



# Performance Report - 2015



**DEPARTMENT OF BUILDINGS**  
**Ministry of Housing and Construction**

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## INTRODUCTION

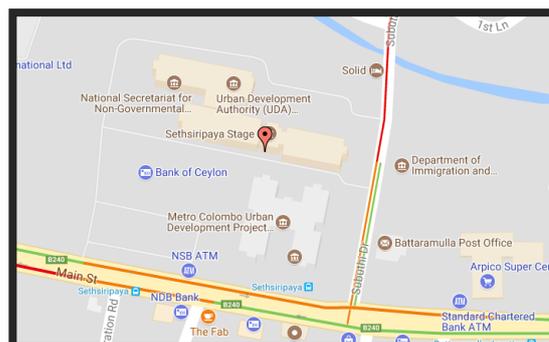
The Department of Buildings which functioned under Public Works Department (PWD) was established in 1969 existed more than 4 decades as an independent organization responsible for Building and Infrastructure development. The department was sole authority and the advisory body in the field of building and related Infrastructure works. It was called upon to provide expert advice on building works in implementation of building programmes and any litigation of building programmes.

The Functions of the Department were set out in Financial Regulations, Treasury Circulars and Gazette notification. The Department play commendable role in the national development and in the preservation of the public building assets.

Department of Buildings was restructured with the 13<sup>th</sup> Amendment to the constitution. Department have the authority and responsibility for the design and construction of public buildings in Sri Lanka. Department of Buildings is accredited with ISO 9001:2008. The department also redefine its role carries a specific reference to project management and technical accountability.

## CORPORATE INFORMATION

<b>Name</b>	-	Department of Buildings
<b>Legal Status</b>	-	Government Fully Owned
<b>Ministry</b>	-	Housing and Construction
<b>Office</b>	-	Second Floor
		Sethsiripaya, Battaramulla
		Sri Lanka
		Tel. 94 11 2862588 Fax. 94 11 2864771
		E mail. <a href="mailto:dgb@buildingsdept.gov.lk">dgb@buildingsdept.gov.lk</a>
		Web. <a href="http://www.buildingsdept.gov.lk">www.buildingsdept.gov.lk</a>



**Vision****VISION**

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

**Mission****MISSION**

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

**Policy****QUALITY POLICY**

Department Of Buildings being the Pioneer Government Organization responsible for providing excellent services for the development of Public Sector Building works by

- Delighting the clients through professional services beyond expectations.
- Adhering to the statutory, regulatory requirements and relevant standards to achieve excellent built environment.
- Continuously focusing on improving of our services through monitoring, customer feedback and updating know-how.
- Total participation of our dedicated multidisciplinary professionals through teamwork.
- Comply with the Requirements of ISO 9001:2008 Quality Management System and Continually improving QMS.

## Authority

### AUTHORITY AND RESPONSIBILITY

The Department of Buildings is vested with the authority under the Financial Regulation Nos. FR 787, FR 788, FR 789 and FR 790. Accordingly, Department undertake following responsibilities from the non-technical departments and other institutions.

1. Planning, Design, Estimation & Construction of buildings and related facilities by financial allocations provided within the votes of the government departments and agencies.
2. Provide consultancy & project management services to state agencies on building works.
3. Maintenance Additions and Improvements to government buildings
4. Maintenance & Operation of Sewerage Schemes of Government Hospitals and ensuring smooth functioning of the same.
5. Maintenance and Operation of state residences.
6. Ensure technical accountability for all building works performed by the Department.
7. Foreign mission projects.

Department provide services with an agreement in the form of a Memorandum Of Understanding to be more binding to our commitment.

## Guarantee

### The Value

*“The Buildings Department, neutralizes Risk, the client faces by taking the responsibility being technically, financially accountable, and assure value to construction they undertake and provide life time guarantee to the client”.*

### THE DEPARTMENT’S GUARANTEE

The Building Department provides proactive and forensic support considering the client’s technical and management capacities. We **value** the need of **guarantee** for the constructions, and take responsibility to **neutralize the risk** by:

- a. **Life time technically / financially Accountable**
- b. **Designs for complete building need by highly authorized professional**
- c. **Adhere all rules, regulations, and quality and safety standards**
- d. **Highly accurate scope specially developed utilizing past experience**
- e. **Assure quality, safety by scrutinize, concur designs, document of other service providers**
- f. **Manage Contracts**
- g. **Ensure value by experienced professional project management service**
- h. **Assistance in hassles of management audit**
- i. **Assistance in contractual litigations**
- j. **Technical Assistance** by participating in Technical Evaluating and procurement committees

## THE MANAGEMENT

### Management

Eng. M.R.Jeyachandran	-	Director General
Eng. M.B.Hemadasa	-	Act. Addl. Director General (Engineering Service)
Arch. (Ms) Sandya Mendis	-	Act. Addl. Director General (Consultancy Services)
Eng. M.H.M.Ismail	-	Director (Engineering Design)
Ms. S.D.Athauda Arachchi	-	Director (Administration)
Ms. J.A.Girly	-	Chief Accountant
Eng. Ms. W.A.W.Abeyawardana	-	Director (Construction Region 1)
Eng. A.Nawas Atham	-	Director (Construction Region 2)
Eng. Ms. K.G.Sandya Kumudini	-	Director (Technical Development)
Ms. S.Narasinghe	-	Chief Internal Auditor
Arch. Menaka Mangalanantha	-	Act. Director (Architect)

## Service

**SERVICES PROVIDED**

The Department of Buildings provide services to the clients to cater their needs and bridge the capacity gap they encounter in executing their buildings, infrastructure development activities to achieve their goals.

