles.



Under the guidance of former President Mr. Ranil Wickramasinghe, with the aim of promoting tourism industry, the Nuwara Eliya District Secretariat has been entrusted with the responsibility from 2023-08-09.

Beliatta Swimming Pool Complex

This Swimming Pool Complex is consisted with following components.

- 50m long Swimming Pool with 08 lanes
- Diving Pool

Even though only the administration and maintenance activities of the Swimming Pools in Beliatta Technical College have been conducted by the Sugathadasa Authority with effect from 07.08.2008, Sugathadasa Authority does not possess the ownership of these Swimming Pools. Facilities in respect of the swimming activities are provided by the Sugathadasa National Sports Complex Authority for the adults and school children resided in the surroundings



The total operational income generated through these Pools up to 31st December 2023 was Rs. 1,370,049.00.

A higher income cannot be expected from these two Pools as the participation of the adults, school children and Sports Clubs is very low even though they were made aware of these two Swimming Pools.

R. Premadasa International Cricket Stadium

R. Premadasa Cricket Stadium is one of the Stadiums owned by our country equipped with all the facilities required for the conductance of nationally and internationally recognized Cricket matches. This equipped to provide pavilion facilities for 35,000 spectators at a time as well as it consists with a huge vehicle park.

As being the major source of income of the Sugathadasa National Sports Complex Authority, leasing out of this Stadium for a fixed monthly rental for a long term period has caused a rapid deduction in income receives by the Authority.



Physical and financial progress of the development projects associated with the Sugathadasa National Sports Complex Authority as at 31.12.2023

Activity	Estimated Value (Rs. MN)	Amended provisions for the final quarter of 2023(Rs. MN)		fNI;sl m%;;sh
		Provision	Expend-iture	
01 Renovation of Flood Light System - SOS		40.0		4%
02 Renovation of the Swimming Pool Pump House – SIS	35.0	35.0		15%
03 Renovation of 400m / 200m Synthetic Track at – SOS	30.0	30.0		2%
04 Sports Bank Project		-		-
05 Installation of CCTV Camera System & Media Unit	10.0	10.0		-
06 Renovation of Kitchen at Sports Hotel		23.0		25%
07 Renovation of Indoor Stadium	15.0	15.0		10%
08 Renovation of Outdoor Stadium	10.0	10.0		10%
09 Renovation of Bogambara Stadium	10.0	10.0		-
10 Completion & Continuation Projects	117.5	60.5	26.29	78%
	290.5	233.5	26.29	

Proposed Development Projects for the Year 2024

Project Description	Project Value (Rs. Million)
01 Renovation of the Media Building and Roof of the Auditorium at the Outdoor Stadium	54.00
02 Renovation of the Water Tank at the Indoor Sports Hotel	37.00
03 Purchase and Installation of New Seats for the Swimming Pool Auditorium	24.00
04 Purchase of a Public Address System for the Outdoor Stadium	9.30
05 Renovation of the Bogambara Stadium	28.00
06 Renovation of the Perimeter Fence around the Outdoor Stadium	18.00
07 Renovation of the Firefighting System at the Indoor Stadium	14.50
08 Renovation of the CCTV Camera System	2.00
09 Purchase of Sports Equipment	9.50
10 Miscellaneous Projects	84.00



11	Renovation of the Vehicle Parking Area at the Bogambara Stadium	18.00
12	Construction of a Traditional Arts Area	2.00
13	Purchase of Required Equipment for the Kitchen at the Sports Hotel	9.50
14	Renovation of the Civil Works at the Indoor Stadium	9.50
		319.30

Summary of Significant Accounting Policies to the Financial Statements of Sugathadasa National Sports Complex Authority

01. Reporting Entity

1.1 Legal & Domicile Form

The Sugathadasa National Sports Complex Authority has been incorporated in Act No17.01.1999. The Main Administration Building is located at No 2211, Arthur De Silva Mawatha, Colombo 13.

1.2 Approval of Financial Statements

The Financial Statement Was authorized for issue by the Board of Management on 20th February 2023..

1.3 Reporting Period

The Financial Period of the Sugathadasa National Sports Complex Authority is from 01st January 2023 to 31st December 2023

02. Basis Preparation and other Significant Accounting Policies

2.1 Basis of Preparation

The Financial Statement of the Sugathadasa National Sports Complex Authority has been prepared under the historical cost Convention in conformity with Public Sector Accounting Standard.

2.1.1 Statement of Compliance

The Financial Statement of the Sugathadasa National Sports Complex Authority has been prepared and presented under Public Sector Accounting Standard. This financial Statement comprises the statement of financial position, Statement of financial performance, statement of cash flow, Statement of changes in equity, and note to the financial statements..

2.1.2 Going Concern

The Sugathadasa National Sports Complex Authority has made an assessment of the Sugathadasa National Sports Complex Authority and its ability to continue as a going concern and it is satisfied that it has resources to continue in entity for the foreseeable future, furthermore, the board of management is not aware of any material uncertainties that may cast significant doubt of the Sugathadasa National Sports Complex Authority ability to continue as a going concern.

Based on that financial statements have been prepared on the going concern basis.

2.1.3 Events after the date of the statement of financial position

All material Events after the reporting date has been considered and where appropriate adjustments or disclosure wherever necessary have been made in the financial statement..

2.1.4 Financial & presentation Currency

Item included in the financial statements of the Sugathadasa National Sports Complex Authority are measured using the currency of the primary economic environment in which the Sugathadasa National Sports Complex Authority operated (The functional Currency). The financial statement is prepared and presented in “Sri Lanka Rupees (Rs)” which is the functional and presentation currency of the Sugathadasa National Sports Complex Authority.

2.1.5 Rounding

The Amounts in Financial Statements have been rounded – off to the nearest rupee unless otherwise Indicated as Permitted by the Public Sector Accounting Standard

03. Significant Accounting Policies

3.1.1 Property, Plant & Equipment

3.1.2 Recognition and Measurement

Items of property, plant, and equipment are stated at cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management. The cost of self-constructed assets includes the cost of materials and direct labor

Where an item of property, plant and equipment comprises major components having different useful lives, they are accounted for as separate items of property, plant, and equipment.

3.1.3 Subsequent Expenditure

The Company adds to the carrying amount of an item of property, plant, and equipment the cost of replacing parts of such an item when that cost is incurred if the replacement part is expected to provide incremental future benefits to the Sugathadasa National Sport Complex Authority.

The carrying amount of the replaced part is derecognized. All other repairs and maintenance are charged to profit or loss during the period in which they are incurred.

3.1.4 Depreciation

Depreciation is charged to the profit or loss to allocate the cost of assets less their residual value over the estimated useful lives of items of property, plant, and equipment, using the straight-line method. The estimated annual rates are as follows

Freehold Buildings	2.5%
Floodlight Towers	10%
Synthetic Track	20%
Plants, Machinery	10%
Motor Vehicles	20%
Sports Equipment	10%
Furniture & Fittings	10%
Office Equipment	10%



Computer Accessories & Software	25%
Linen	50%
Floodlight bulbs & igniters	33 1/3%

Depreciation is Charge for an asset from the date it is purchase
 Depreciation of an asset begins when it is available for use and ceases at the earlier of the date that the asset is classified as held for sale and the date that the asset is derecognized

Inventories mainly consist of materials that are held for use in maintenance. The inventories of Sugathadasa National Sports Complex Authority are shown at cost and cost is equal to the net releasable value on inventories.

3.2 Cash and Cash Equivalents

Cash and Cash equivalents are defined as cash in hand and readily convertible to known amounts of cash and subject to an insignificant risk of being charged in value. For a cash flow statement, Cash equivalents consist of cash in hand and deposits in banks. The cash flow statement is reported based on the indirect method.

3'3 Trade & Other Receivables

Accounts Receivable are stated at the amounts estimated to be realized, and where necessary, provision is made in the financial statements, for bad and doubtful debts'

3.3.1 Provision for Bad Debts

Inventory is measured at minimum cost and net realizable value. The cost of goods documents is based on a weighted average principle and includes the costs incurred in acquiring the goods documents and bringing them to their present location and condition.

Net realizable value is the value obtained after deducting the estimated costs of completion and selling expenses from the estimated selling price in a similar business transaction.

Inventory mainly consists of physical materials used for maintenance. Sugathadasa National Sports Complex Authority's inventory is shown at cost and the cost is equal to the net realizable value of the inventory.

3.3.2 Cash and cash equivalents

Cash and cash equivalents are defined as cash on hand, cash that is readily convertible to fiat amounts, and cash that is subject to negligible risk of being charged at value.

For a cash flow statement, cash on hand and bank deposits consist of cash equivalents. The statement of cash flows is reported based on the indirect method.

3.3.3 Trade and other receivables

Accounts receivable are stated in the estimated amounts to be collected and where necessary, provision is made in the financial statements for bad and doubtful debts.

3.3.4 Provision for bad debts

The following percentages are used for bad debt provision.

Government institute	
Arrears overa	
01 Month to 03 Month	10%
03 Month to 06 Month	20%
06 Month to 12 Month	40%
01 Year to 03 Year	50%
03 Year to 06 Year	70%
06 Year to 10 Year	80%
More than 10 years	100%
Federations	
Arrears over	
01 Month to 03 Month	10%
03 Month to 06 Month	20%
06 Month to 09 Month	40%
09 Month to 01 Year	60%
01 Year to 03 Year	80%
More than 03 years	100%
Arrears over	
01 Month to 03 Month	25%
03 Month to 06 Month	45%
06 Month to 09 Month	65%
09 Month to 01 Year	85%
More than 01 years	100%

3.4 Liabilities Provisions

3.4.1 Current Liabilities

Liabilities classified as current liabilities in the statement of financial position are those that are fully due for payment within one year from the date of the statement of financial position date. All known liabilities have been accounted for in preparing the financial statement..