**Project Proposals** *(The role is to facilitate client identify projects)*

We undertake to prepare Project Briefs, Feasibility Reports, Cost Estimates, and technical assistance for clients to pursue project approvals and to obtain financial allocations.

**Turnkey** *(The role shall be Entrepreneur Project Manager)*

We undertake the entire responsibility from design through completion and commissioning. The client only has to turn the proverbial key to make everything function as it should.

Funds, as provided by FR, shall be released to Department of Buildings by: transferring the Vote or Cheque drawn in favour of Director General of Buildings

**Consultancy** *(The role shall be Executive Project Manager)*

We undertake feasibility study, develop design, bill of quantities, and bidding documentation as pre contract responsibility and construction management services as post contract responsibility. The client will undertake the responsibility of bidding process.

Funds will be retained with the client, payment for construction works paid by the client.

**Project Management** *(The role shall be Executive /Consultant Project Manager)*

We undertake the responsibility of managing the consulting and contracting agencies. We shall undertake to execute or to advice the client. We undertake Private Sector Investment Programmes BOT, BOOT, Design and Build Contracts by Government or Donor Agencies.

Funds will be retained with the client, payment for construction works paid by the client.

**Maintenance, Special Repairs, Improvements** *(The role shall be facilitating client)*

We undertake preparation of condition report, maintenance manual, maintenance estimates, implementing maintenance, restoration of building, infrastructure.

Funds shall be released to Department of Buildings in executing the work

**Other services rendered.**

We participate for the Technical Evaluation Committees of the other institutions by appointing competent officers as members.

Service

REGIONAL OFFICES

DEPARTMENT OF BUILDINGS  
MAP OF ZONAL DIVISIONS

*“The Buildings Department, provide its services to the client through seven zonal offices located in 6 locations throughout the country”.*