3.4.2. Provision for retirement gratuity

A defined contribution plan that has both defined benefit and defined contribution plans to the company is one in which fixed contributions are paid to a separate entity under the authority and in the current and prior periods. A pension plan is no longer legally or constructively obligated to pay contributions if the fund does not have sufficient assets to pay benefits to all employees related to the employment service. great Defined benefit plans are pension benefit amounts that an employee receives upon retirement, usually dependent on one or more factors such as age, length of service, and compensation.

- (a) **Defined Contribution Plans - Employees' Provident Fund (EPF) and
- Employees' Trust Fund (ETF)**



All employees who are eligible for Employees Provident Fund and Employees Trust Fund contributions are covered by relevant contribution funds in line with respective Statutes and Regulations.

(b) Defined Benefit Plans – Retiring Gratuity

Provision has been made in the accounts for Retiring Gratuity from the first year of service of the employee and the item being shown under the deferred liabilities in the Statement of Financial Position. However, according to the Gratuity Act No. 12 of 1983, the liability to an employee arises only on the completion of five years of continuous service. Gratuity is not funded externally.

.3.4.3. Contingent Liabilities

Contingent liabilities of the Authority are disclosed in the respective Notes to the Financial Statements.

4.0 Equity

4.4.1 Grant

Government grants are recognized where there is reasonable assurance that the grant will be received and all attached conditions will be complied with. When the grant relates to an expense item, it is recognized as income on a systematic basis over the periods that the costs, which it is intended to compensate, are expensed. Where the grant relates to an asset, it is recognized as income in equal amounts over the expected useful life of the related asset.

When the Sugathadasa National Sports Complex Authority receives non-monetary grants, the asset and the grant are recorded gross at nominal amounts and released to profit or loss over the expected useful life in a pattern of consumption of the benefit of the underlying asset by equal annual installment. When loans or similar assistance are provided by governments or related institutions with an interest rate below the current applicable market rate, the effect of this favorable interest is regarded as a government grant.

4.5 Income Tax Expense

As per Public Sector Accounting Standard (Income Taxes), tax expense is the aggregate amount included in the determination of profit or loss for the period in respect of current and deferred taxation. Income tax expense is recognized in the Income Statement except to the extent it relates to items recognized directly in „Equity“ or „Other Comprehensive Income (OCI)“, in which case it is recognized in Equity or OCI

Current Taxation

Current tax assets and liabilities consist of amounts expected to be recovered from or paid to the Commissioner-General of Inland Revenue in respect of the current year and any adjustment to tax payable in respect of prior years. The tax rates and tax laws used to compute the amount are those that are enacted or substantially enacted by the reporting date. Accordingly, the provision for taxation is based on the profit for the year adjusted for taxation purposes under the provisions of the Inland Revenue Act No 24 of 2017 and the amendments..

According to the Social Security Tax Act issued by the Parliament of the Democratic Socialist Republic of Sri Lanka on 21 June 2022, the Authority will be subject to the said tax from October 2022. The tax expense will be borne by the Authority

Deferred Tax Assets (Liabilities)

Deferred tax is provided on temporary differences at the financial position date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes

Deferred tax liabilities are recognized for all taxable temporary differences, except:

- When the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a Service combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.
- In respect of taxable temporary differences associated with investments in subsidiaries and associates and interests in joint ventures, when the timing of the reversal of the temporary differences can be controlled and, probably, the temporary differences will not reverse in the foreseeable future..
- Deferred tax assets are recognized for all deductible differences. Carry forward of unused tax credits and unused tax losses, to the extent that taxable profits will probably be available against which the deductible temporary differences and the carry forward of unused tax credits and unused tax losses can be utilized, except
- When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a Service combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.
- In respect of deductible temporary differences associated with investments in subsidiaries and associates deferred tax assets are recognized only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilized.
- The carrying amount of a deferred tax asset is reviewed at each financial position date and reduced to the extent it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized
- Unrecognized deferred tax assets are reassessed at each reporting date and are recognized to the extent that is probable that future taxable profit will allow the deferred tax asset to be recovered.
- Deferred tax assets are recognized in respect of tax losses to the extent that it is probable that future taxable profits will be available against which such tax losses can be utilized. Judgment is required to determine the number of deferred tax assets that can be recognized based upon the likely timing and level of future taxable profits together with the future tax planning strategies.
- Deferred tax assets and liabilities are measured at the tax rate that is expected to apply in the year when the assets are realized or the liabilities are settled, based on tax rates and tax laws that have been enacted or subsequently enacted at the Financial Position date.



05. Recognition of Revenue and Expenses

5.1. Revenue

Revenue is principally recognized on an accrual basis when Services is Performed a completed.

When a contract with a customer does not meet the revenue recognition criteria and an entity receives consideration from the customer, the entity shall recognize the consideration received as revenue only when either of the following events has occurred:

- (a) the entity has no remaining obligations to transfer goods or services to the customer and all, or substantially all, of the consideration promised by the customer has been received by the entity and is non-refundable; or
- (b) the contract has been terminated and the consideration received from the customer is non-refundable.

Judgment is required in assessing the application of revenue recognition and refundable deposits over two years after the expiry of the contract have been recognized as revenue

5.2. Expenses

The profit or loss earned or incurred by the Authority before taxation as shown in the Income Statement is after making provision for all known liabilities.

All expenditure incurred in the running of the business and in maintaining the capital assets in a state of efficiency has been charged to revenue in arriving at the profit for the year

Gains or losses of a revenue nature on the disposal of property, plant, and equipment have been accounted for in the income statement.

5.2.1. Financing Cost

All interest and other costs incurred in connection with borrowings are expenses as incurred as part of the financial cost..

06. Statement of Cash Flows

The Cash Flow has been prepared by using the "Indirect Method". Interest paid is classified as operating cash flows. Interest received and dividends are classified as cash flows from investing activities. Interest and dividends received are classified as investing cash flows while dividends paid are classified as financing cash flows to the present statement of cash flows.

SUGATHADASA NATIONAL SPORT COMPLEX AUTHORITY NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST DECEMBER 2023

Contingent liabilities

Case No 2184 / M / 2015 District Court Nugegoda.

Brigadier Wimal Samarathunga former chairman of Sugathadasa Authority had met with an

accident while driving an official vehicle owned by Sugathadasa Authority in 2013 and a child called Jayan vishaka Liyanage had died as a result. Her parents have instituted this action seeking compensation from the defendants. Brigadier Wimal Samarathunga and Sugathadasa Authority have been named as the 1 st and 2 nd defendants respectively. Plaintiffs are praying a sum of Rs : 50,000,000.00 as damages Jointly and severally from the defendants

Recovery of damages due to improper construction of the 400m Synthetic Track at the Sugathadasa Outdoor Stadium built by Gahakola Landscaping Company in 2012.

The above 400M Synthetic Track at the Sugathadasa Outdoor Stadium built by Gahakola Landscaping (the Contractor) in 2012 was cracked and discolored within the warranty period (5 Years) and became unusable due to improper construction. The damage caused by this is estimated at Rs 124,967,171.90. The dispute has now been referred to the adjudication as the first step in taking legal action against “Gahakola Landscaping “to recover this Loss
Mr. R.A.P. Rohana has been appointed as the adjudicator Adjudication proceeding are going on

28/2020 DLM Colombo District Court

ⒸThis case was filed by one called S.Wijayakumar against the Sugathadasa National Sport Complex Authority. In this case, he claims that the Sugathadasa National Sport Complex Authority has forcibly occupied a portion of land to which he is legally entitled, and he request to declare that he is the legal owner of the said Land plot and be given peaceful possession of it. Further, he is demanding compensation of RS 500,000 Per Month, from 2018 for the loss incurred due to unauthorized occupation of the land plot to which he claims ownership. However, Sugathadasa National Sport Compels Authority has filed the answer statement denying the plaintiff’s request.

**SUGATHADASA NATIONAL SPORT COMPLEX AUTHORITY
NOTES TO THE FINANCIAL STATEMENT
FOR THE YEAR ENDED 31ST DECEMBER 2023**

In preparing the final accounts for the year 2023, the restated figures for the year 2022 are shown as comparative figures.

**SUGATHADASA NATIONAL SPORTS COMPLEX AUTHORITY
FOR THE YEAR ENDED 31ST DECEMBER 2023 CASH FLOW STATEMENT**

	Rs.	Rs.
Surplus/(Deficit)	(20,555,683)	(95,540,272)
Non Cash Movements		
Adjustment for Amortization	(115,798,229)	(114,373,582)
Adjustment for Depreciation	115,770,929	117,580,242
Provision for bad debts	2,267,623	883,787
Provision for Retiring Gratuity	28,899,185	4,380,690
Decrease/(Increase) in Inventories	2,280,845	(2,445,690)
Decrease/(Increase) Receivables	(4,499,479)	5,681,764
(Decrease)/Increase in payables	(7,300,736)	51,572,557
Gratuity Paid	(9,085,363)	(2,987,165)
Net Cash flows from Operating Activities	(8,020,909)	(35,247,669)
Cash flows from Investing Activities		
Purchase of Property, Plant and Equipment	(10,050,810)	(52,882,629)
Invested in fixed deposits	(3,081,779)	(2,435,273)
Net Cash flows from Investing Activities	(13,132,589)	(55,317,902)
Cash flows from Financing Activities		
Previous year adjustments		(3,063,156)
Government Capital Grants	54,946,882	14,129,720
Net Cash flows from Financing Activities	54,946,882	11,066,564
NET INCREASE IN CASH & CASH EQUIVALENTS	33,793,384	(79,499,007)
CASH & BANK EQUIVALENTS AT BEGINNING OF THE YEAR	12,156,700	91,655,709
CASH AND BANK EQUIVALENTS AT THE END OF THE YEAR	45,950,083	12,156,700

**SUGATHADASA NATIONAL SPORTS COMPLEX AUTHORITY
FOR THE YEAR ENDED 31ST DECEMBER 2023
STATEMENT OF INCOME AND EXPENDITURE**

	RUPEES 2023.12.31	RUPEES 2022.12.31 Restated	RUPEES Budget- ary Provi- sion-2023
Revenue			
Operating Income	237,666,762	105,651,600	138,483,389
Non-Operating Income	1,224,832	1,531,007	1,607,557
	238,891,594	107,182,607	140,090,946
Revenue Grant			
Government Grants	136,764,118	128,830,280	314,980,000
Amortization A/C	115,798,229	114,373,582	-
	252,562,347	243,203,862	314,980,000
Total Revenue	491,453,941	350,386,469	455,070,946
Expenses			
Operating Expenses			
Personal Emoluments	194,434,237	197,454,646	230,700,000
Board Members Allowances	349,500	423,000	-
Provision for Retirement Benefit Obligation	28,899,185	4,380,690	-
Depreciation	115,770,929	117,580,242	-
Other Overhead Expenses	172,560,523	128,581,819	83,980,000
Total Expenses	512,014,374	448,420,397	314,680,000
Operational Surplus	(20,560,433)	(98,033,928)	140,390,946
Finance Cost	(6,111,471)	(1,025,916)	(300,000)
Surplus (Deficit) Before Taxation for the Year	(26,671,903)	(99,059,844)	140,090,946
Add: Non-Operating Income			
Fixed Deposit Interest Income	6,116,220	3,519,572	-
Net Deficit Before Taxation for the Year	(20,555,683)	(95,540,272)	140,090,946
Net deficit for the year after Taxation	(20,555,683)	(95,540,272)	140,090,946

**SUGATHADASA NATIONAL SPORTS COMPLEX AUTHORITY
FOR THE YEAR ENDED 31ST DECEMBER 2023
BALANCE SHEET**

	RUPEES . 2023.12.31	RUPEES . 2022.12.31 Restated
ASSETS		
Current Assets		
Cash and Cash Equivalents	45,950,083	12,156,700
Trade Receivables	5,640,844	5,513,005
Inventories	8,781,561	11,062,406
Staff Ten Month Loan	24,030,835	24,861,154
Other Receivables	27,923,282	25,134,863
Gratuity Fund	5,797,435	5,651,517
Fixed Deposits	55,024,681	51,942,902
	173,148,721	136,322,547
Non-Current Assets		
Land	2,856,612,140	2,856,612,140
Building	2,089,830,930	2,170,969,492
Flood Light	104,368	29,222
Plant & Machinery	15,763,127	27,821,400
Computer Accessories & Software	705,732	925,316
Motor Vehicles	688,129	2,761,717
Sport Equipments	55,605,990	65,054,960
Furniture & Fittings	31,092,583	39,174,782
Equipments (Office & Other)	4,219,512	4,854,557
Linen	68,570	-
Work in Progress	201,827,713	194,035,328
	5,256,518,795	5,362,238,914
TOTAL ASSETS	5,429,667,516	5,498,561,461
EQUITY & LIABILITIES		
LIABILITIES		
Current Liabilities		
Trade Payables	19,305,709	34,045,181
Refundable Deposits	20,073,838	12,351,925

Non Realize Income	287,500	250,000
Tax Provision	-	35,000
Accruals and Amounts Payables	24,485,743	23,570,870
Other Payables	124,887,737	126,088,288
	189,040,527	196,341,264
Non-Current Liabilities		
Retirement Benefit Obligations	109,088,683	89,274,860
	109,088,683	89,274,860
Total Liabilities	298,129,209	285,616,124
Net Assets	5,131,538,307	5,212,945,337
Net Assets /Equity		
Government Grant	5,289,784,034	5,350,635,381
Accumulated Surplus	(147,024,694)	(51,484,424)
Revaluation Surplus	9,334,652	9,334,652
Excess/ (Deficit) for the year	(20,555,683)	(95,540,272)
Total Net Assets /Equity	5,131,538,307	5,212,945,337

Revenue as per Stadium – 2023

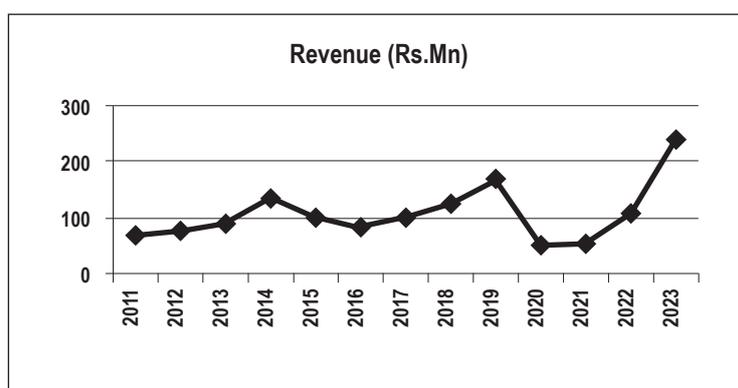
Stadium	Operational income	Non-operational income
Sugathadasa Indoor Stadium	149,368,030.00	-
Sugathadasa Outdoor Stadium	53,342,979.00	-
Premadasa Stadium	2,902,174.00	-
Bogambara Stadium	24,172,028.00	-
Beliatta Swimming Pool	1,370,049.00	-
Nuwara Eliya Race Course	6,511,500.00	-
Non-Operational Income		1,531,007.00
Total Revenue	237,666,760.00	1,531,007.00



Total progress of the Institution

The revenue earned by the Institution from 2012 to 2023 has been fluctuated as follows

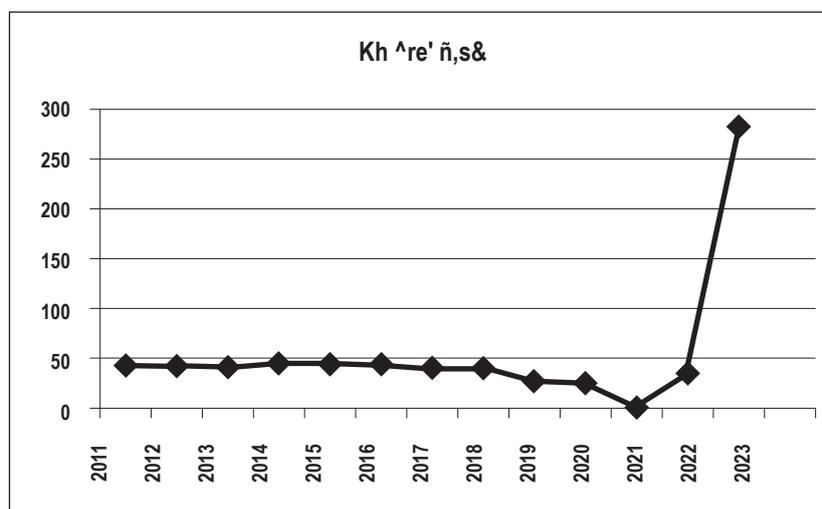
Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Revenue	89.03	134.61	99.62	82.51	100.29	125.34	169.04	50.86	53.94	107.18	239.19



Total debt of the Institution

The status of the debt from 2012 to 2023 has been fluctuated as follows.

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Debt	41.00	45.00	44.00	43.70	40.254	39.995	26.819	25.22	0.895	34.50	282.61





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தேசிய கணக்காய்வு அலுவலகம்
NATIONAL AUDIT OFFICE



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எனது இல. }
My No. }

SYA/C/SNSCA/01/23/03

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Date }

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Chairman
Sugathadasa National Sports Complex Authority

Financial Statements of the Sugathadasa National Sports Complex Authority for the year ended as at 31st of December 2023 and the Auditor General's Report on other legal and regulatory requirements as per Section 12 of the National Audit Act No. 19 of 2018.

Aforementioned reports which were signed by the Auditor General and a copy of the certified Financial Statements have been sent herewith.

Sgd/- S. M. N. Thilakarathna
Deputy Auditor General
For the Auditor General

Copies-

1. Secretary- Ministry of Sports and Youth
2. Director General- Department of Sports Development
3. Secretary- Ministry of Finance, Economic, Stabilization & National Policies





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தேசிய கணக்காய்வு அலுவலகம்
NATIONAL AUDIT OFFICE



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SYA/C/SNSCA/01/23/03

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திகதி } 2024 සැප්තැම්බර් 11 දින
Date }

Chairman
Sugathadasa National Sports Complex Authority

Financial Statements of the Sugathadasa National Sports Complex Authority for the year ended as at 31st of December 2023 and the Auditor General's Report on other legal and regulatory requirements as per Section 12 of the National Audit Act No. 19 of 2018.

1. Financial Statements
1.1 Qualified Opinion

The audit of the Financial Statements of the Sugathadasa National Sports Complex Authority ("Authority") for the year ended 31 December 2023 comprising the Statement of Financial Status as at 31 December 2023 and the Statement of Financial Performance, Statement of Changes in Equity and Cash Flow Statement and notes to the Financial Statement for the year then ended and summary of significant accounting policies was carried out under my direction in pursuance of provisions in Article 154(1) of the Constitution of the Democratic Socialist Republic of Sri Lanka to be read in conjunction with provisions of the National Audit Act No.19 of 2018 and the Finance Act No.38 of 1971. This report will be tabled to Parliament in due course in terms of Article 154(6) of the Constitution of Sri Lanka.

In my opinion, except for the effects of the matters described in the section of basis for qualified opinion of this report, Financial Statements of the Sugathadasa National Sports Complex Authority gives a true and fair view of the Financial Performance and Cash Flow for the year as at 31st of December 2023 in accordance with Public Sector Accounting Standards.

1.2 Basis for the Qualified Opinion

- (a) The amount of Rs.164.9 Mn, which was utilized for the construction matters out of the Rs.202.8 Mn included in the work in progress at the Financial Statements as at 31st of December 2023 has not been capitalized.
- (b) The value, accuracy and the physical existence of the lands and the stocks included in the Financial Statements could not be confirmed as the detailed schedules, assets documents, title deeds, stock verification reports regarding the cost of lands worth of Rs. 2,856.60 Mn and cost of stocks worth of Rs. 8.8 Mn as at 31st of December 2023 have not been submitted for this audit concerned.
- (c) Since the Rs.3.6 Mn received for the coming year from the membership fee and the



reservation of the Stadium has been recognized as the income of the reviewed year, the respective quantity has indicated in excess at the income and less in current liabilities at the financial statements.

- (d) Even though the residual value of an asset and the useful time period should be reviewed at the end of each annual reporting period as per the Paragraph 65 of the Sri Lanka Accounting Standards No.07, the respective properties, plant and equipment worth of Rs.7,250 Mn as at 31st December 2023 has not been reviewed and the total depreciation value of Rs. 747.8 Mn regarding the properties, plant and equipment has not been disclosed at the Financial Statements.
- (e) The required disclosures regarding 02 legal actions taken against the Authority and by the Authority as at 31st December 2023, in terms of the Contingent Assets and Liabilities at the Sri Lanka Accounting Standards No.08 have not been indicated at the Financial Statements.
- (f) Disclosures regarding the related party transactions in terms of the Sri Lanka Accounting Standards No.14 have not been indicated at the Financial Statements.

1.3 Other particulars included at the Annual Report-2023 at the Authority.

Other particulars mean the particulars included in the Annual Report-2023 of the Sugathadasa National Sports Complex Authority which is due to be forwarded to me after the date of this Audit Report, however which have not been included in the Financial Statements and my Audit Report related thereto. The Management should be responsible for other particulars.

My opinions on the Financial Statements do not cover other information and I do not express any kind of guarantee or opinion thereon.

In respect of my audit of Financial Statements, my responsibility is to read the other identified particulars when available, while doing so, consider whether those other particulars are quantitatively inconsistent with the Financial Statements or with my knowledge obtained through audit or any other manner.

In case of reading the Annual Report-2023 of the Authority, if I conclude that there are quantitative misrepresentations; those facts should be communicated to the governing parties who are responsible over to correct them. If there are any further uncorrected misrepresentations, those will be included to the report, which I will table in Parliament in due course in terms of Article 154(6) of the Constitution.

1.4 Responsibility of the Management and Governing Parties

Management is responsible to decide the internal controls which required for the preparation of these Financial Statements with accordance to the Sri Lanka Public Accounting Standards and fair presentation and for the preparation of Financial Statements without the quantitatively false statements created due to fraud or error.

In case of preparation of Financial Statements, the responsibility of the Management is to decide the ability of the Authority to maintain the continuity, except the Management expects to

terminate the operations of the Authority by liquidating the Authority or in case of non-availability of any other alternative, the Management is responsible to keep the accounts on the basis of the continuity and to disclose the matters which are relevant for the continuity of the Authority.

The governing parties should bear the responsibility regarding the inspection of the financial reporting process of the Authority.

To enable the annual and current financial reports of the authority to be prepared in accordance with sub-section 16(1) of the National Audit Act No. 19 of 2018 books and reports relating to income, expenses, assets and liabilities should be properly maintained.

1.5 The responsibilities of the Auditor in respect of the auditing of financial statements.

My objective is to offer a reasonable guarantee that the financial statements, as a whole are free from incorrect statements and to issue the audit report with my opinion. While the reasonable guarantee is a guarantee of a high order, in conducting an audit according to the standards of Sri Lankan Audit is not a guarantee that at all times it will reveal incorrect statements. Incorrect statements can result from frauds and mistakes due to sole or collective influences. Their gravity will depend on the influence they make on economic decisions made by the users of the statement based thereon.

I have, as part of the Auditing in accordance with Sri Lankan Audit Standards, in the audit acted with professional judgement and professional integrity and prudence.

- Further, when seeking a basis for the audit opinion expressed, in identifying the dangers and assessing of quantitatively incorrect statements possible in financial statements due to fraud or mistakes, audit procedures appropriate in the context were planned and implemented. The impact of fraud is stronger than that of mistakes in making quantitatively incorrect statements. This is because they result from questionable preparation of fraudulent documents, willful omissions, misrepresentations or bypassing internal controls.
- Although not with an idea of expressing an opinion on the effectiveness of the internal control, for the planning of contextually appropriate audit procedures, an understanding of the internal control was obtained.
- The suitability of the audit policies used, the fairness of the audit estimates and the exposure of the links established by the management were evaluated.
- Based on the audit evidence obtained, by reason of events or situations whether there is a quantitative uncertainty about the continued existence of the fund, the relevance of the use of the basis for the continuity of the fund was decided. Where I do conclude that there is a sizeable uncertainty, the attention of my audit report should be drawn to the revelations made in the Financial Statements in this regard. If the revelations are not sufficient my opinion should be withdrawn. However, by reason of future events or situations the continued existence can come to an end.
- The extent to which, transactions and events which formed the basis of the structure and contents of the Financial Statements were included in a fair and reasonable manner, and the overall presentative of the Financial Reports including the revelations were evaluated.

The governing parties were apprised of the important audit findings of my audit, the major weaknesses of internal controls and other matters.

2. Report on other legal and regulatory requirements

- 2.1 Special provisions included at the National Audit Act No.19 of 2018, regarding the following requirements.
- 2.1.1 I had obtained all the particulars and clarifications which required for the audit as per the requirements specified at the Section 12(a) of the National Audit Act No.19 of 2018, except the observations stated at the Paragraph for the qualified opinion in this report, as per my inspections the Authority had maintained the Financial Reports properly.
- 2.1.2 In terms of the requirement stated at the Section 6(1)(d)(iii) of the National Audit Act No.19 of 2018, Financial Statements of the Authority are consistent with the previous year.
- 2.1.3 The recommendations I made during the previous year as per the requirement stated at the Section 6(1)(d)(iv) of the National Audit Act No.19 of 2018 excluding the observations mentioned at the Qualified Opinion as (a),(b),(c) in my report, have been included at the Financial Reports presented.
- 2.2 According to the procedures followed and the evidence obtained, within the quantitative material, nothing has come to my attention to warrant the following statements.
- 2.2.1 As per the requirement stated at the Section 12(d) of the National Audit Act No.19 of 2018, whether any member of the governing body of the Governing Board of the Authority has any direct or indirect interest in any contract entered into by the Authority and if so nature of such member's interest has a relation excluding the normal business status.
- 2.2.2 According to the requirement mentioned in section 12(f) of the National Audit Act, No.19 of 2018, apart from the observation given below, has acted contrary to any relevant written law, or contrary to general or special provisions issued by the Board of Management.

Reference for the regulations/directive

- (a) Section 11 of the Finance Act No.38 of 1971
- (b) Financial Regulations of the Democratic Socialist Republic of Sri Lanka

Non-compliance

Even though any money of a Government Corporation cannot be invested unless the approval of the Finance Minister, at the end of the year under review, the Authority has invested Rs.55 Mn in fixed deposits on the approval of the Management Board.



- I. 371(2) and 371(4) The expenses in respect of the Sub-Imprests worth of Rs. 854,635/= which had given in 23 occasions in current year was Rs. 428,255/= . Accordingly the amount of advances have been settled in full or more than 50 percent in cash, however a delay of 11 to 45 days taken place in settling the above.
- II. 880 and 891(1) Necessary actions were not made to take the securities from the officers who are entrusted on the receipt or custody of public money, where none of any security register has maintained.
- (c) Guideline on Corporate Governance & Operational Manual for State Owned Enterprises introduced by the Public Enterprises Circular No.01/2021.
- (I) Guideline 2.3 A Strategical Plan has not been prepared in order to achieve the goals of the Authority within the National Policy Framework.
- (II) Guideline 5 Authority had not taken any measures to introduce the key performance indicator and to assess them, as well as none of any actions to review the accomplishment of those.
- (III) Paragraph 6.6 of the Operational Manual Even though the Financial Statements should be submitted for the Auditor general together with a draft of the Annual Report within 60 days end of the financial year, the respective draft of the Annual Report has not been submitted for the audit, where the Financial Statements have been forwarded on 20th of May 2024, i.e. after a delay of 03 months.
- (IV) Paragraph 3.12. of the Operational Manual The Recruitment Procedure for the 29 Positions of the Permanent Staff of the Authority has not been prepared or approved even by the audit date.

2.2.3 The fact that action has been taken in a manner contrary to the powers, functions and activities as given in section 12(f) of National Audit Act No: 19 of 2018.

2.2.4 As per the requirements specified by the Section 12(g) of National Audit Act No: 19 of 2018, the resources of the Authority have not been procured in keeping with relevant laws and regulatories and used in a thrift, efficient and effective manner within the relevant periods.

2.3 Other matters

- (a) Total of the withholding balances stated in the Financial Statements as at 31st December 2023 was Rs.83.3 Mn, where the balances of Rs.18 Mn, Rs. Rs.50 Mn, and Rs. 15 Mn out of it were remained unsettled for 1-5 years, 5-10 years and more than 10 years respectively.

In these balances, non-payments of Rs.2 Mn were also outstanding, due to construction defects, where none of any measures have been taken to clear or credit these balances to the revenue.

- (b) As at 31st December 2023 a balance of Rs.32.4 Mn due from different Institutions and persons was remained, however necessary measures have not been taken to recover due balances of Rs. 7.6 Mn and Rs.12 Mn remained throughout 3-5 years and more than 5 years respectively.
- (c) Although 10 capital projects were planned for the implementation on an initial estimate of Rs.398 Mn as per the Action Plan for the year 2023, only one project has been implemented during the current year at a cost of Rs.26.3 Mn.
- (d) The Authority had deprived an interest income of Rs. 3 Mn which could be earned in terms of the prevailing interest rate, as none of any measures to taken to utilize a minimum general balance of Rs. 18 Mn out of the balance Rs.46Mn remained at the Current Bank Account as at 31st December 2023. These cash amounts were remained inactive due to the un identification of a proper mechanism to utilize these balances to the main functions of the Authority and to obtain the maximum benefit from them.
- (e) Even though the advance of Rs.21Mn which paid in 2017,2019 and 2021 for 04 construction contracts should be settled in the year 2022, none of any action has been taken to settle it until the date of this report.
- (f) Authority deprives the opportunity in earning of the income as the irregularity prevails at the collecting of income due to non-implementation of a proper mechanism to collect fee by determining a formal fee for each party at the event of providing the accommodations at the Hotel belongs to the Authority, as well as non-determination of a fee by carrying out a income analysis against the cost in reservation of Indoor Stadium, Stadium and Swimming Pool Complex, as well as the non-utilization of kitchen, foreign liquor bar and Cafeteria which remain in an inactive status, although those are the main income generator of the Authority.

Sgd/- W.P.C. Wickramarathna
Auditor General

Submission of updated information for the Final Audit Report of the year 2023

Financial Statements of the Sugathadasa National Sports Complex Authority for the year ended as at 31st of December 2023 and the Auditor General's Report on other legal and regulatory requirements as per Section 12 of the National Audit Act No. 19 of 2018. Reference- SYA/C/SNSCA/01/23/03 Referred to the letter dated 11.09.2024

1.2 Basis for the qualified opinion has been illustrated below

(A.)

No.	Project	Year	Amount	Status of the project
1	Renovations at the Football Ground	2011	38,272,146.18	Respective project has been completed. However, there were omissions. Recommendations have not been issued for the 50% of consultancy premium balance. Board refrained from making payments. Completion certificate has been submitted.
2	Construction of the new Administrative Complex	2015	23,039,340.75	Respective project has been completed. However necessary actions have been taken to provide the solutions for the omissions. Final Bill and the premium should be paid
3	Residential Building for the Minor Staff-Phase II	2019	22,991,778.70	Respective project has been completed. . Final Bill and the premium should be paid "As Build" notice has not been produced yet. Consultants have not been recommended.
4	Developing the Dressing rooms and the Toilets of the Indoor Stadium	2017	20,589,374.93	Respective project has been completed. The Premium has to be paid. Completion Certificate has been produced.

5	Waterproofing and tiling at the Indoor Stadium	2016	37,705,931.63	Respective project has been completed. The Premium has to be paid. Completion Certificate has not been issued by the Consultant as there were omissions
6	Renovation of the Pump House and the Swimming Pool at the Sugathadasa Stadium	2023	1,684,016.73	The project has been commenced
7	Construction of the Main Entrance and the Steel Fence (SOS)	2019	35,184,858.91	The project is being commenced
8	Construction of boundary walls	2019	22,360,270.86	Respective project has been completed. Full practical Certificate has been obtained.
Total amount			201,827,718.69	

(B) Schedules in respect of the lands which costs of Rs. 2,856,612,140 as at 31st of December 2023 have been submitted. Necessary measures have been taken for the stock verification for the year 2024.

01. Surveyor's note

02. Cabinet approval to transfer the Sugathadasa Indoor and Outdoor Stadiums to the Ministry of Sports (A Photocopy has been submitted to the Internal Auditor) (Annexure I)

(C.) Membership fees and Stadium reservation income for the coming year shall be recognized as the income for the year under review and the respective amount shall be depicted in final accounts through the accounting entries.

In addition to that it will be identified as an accounting policy and disclosed in the Financial Statements of the year 2024..

(D.) It had been informed in written to the Assessor's Department in order to prepare the necessary measures to assess the land and the buildings

Necessary arrangements will be made to disclose the totally depreciated properties, plant and equipment at the financial Statements in future

(E.) Information regarding the legal actions taken at the time of preparation of the accounts as at 31.12.2023, has been already submitted to the State Audit Division. Current status of it will be disclosed at the event of preparing the final accounts for the year 2024

(F) None of any related party transactions has not been identified as at 31.012.2023. Necessary measures will be taken to disclose the related party transactions at the Financial Statements in future.



2.

2.2.2 Reference for the rules & regulations/command

- (A.) Arrangements will be made to obtain the approval of the Minister of Finance in order to invest for the fixed deposits through the Department of Public Enterprises from the coming year. .
- (B) 1.) i. Necessary arrangements will be taken to provide the Ad hoc Sub Imprests in future through considering the prices concerned by calling prices together with the gross estimate in respect of the goods/services which required to be purchased from the Ad Hoc Sub Imprest, whenever possible. In many instances, it is not possible to perform the tasks on the anticipated date, due to the abundance of workload of the relevant suppliers' while performing a certain task. As a result of that delays may take place in settling the advance payments of the Suppliers after obtaining the goods and services from the suppliers. However, at present necessary instructions have been provided to the relevant officials regarding the matter, where necessary measure will be taken to prevent the occurring of such incidents in future.
11. Arrangements will be made to provide the assistance to proceed further actions after conducting the discussions with the Accounting Branch.
- (C.) ii. Guideline 5:
Supervision matters have been commenced by identifying the Performance Indicators according to the Implementation Plan which relevant for the year 2024. Close Supervision will be carried out to ensure that all major capital projects are completed this year. Furthermore, the monthly evaluations are being conducted regarding the optimum utilization of the infrastructure at the Institution and earnings. Moreover, necessary steps have been taken to identify the performance indicators which required to measure the progress of those projects and to prepare future plans in a systematic manner in order to fulfill the Institutional Objectives for the year 2025.
111. Although the final accounts were presented to the Board of Management Meeting held on 20/02/2023, it was informed that this matter should be submitted to the Audit and Management Committee for further examination. Accordingly, this matter was discussed and approved at the special Audit and Management Committee Meeting held on 14.03.2024. Accordingly, the final account and relevant schedules were handed over to the Government Audit Division on 29.04.2024. At that time, the Subject Officer prepared the accounts by updating the Cash Book through the computerization. However due to the delay taken place in updating the daily Cash Receipt Manual, this Cash Receipt Manual was submitted to the Government Audit Division on 30.05.2024. Accordingly, the Government Audit Division has considered 30.05.2024 as the date of acceptance of the final accounts.

It was not aware that the draft annual report should be submitted along with the financial report. It is hereby kindly informed that it will be prepared and submitted after receiving the final audit report for 2023. Therefore, this annual report will be submitted after obtaining the relevant data, where necessary measures will be taken to follow the given instructions in future

Admin Division -

Since the annual report has been prepared and submitted after receiving the final Auditor General's report in previous years, the draft annual report for the year 2023 was prepared but was not submitted to the Auditor General. It is hereby informed that necessary measures will be taken to submit a draft of the Financial Statements, Annual Report in the coming year

- 1v. Despite the measures being taken to obtain approval by preparing the Recruitment Procedure, following the approval of the permanent Cadre Structure, a delay was taken place due to the relevant file being temporarily held in one place while awaiting to obtain the approval of the Secretary through the line Ministry. Also, due to the busy schedule of the Officers at the Department of Management Services, a delay occurred in conducting the relevant tasks after submitting the respective files to them. After obtaining the approval of the Secretary of the Line Ministry, those were submitted to the Department of Management Services on 01.10.2024



2.3 Other matters

- (a.) The steps taken by the S.N.S.C.A. to settle the balance of Rs. 83,327,205.00 (Retention Money) from the year 2014 indicated at the financial statements as at 31 December 2023 are as follows. (Maintenance Division)

Name of the project	Year	Company	Consultant	Contract amount excluding the VAT	The remaining bill amount excluding the VAT	Withholding (payable) excluding VAT	Status of the project	Documents (Final Acceptance Certificate)	Final Bills	Retention
1 Fire safety and alarm system installation for the Sports Hotel	2019	George Stuart (Pvt)Ltd,	C.E.C.B	9,688,503.75	-	484,425.19	Completed	-	Paid	Have to pay.
2 Lighting colors technology and the renovations of the Indoor Stadium	2019	NEMO, Sub-Romata (Pvt) Company	C.E.C.B	31,525,905.00	-	1,576,295.25	Completed	-	Paid	Have to pay.
3 Renovation of the Bogambara Football Stadium	2019	NEMO	C.E.C.B (Digana)	37,581,450.00	152,451.54	939,536.25	Completed	Can be obtained	Paid	Nothing due
4 Residential Building - Phase II	2019	Land Reclamation Companies	C.E.C.B	26,100,415.00	5,281,401.06	1,305,020.75	Completed	-	Have to pay.	Have to pay.
5 Preparation of the 400m/200m Tracks at the Sugathadasa Stadium	2017	Access Conica JV	C.E.C.B	244,854,325.00	-	12,242,716.25	Completed	Can be obtained	Paid	50% of payment remained
6 Renovation of all toilets and bathrooms at the Indoor Stadium	2017	George Stuart (Pvt)Ltd,	C.E.C.B	36,194,272.23	867,083.90	1,809,713.61	Completed	-	Have to pay.	Have to pay.
7 Construction of new Administration Building and Outdoor Sports Mall. – Phase III	2015	NEMO,	SNSCA	20,570,582.01	2,207,759.03	1,028,529.10	Completed	-	Have to pay.	Have to pay.

8	Sugathadasa Stadium Administration Building and Shops - Phase III	2017	NEMO, Kavindu Builders	SNSCA	24,714,985.92	-	1,235,749.30	Completed	-	Paid	Have to pay.
9	Sports Hotel - Phase I	2015	NEMO, Kavindu Builders	C.E.C.B	26,380,859.41	-	1,139,653.13	Completed	-	Paid	Have to pay
10	New Administration Building at Bogambara Stadium - Phase II	2016	Kavindu Builders	C.E.C.B (Digana)	38,965,699.50	-	1,948,284.98	Completed	-	Paid	Have to pay
11	Renovation of toilets at the main pavilion	2015	Kavindu Builders	SNSCA	6,428,702.50	-	321,435.13	Completed	-	Paid	Have to pay.
12	Installation of A/C and electrical system in the Administration Building - Outdoor Stadium	2018	Kavindu Builders	SNSCA	7,733,000.00	-	386,650.00	Completed	-	Paid	Have to pay
13	Sugathadasa National Sports Complex - Renovation of the large Stadium	2015	Kavindu Builders	C.E.C.B	9,016,500.00	-	450,825.00	Completed	-	Paid	Have to pay
14	Steel fence - Sugathadasa Outdoor Stadium	2019	Land Reclamation and Development Company, Romata	UDA	25,388,475.00	-	1,269,423.75	Completed	Can be obtained	Paid	Have to pay
15	Construction of the Main Entrance and the adjacent wall (Sugathadasa Outdoor Stadium)	2019	NEMO, George Stuarts (Pvt) Ltd	UDA	49,774,370.00	11,643,507.36	-	The project is being implemented	-	-	-
16	Renovation of the cafeteria, Media Building and rain gutter at the Sugathadasa Outdoor Stadium	2022	Land Development Corporation	SNSCA	32,718,842.44	2,459,128.86	715,009.67	Not completed	Not relevant	Have to pay.	Have to inspect the Bills.



(B.) During this period, the S.N.S.C.A. did not have an engineer and the Government had issued circulars to manage the expenses

(C.) At present necessary steps are being taken to obtain the approval of the Minister of Finance through the Department of Public Enterprises to adopt a suitable investment method to maximize the benefits of the surplus funds.

(D.)

No.	Project	The amount due to be paid	Note
1	Residential building for Minor Staff.	3,684,983.43	The advance amount will be recovered at the time of final payment is made.
2	Ddevelopment of changing rooms and toilets at the Indoor Stadium	7,387,023.92	The Completion Certificate has not yet been received. The advance amount will be recovered at the time of the final payment is made.
3	Construction of the Main entrance and steel fence (Outdoor Stadium)	1,973,595.95	The project is being implemented
4	Down payment for the renovation of the Cafeteria, Media Building and Pavilion Roof	8,316,725.78	The final amount must be inspected. The advance amount will be recovered at the time of the final bill is paid.
		21,362,329.08	

(E) The fees for reservations at the sports hotel have been prepared based on the cost calculation made in the previous year and are currently being charged with the approval of the Management Board, however the necessary measures is currently underway to select a suitable Institution under the procurement method to calculate the costs again according to the existing prices. It is planned to revise the fees again in the future, by considering the calculation of that cost.

2.3 **Guideline:** Although the post of Assistant Director had been approved for the establishment of the Planning Division in the cadre composition of the Authority, an Assistant Director had not been recruited for that vacancy. This requirement has been pointed out by the Audit and Management Committee, where accordingly, steps have been taken to fill that vacancy on a secondment basis from 28.05.2024 to establish the Planning Division and also it is expected to prepare strategic plans from the year 2025 in accordance with the objectives of the Authority. The matters pertaining to the gathering of the required documents and information for that has already commenced..

Annexure I

Confidential

Secretary to the President
Secretary to the President

My no./94/112/008
Your no.
1st of February 1995
Colombo

At the Prime Minister's Office

Secretary to the Ministry of Youth Affairs, Sports and Rural Development,
Secretary to the Ministry of Constructions, Housing and Public Work,
Secretary to the Ministry of Finance, Planning, Ethnic Affairs and National Integration

Attach the Institutions coming under the purview of the Sugathadasa National Sports Complex Authority to the Ministry of Youth Affairs, Sports and Rural Development

(Memorandum dated 23.12.94 forwarded by the Minister of Youth Affairs, Sports and Rural Development)

A decision taken at the cabinet Meeting held on 25th of January 1993 has been forwarded herewith this. Please issue the relevant instructions to the Officers in order to implement this.

S. K. Lionel De Silva

Sgd. By/R.Aberathna

Additional Secretary

Secretary to the Cabinet of Ministers

Matters arisen from the Report

Cabinet Memorandum dated 23.12.94 forwarded by the Minister of Youth Affairs, Sports and Rural Development through the Cabinet Memo 08.12.94 as "Attach the Institutions coming under the Sugathadasa National Sports Complex Authority to the Ministry of Youth Affairs, Sports and Rural Development- the Cabinet Memo numbered as 95/0143/111/008 later, the combined Memorandum which illustrated the implementation particulars forwarded by the Minister of Youth Affairs, Sports and Rural Development and Constructions, Housing and Public Work regarding the same matter, approval of the Cabinet of Ministers has been granted by considering the implementation matters at the combined Memorandum.

The Ministry which required to be acted-

Ministry of Youth Affairs, Sports and Rural Development, Ministry of Constructions, Housing and Public Work and the Ministry of Finance, Planning, Ethnic Affairs and National Integration



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යොමු කළු, ක්‍රීඩා හා ශ්‍රාම සංවර්ධන අමාත්‍යාංශයේ ලේකම්.
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(මහල යොමු කළු, ක්‍රීඩා හා ශ්‍රාම සංවර්ධන ඇමතිවරයා ඉදිරිපත් කළ 94.12.23
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1995 ජනවාරි මස 25 වන දින පැවැත්වුණු අමාත්‍ය මණ්ඩල රැස්වීමේදී එළඹී
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වාර්තාවෙන් උද්භවන කරුණ:

- I. 48 වැනි වරින් සඳහන් තීරණය - අමාත්‍ය මණ්ඩල පත්‍රිකා 94/112/008
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 අනුමැති කිරීම" යන මාදුරු යොමු කළු, ක්‍රීඩා හා ශ්‍රාම
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 අමාත්‍ය මණ්ඩල පත්‍රිකා 95/0143/111/008 ලෙස පසුබලා අනුමැති කෙරුණු
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(B) Agenda Items:

(I) Cabinet Papers

18. Cabinet Paper 06/0810/251/005, a Memorandum dated 24.04.2006 by the Minister of Sports and Youth Affairs on "Leasing of R.Premadasa International Cricket Stadium Complex to the Sri Lanka Cricket" - this Memorandum was considered along with the observations of the Minister of Finance and Planning and approval was granted to the proposals (1) and (2) in the final paragraph of the Memorandum.

Action by: My/Sports and Youth Affairs - observations of the Minister of Finance and Planning annexed.

Copied to: My/Finance and Planning





Ministry of Sports and Youth Affairs

Cabinet Memorandum.

24th April 2006

**Leasing of R. Premadasa International Cricket Stadium Complex
to the Sri Lanka Cricket**

Sri Lanka Cricket is for the fast few years continually requesting me to lease out the R. Premadasa International Cricket Stadium for its development and the development of the game of Cricket of the country.

The R. Premadasa International Cricket Stadium was constructed about twenty years back and it can exclusively be used for cricket. However the repairs and maintenance required for an international cricket stadium are not being carried out in the stadium due to lack of resources. As the Cabinet of Ministers aware this international cricket ground should comply with very high International standards.

The technical reports received by me indicate that the conditions of this stadium and the grounds is not up to the required levels and there is a need to uplift the standards of infrastructure facilities. If we under take the repairs and maintenance, we need a colossal some of money from the Treasury which cannot be really justified.

After series of discussions, the Sri Lanka Cricket authorities revealed that they are prepared to under take all the required repairs and maintenance, if it can be leased out to them. Further they have already incurred a substantial money on repairs of the stadium. R Premadasa International Cricket Stadium premises has a larger vacant area which can be effectively utilized for multiple sports purposes if the funds are available. Sri Lanka Cricket has expressed their willingness to construct a High Performance Centre Academy with ultra modern facilities including modern Gymnasium, 50 meter long Swimming pool, hostel facility, three strip indoor stadium, library facilities and outdoor cricket nets.

Unless the conditions of the stadium are uplifted, it will not be utilized as an international cricket venue and become redundant.

The best alternative I can think is the leasing out the R Premadasa International Cricket Stadium to the Sri Lanka Cricket for the development of the cricket of Sri Lanka. Sri Lanka Cricket is the national sports body which is dedicated to the sport of cricket of the island under the guidance of the Ministry of Sports and Youth Affairs in terms of the Sports Law, No: 25 of 1973.

Considering the above I seek the approval of the cabinet of Ministers :-

1. To lease out the R Premadasa International Cricket Stadium Complex to the Sri Lanka Cricket for a period of 30 years (renewable) under an annual rent of Three million Rupees payable quarterly.
2. Authorize to sign a Lease Agreement in line with the attached document between the Sugathadasa International Sports Complex Authority of Sri Lanka on behalf of Government of Sri Lanka as the Lessor, and the appointed Interim Committee on behalf of the Sri Lanka Cricket as the Lessee.


Jeewan Kumaranūhunge
Minister of Sports & Youth Affairs

H.Chandrakumar de Silva,
Attorney at Law & Notary Public
Colombo.



Prior Registration: **Vide Schedule**

Lease Agreement

No.604

Know all men by these presents

This Indenture of Lease made and entered into at Colombo in the Democratic Socialist Republic of Sri Lanka by and between **Sugathadasa National Sports Complex Authority of Sri Lanka** a Body corporate duly established under Sugathadasa National Sports Complex Authority Act No.17 of 1999 having its Registered and/or Head Office at P.O.Box.2211, Arthur de Silva Mawatha, Colombo 13 in the Democratic Socialist Republic of Sri Lanka (hereinafter sometimes called and referred to as the "Lessor" which term or expression as herein used shall where the context so requires or admits mean and include the said Sugathadasa National Sports Complex Authority its successors in office and assigns) of the ONE PART and;

Jayantha Dharmadasa (NIC No.483122195 V) Chairman, **Kangadaran Mathivanan** (NIC No.542682531V) Secretary, **Sujeewa Rajapakse** (NIC No.612730598V) Treasurer, **Damien Fernando** (NIC No.501660264V) and **Prakash Schaffter** (PP No. N1275427) members of the Interim Committee appointed by the Honorable Minister of Youth Affairs and Sports Vide Gazette Notification No.1385/30 dated 24th March 2005 and by subsequent communication for continuing the functions of **Sri Lanka Cricket** an unincorporated association duly established according to the laws of the said Republic and having its Head Quarters at No.35, Maitland Place, Colombo 7 (hereinafter sometimes called and referred to as the "Lessee" which term or expression as herein used shall where the context so requires or admits mean and include the said **Jayantha Dharmadasa** Chairman, **Kangaadaran Mathivanan** Secretary, **Sujeewa Rajapakse** Treasurer, **Damien Fernando** and **Prakash Schaffter** members of the Interim Committee for the time being and their successors in office) of the OTHER PART.

Lesor is well and sufficiently seised and possessed all that land and premises in the schedule hereto fully described herein after called and referred to as the 'said premises'.

The Lessor has developed this land in to a Cricket Stadium with all amenities required thereto for the benefit of sports persons. However due to financial constrains it has become difficult to maintain and repair the said premises up to the standards required by the International Cricket Council of an International Cricket Stadium.

WHEREAS the Lessee is the governing body of Cricket and the national association for cricket in the said Republic and has in association with the Lessor in numerous ways to develop and upgrade the standards of the said premises.

AND WHEREAS the Lessee in considering its involvement in developin_g the 'said premises', has requested from the Lessor to take on lease the 'said premises' in view of managing and further developing and enhancing the standards of the 'said premises' in keeping with and maintaining the standards of an International Cricket match venue as fully described in the ANNEX I.

AND WHEREAS the Cabinet of Ministers of the Democratic Socialist Republic of Sri Lanka at its meeting held on 10th May 2006 approved the granting the lease of the 'said premises' by the Lessor to the Lessee

-: WITNESSETH :-

1. THAT in consideration of the rents hereinafter reserved and of the covenants and conditions hereinafter contained and on the part of the Lessee to be paid done observed and performed the Lessor doth hereby let lease and demise unto the Lessee the said premises for a period of **Thirty (30) years**.
2. TO HOLD the said premises unto the Lessee for and during the term or period of **Thirty (30) years** commencing from the First day of November Two Thousand and Six (01.11.2006) and ending on the Thirty First day of October Two Thousand and Thirty Six (31.10.2036).
3. YIELDING and PAYING therefore unto the Lessor the aggregated rental of Rupees Ninety Million (Rs.90,000,000/-).
4. THAT the Lessee to the intent that the obligations may continue throughout the term hereby created covenants with the Lessor as follows;
 - a) To pay a sum of Rupees Seven Hundred and Fifty Thousand (Rs.750,000/-) per quarter on or before the first day of each and every quarter commencing from 1st November 2006.
 - b) To allow and permit the Lessor or its authorized representatives at mutually agreed times to have access to the said premises for the purpose of visiting and inspecting the state and condition thereof and do necessary repairs.
 - c) Not to sub-let or sub-lease for period exceeding five consecutive years, the said premises or any part or portion thereof unto any person or persons or body of persons without the written consent of the Lessor.
 - d) At the termination of the lease hereby created or the sooner determination thereof to peaceably quit, surrender and deliver over quiet and vacant possession of the said premises to the Lessor. In the event the Lessee fails to surrender or deliver over the vacant possession of the said premises to the Lessor, the Lessee shall pay a sum of Rupees Ten Thousand (Rs.10,000/-) per day until the vacant possession of the said premises is restored to the Lessor subject to Clause 6 (f)(iv).
 - e) To keep and maintain the said premises in a tenantable clean and sanitary state order and condition and in strict conformity with the rules and by laws of the Local Authority affecting use or occupation of the said premises and health and sanitation, to maintain in good repair and condition the existing plumbing and sewage pipes in the said premises and keep the Lessor indemnified against all suits, prosecutions, fines and impositions whatsoever resulting from a breach or non-observance hereof.
 - f) To keep the said premises, including the stadium and other fixtures and fittings of the said premises in good order and condition in accordance with these presents and take due care of the said premises.
 - g) Not to do or suffer to be done in or upon the said premises or any part thereof anything of an illegal or immoral nature or anti Government/State or of a non sporting nature or store any articles of a combustible or dangerous nature.
 - h) To make necessary structural alterations or addition to the said premises within the limitations set out in ANNEX I with the consent of the Lessor which shall not be unreasonably withheld and only at the expense of the Lessee. Provided always that in the event this lease agreement is terminated by the Lessor prior to the within mentioned lease period of Thirty (30) years the Lessor shall compensate the Lessee for all new structures alterations and additions done by



the Lessee with Lessor's consent at a price valued by the Government Valuer as stipulated in Clause 6 (f) (iii).

- i) To pay or cause to be paid all dues for electricity and water consumed in the said premises, and all charges for telephone and to keep the Lessor indemnified against all suits prosecutions fines and impositions resulting from a non-payment thereof.
- j) To hire the 'said premises' and its facilities at a concessionary rate for National and/or Government School events if requested provided such event do not conflict with any scheduled cricket matches and/or any scheduled programmes of the Lessee.
- k) To reserve and allocate a Viewing Box in the Main Pavilion to the Honorable Minister of Sports of the Republic of Sri Lanka.
- l) To reserve and allocate a Viewing Box in the Main Pavilion to the Lessor.
- m) To be responsible for and indemnify the Lessor against all damages occasioned to the said premises or any part or portion thereof caused by any act, fault or negligence of the Lessee its servants, agents, licensees or invitees.
- n) Not to use the said premises or any part thereof for any unlawful purposes and not to do or permit to be done any act or thing which may become a nuisance and to pay the Lessor all charges costs and expenses incurred by the Lessor at any time during the continuance of the term hereby created in abating any nuisance pursuant to an order by the Local Authority to the Lessor.
- o) Not to expose the Lessor to any penalty, fines or forfeiture whatsoever by committing or permitting any person to commit a breach of any law, rules or regulations governing any business carried on upon the said premises or any part thereof or of any provision of the Environmental or Public Health or Local Government laws or rules or regulations affecting the said premises or the building or any part thereof. In such an event to take such action as may be necessary to end such breach.
- p) Shall discharge its liabilities and pay for all normal and general running costs including wages, salaries, statutory payments, utilities applicable for the period.
- q) To take over a minimum number of 20 employees of the existing ground staff who are presently working in the said premises on new terms of Contract of Employment.
- r) To be responsible for any accident, damage or injury that shall occur within the said premises to any person or property whether on or in respect of the property and/or development conducted by the Lessee and in no way to hold the Lessor liable for same and not to make any claim whatsoever against the Lessor in respect of any such accident damage and injury.
- s) To insure the said premises in consultation with the Lessor during the period of this lease to its full insurable value against loss or damage by fire, explosion, riots, civil commotion, malicious damage, and similar contingencies and to pay all premia necessary for effecting such insurance by the Lessee and in the event of any loss or damage, the Lessee shall rebuild and reinstate the said premises to a condition suitable for its functions.
- t) To pay and discharge or cause to be paid and discharged the rates and taxes payable in respect of the said premises during the continuance hereof and to keep the Lessor freed and indemnified and discharged from all such prosecutions, fines and impositions from a non payment thereof.

5. THE Lessor doth hereby covenant and agree to and with the Lessee as follows:
- a) That the Lessee paying the rents hereby specified and observing and performing the several covenants and stipulations herein contained shall peaceably hold and enjoy the said premises during the continuance of the lease hereby created without any interruption or disturbance from or by the Lessor or any other persons lawfully claiming from under or in trust for the Lessor.
 - b) To permit and allow the Lessee to receive the income from renting and/or hiring the said premises.
 - c) To permit and allow the Lessee to accept the monthly rentals due for the remaining period on Lease Agreement entered with MTN Networks (Private) Limited on 4th day of March 2004 and Lease Agreement entered with Mobitel (Private) Limited on 14th day of January 2004. Lessor agrees and undertakes to inform and direct the said MTN Networks (Private) Limited Mobitel (Private) Limited to make future payments to Lessee.
 - d) To warrant and defend the title of the said premises and indemnify and to keep the Lessee indemnified, safe and harmless from and to reimburse and compensate the Lessee for and to bear all claims demands costs damages losses whether direct or indirect and out going which may be incurred or suffered by the Lessee arising out any defects or dispute as to the title of the said premises
 - e) Shall grant the Lessee control and discretion in the management and operations of the said premises and for this purpose the Lessor grant Lessee Letters of Authority, Powers of Attorney, Proxies and such other documentation that shall be reasonably required by the Lessee to enable the Lessee to manage and operate the said premises without restriction or impediment.
 - f) Shall provide the Lessee all cooperation and assistance that is necessary to carry out its management and operating functions effectively and efficiently.
 - g) Shall hand over the possessions and control of property desired/required by Lessee and make available all rights associated with such property
 - h) Shall endure that Lessee shall have uninterrupted and unencumbered possession, control and enjoyment of all property thus taken over.
 - i) Shall provide a complete inventory of all moveable and immovable assets of the said premises within 90 days from the date hereof
 - j) Shall at the request of the Lessee make available and hand over completed and accurate registers, books, accounts, records and documents, contracts and agreements etc that shall be in place and as are necessary and relating to the management and operation of the said premises.

The image shows a piece of paper with several handwritten signatures and stamps. At the top left, there is a large, stylized signature. To its right is a smaller signature. Below these, the word "Demanda" is written in cursive. To the right of "Demanda" is another signature. At the bottom center, there is a stamp that reads "Notary Public" with a signature over it.



- k) Shall pay for any cost, rates, charges and expenses arising with respect to any matter event or item prior to signing this agreement and/or prior to 1st November 2006 relating to the said premises and particularly all debts and owings and dues to VAT, GST, BTT, NSL and SLT in relation to the BUSINESS.
- l) Shall pay and discharge all statutory payments and gratuity payments of the Lessors ground staff as setout in Clause 4(p) up to the date of signing this agreement and/or prior to 1st November 2006.

6. PROVIDED always that and it is hereby mutually agreed as follows;

- a) That if the Lessee shall be desirous of renewing this lease for a further term from the date of expiration hereof the Lessee shall give three (03) calendar months written notice of such intention to the Lessor before the expiration of the term hereby granted and the Lessor may, grant a renewal to the Lessee upon such terms and conditions which may be then mutually agreed upon.
- b) The Lessor may upon the expiry or termination of the lease or at any time during the continuance of this lease claim from the Lessee unsettled utility bills, cost of repairs, renovation, rebuilding or refitting the said premises or any part or fixtures thereof if it was a result of damage caused by the negligence or misuse of the said premises by the Lessee or its servants, agents and assigns.
- d) That if the rent hereby reserved or part thereof shall be in arrears and remain unpaid for a period of Twenty One (21) days after the date on which the same shall be payable whether demanded or not or if any of the covenants or conditions on the part of the Lessee herein contained shall not be performed or observed the Lessor shall give to the Lessee ten (10) days notice to pay the said rent or to observe or perform such covenant or condition as the case might be and if at the expiration of the said notice of ten (10) days such rent shall not have been paid or such covenants or condition shall not have been observed or performed on, then in such event it shall be lawful for the Lessor at any time thereafter to enter into upon the said premises or any part thereof in the name of the whole to re-enter and re-possess the possession and thereupon this lease shall be canceled and determined absolutely without prejudice to the rights of the Lessor to sue the Lessee to acquire any sum due by way of arrears of rent and damages which may be sustained by reason of the Lessee's non-observance of such covenants or condition to be observed and performed by its part and the Lessor is entitled to claim from the Lessee to recover or acquire an additional 20% on the daily rental after the expiry of the said Thirty One (31) days (21 days + 10 days).
- (e) (i) Neither Party shall be liable to the other if, and to the extent, that the performance or delay in performance of any of its obligations under this Agreement is prevented, restricted, delayed or interfered with due to circumstances beyond the reasonable control of such Party, including but not limited to change in legislation, fire, flood, explosion, epidemic, accident, acts of God, war, riot, strike, lockout, or other concerted act of workmen, act of Government and/or shortages of material. The Party claiming an event of force majeure shall promptly notify the other Parties in writing, and provide full particulars of the cause or event and the date of first occurrence thereof, as soon as possible after the event and also keep the other Parties informed of any further developments. The Party so affected shall use its best efforts to remove the cause of non-performance, and the Parties shall resume performance hereunder with the utmost dispatch when such cause is removed. If the force majeure continues for a continuous period exceeding three (3) months, the parties shall assess the possible options available failing, which this Agreement will be terminated at the option of any Party.
- (ii) A condition of force majeure shall not relieve any Party of any obligation to pay any sum due under this Agreement prior to the event of force majeure.

- (f) (i) If either party (Originating Party) is of the view and/or opinion that the other party (Defaulting Party) has breached any of the covenants mentioned herein the Originating Party shall give notice of such breach to the Defaulting Party in writing and the Defaulting Party shall rectify same within 30 days of receipt of such notice.
- (ii) In the event of the Defaulting Party failing and/or neglecting to rectify such breach within the said period of 30 days the Originating Party shall be entitled to terminate this agreement after the lapse of such 30 days.
- (iii) In the event this agreement is terminated by the reason(s) mentioned in above clause (ii) Parties hereto shall value the development and/or improvements affected by the Lessee on the said premises by Government Valuer and the Lessor shall settle such amount to the Lessee within 60 days from the date of the receipt of Valuation Report.
- (iv) In such event the Lessee shall be entitled to occupy and possess the said premises under the covenants stipulated herein until full amount in the Valuation Report is paid to the Lessee.
- (v) In such event provisions in Clause 4(d) herein shall not apply
- (g) It is expressly agreed and acknowledge by the Lessor that during the lease period hereof the Lessee shall own the Advertising Rights in and over the said premises

However the Lessee agrees to allow the Lessor to continue the Advertising Right Agreement (without any extension) entered in to with Tanvir Shah of 'Sporting and Outdoor Solutions' dated 27th June 2005 until the period mentioned in the said agreements and morefully described in the ANNEX IV hereto. Provided such Advertising Rights will be operative only above 15 feet from the ground level.

- h) All notices, letters or writings required to give or sent in terms of these presents shall be deemed to have been sufficiently given or sent, if sent under registered cover to the respective addresses of the Lessor and Lessee as given below

To Lessor
 Chairman
 Sugathadasa National Sports Complex Authority
 P.O.Box.2211, Arthur de Silva Mawatha
 Colombo 13

To Lessee
 Chief Executive
 Sri Lanka Cricket
 No.35, Maitland Place
 Colombo 7

- i) In the event of any doubt, dispute or difference arising between the parties hereto concerning this agreement or the operation or the interpretation of this agreement including the non payment of payments due to be paid by the Lessee under this agreement or the rights, duties and obligations of the parties under this agreement then and in every such case the parties shall resolve such doubt, dispute, difference or non payment by arbitration under and in terms of the Arbitration Act No.11 of 1995 of Sri Lanka or any act relating to Arbitration in force in Sri Lanka at the time of such dispute and in accordance with the rules of the Sri Lanka National Arbitration Centre presently at of No. 141/7, Vauxhall Street, Colombo 02. The arbitration shall be conducted in the English language and the seat shall be Colombo.



- j) All professional charges and stamp duty in connection with the preparation, execution and attestation of these presents shall be borne and paid by the Lessee.

IN WITNESS WHEREOF the Lessor and the Lessee have hereunto and to three other of the same tenor and date as these presents set their respective hands and affixed the Common Seals of the Lessor and the Lessee at Colombo on this 1st day of November Two Thousand and Six (2006).

SCHEDULE ABOVE REFERRED TO

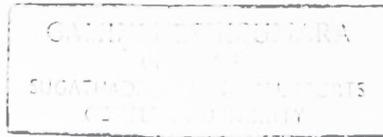
All that allotment of land marked **Parcel 1** called '**Kettaramaya**' depicted in Plan No.PP Co 8412 (Sheet 66/8/2) dated 8th November 2001 made by the Survey General of Sri Lanka noe called and known as '**R.Premadasa International Cricket Stadium**' situated at Maligawatta Ward No.14, Grandpass South within the Municipal Council and the District of Colombo Western Province and which said land Parcel 1 is bounded on the **North** by - Lot 14 in PP A2831, Lots 5, 1 & 4 in PP Co 6050 and Kettarama Mawatha, **East** by - Kettarama Mawatha and Maligawatta Lane, **South** by - Lot 1 in PP A 2928 and St. Sebastian Ela and **West** by - St. Sebastian Ela containing in extent Six decimal Seven Five Six One Hectares (Hectares 6.7561) depicted in Plan No.PP Co 8412 (Sheet 66/8/2) aforesaid together with trees plantations building including Thirteen permanent buildings and Seven Pump Houses and everything else standing thereon.

Annex I

IMPROVEMENTS TO R.PREMADASA INTERNATIONAL CRICKET STADIUM

<u>1</u> <u>Preliminary estimate</u>	<u>Cost</u> (Million Rs.)	<u>Duration</u> (Months)
1. Construction of new Swimming Pool Cascading Type 50m in length, 8 tracks including Pump House, Filter Room, Shower area, Pool Deck	25	10
2. Re-filling the existing ground with earth and replacing grass	23	6
3. High Performance Centre (Two Stories)	150	12
4. Flood Lights fro side nets and practicing wicket	5	2
5. Replacing existing trusses at Grand Stand	4	2
6. Repairs to Block C & D	12	3
7. New machineries and Rollers	5	1
8. Repairs to existing Dometry	3	2
9. Repairing of existing Score Board	4	1
10. Repairs to existing Media Building	3	1
11. Sprinkler System	1.5	1

The Common Seal of the Sugathadasa National Sports Complex Authority was affixed hereto in the presence of Don Gamini Chandrathillake Nethicumara Chairman and Hithanaduru Udayaram Silva Director of Sugathadasa National Sports Complex Authority who do hereby attest the sealing hereof



Witnesses

- 1.
- 2.

Commander H. U. SILVA Psc.,
DIRECTOR,
The Sugathadasa National Sports Complex
Authority.

The Common Seal of the Sri Lanka Cricket was affixed hereto in the presence of Damien Fernando Kangadaran Mathivanan members of the Interim Committee appointed by the Honorable Minister of Youth Affairs and Sports Vide Gazette Notification No.1385/30 dated 24th March 2005 and by subsequent communication for continuing the functions of Sri Lanka Cricket who do hereby attest the sealing hereof

Witnesses

- 1.
- 2.

Notary Public.



I Hendawitharanage Chandrakumar de Silva of No.39/2-1/1, D.S.Senanayake Mawatha, Colombo 8 in the Democratic Socialist Republic of Sri Lanka Notary Public do hereby certify and attest that the foregoing instrument having been duly read over and explained by me the said Notary to the within named executants Don Gamini Chandrathilake Nethicumara and Hithanadura Udayasena Silva Chairman and Director respectively of Sugathadasa National Sports Complex Authority both of whom who signed illegibly in the presence of Siripala Wirittamulla Secretary of the Ministry of Sports in the said Republic and Kasthuri Arachchilage Gayani Kasthuriarachchi Attorney at Law of No.46, Sumangala Mawatha, Kurunegala both of whom signed illegibly and Damien Fernando who signed as D. Fernando and Kangadaran Mathivanan who signed illegibly members of the Interim Committee of Sri Lanka Cricket in the presence of Dulip Mendis Chief Executive of Sri Lanka Cricket and Vindhya Shehani Weerasekera Attorney at Law of No.35, Maitland Place, Colombo 7 both of whom signed illegibly the subscribing witnesses hereto and all of whom are known to me and the same was signed by the said executants by the said witnesses and by me the said Notary in my presence and in the presence of one another all being present together at the same time at Colombo on this First day of November Two Thousand and Six (2006).

I further certify and attest that payment for the 1st Quarter Rs.750,000/- (less With Holding Tax) was paid by Commercial Bank, Foreign Branch Cheque No.58045 and Commercial Bank Pay Order No.963855 for Rs.900,000/- being Stamp Duty was collected to be paid to the Inland Revenue Department to the credit of Commissioner General of Inland Revenue Stamp Duty Account No.204-1-001-0-0085127 and the Original of this instrument bears One stamp to the value of Rs.1/= and the said stamp was supplied by me.

WHICH I ATTEST

1st day of November 2006
Date of Attestation



Don
Notary Public

Stamp Duty of Rs.900,000/- was paid by Commercial Bank Pay Order No.963855 to the Inland Revenue Department to the credit of Commissioner General of Inland Revenue Stamp Duty Account No.204-1-001-0-0085127 and proof of such payment is endorsed on the Duplicate of this instrument.



Don
Notary Public





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சுகததாச தேசிய விளையாட்டுத் தொகுதி அதிகார சபை
Sugathadasa National Sports Complex Authority

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දුරකථන : 0112 384 385 / 0112 445 677

ෆැක්ස් : 0112 44 56 75

විද්‍යුත් තැපෑල : asnsca@gmail.com