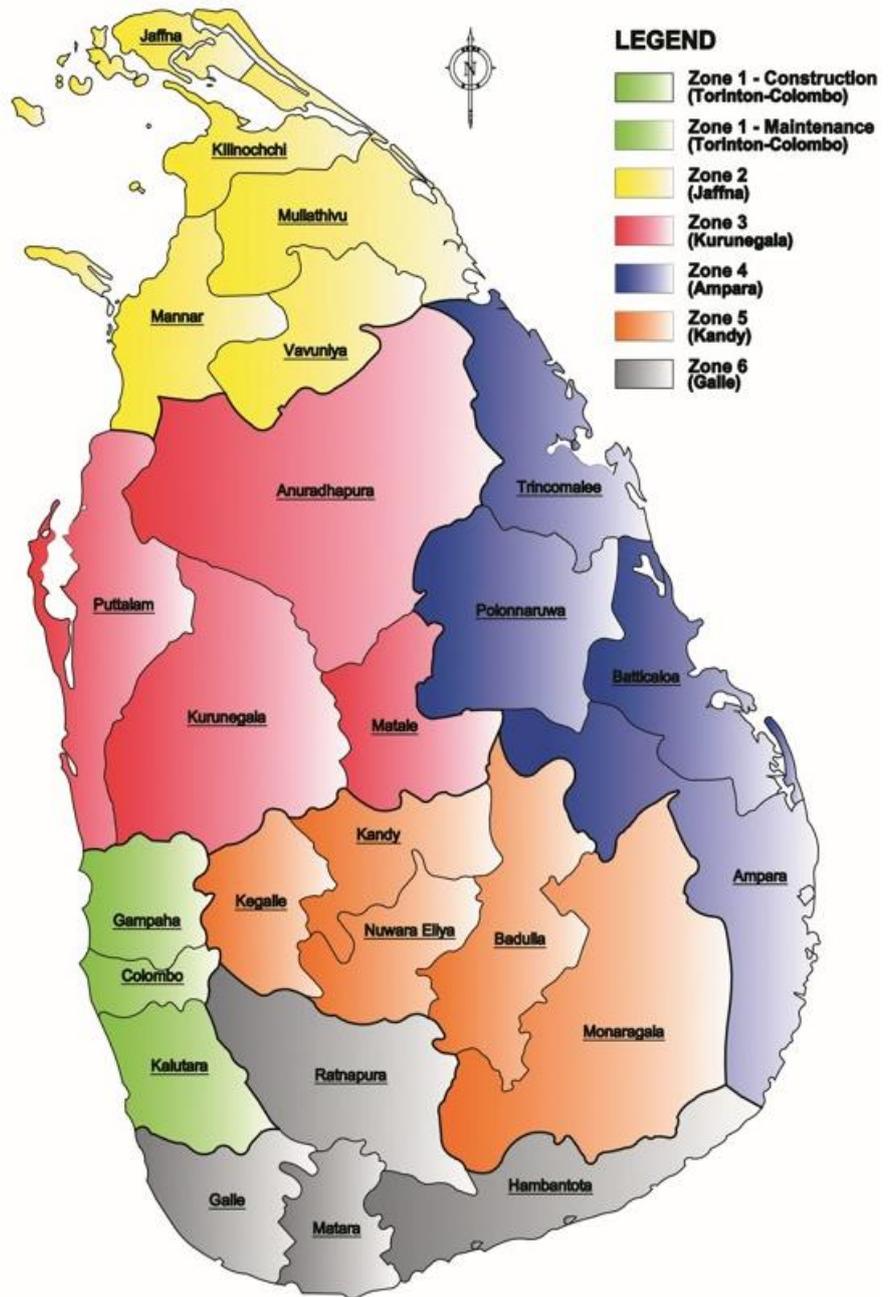


Figure 1 Map of Zonal Divisions

## DIRECTOR GENERAL'S STATEMENT

### Contribution to national development

The department was totally involved to the development activities in the country on building sector. The Department was able to provide more project management services for construction projects.

### Obtaining ISO 9001:2008 status

The Head office and the Chief Engineers office (Zone 5) of Department of Buildings is being implementing the ISO 9001:2008 status.

Other zonal offices are also preparing the relevant documents for obtaining ISO status.

### Summary of Progress

During the year 2015 the overall percentage of financial progress against the target value is 76%

### Obstacles faced during the year 2015

- Shortage of Staff
  - o Engineers, Architects & Quantity Surveyors
  - o Technical Officers & Draughts persons
  - o Public Management Assistants
  - o Drivers
- Shortage of vehicles for site visits.
- No approvals for obtaining consultancy services on assignment basis for urgent projects.
- No sufficient allocations for maintenance /uplifting of circuit bungalows.
- Non Payment for Suspended projects (after completion of designs)
- Delay in projects due to changes requested by clients during construction stage.
- Difficulty in completing projects in time due to lack of resources of contractors.

**Eng. M.R. Jeyachandran**

Director General of Buildings

## PAST PERFORMANCE UPTO 2015



Figure 2 Comparison to Last five Years

Department of Buildings provides services to the clients of other Ministries, Departments and Government Institutions. The main service provide by the Department can be categories as, new buildings and infrastructure constructions, rehabilitation. The Department as shown in figure 1 has increased its performance from 516Mn in year 2010 to 2303Mn in year 2015 thereby increasing the performance by 346% from 2010 to 2015. The Annual increase in work done from year 2010 to 2015 is shown

in table 1.

Table 1 Annual increase in work done from Year 2010-2015

YEAR	ANNUAL PERFORMANCE (MN)	% INCREASE (BASE 2010)	% INCREASE (BASE PREVIOUS YEAR)
<b>2010</b>	516.42		
<b>2011</b>	632.95	23%	23%
<b>2012</b>	621.12	20%	-2%
<b>2013</b>	1339.22	159%	115%
<b>2014</b>	1523.01	195%	14%
<b>2015</b>	2303.81	346%	51%

Department has increased its performance from 2014 to 2015, as Shown in figure 1 from 1523Mn to 2303Mn. The below Table 2 shows the performance in the Rehabilitation and New Buildings. The performance of Rehabilitation Projects increasing by 5% and the performance of New Buildings by 65% from 2014 to 2015.

Table 2 Sectorial Comparison of Annual Performance

SECTOR	ANNUAL PERFORMANCE (Mn)		PERCENTAGE INCREASE
	2014	2015	
<b>Rehabilitation</b>	344.80	363.13	5%
<b>New Buildings</b>	1178.21	1940.68	65%
<b>Total</b>	<b>1523.01</b>	<b>2303.81</b>	<b>51%</b>

## SUMMARY OF PROJECTS IN YEAR 2015

Department handled 283 projects in year 2015, out of which 198 projects having Project Value up to 25Mn, 45 projects having Project Value in-between 25Mn to 100Mn, 18 projects having Project Value in-between 100Mn to 200Mn and 22 projects having Project Value more than 200Mn as shown in Table 3

Table 3 Summary of Construction Division Projects in Year 2015

Zonal Office	Project Value Rs. (Mn)				Total
	0-25	25-100	100-200	>200	
<b>Zone 1 Construction</b>	5	11	4	4	24
<b>Zone 1 Maintenance</b>	62	2	1	1	66
<b>Zone 2</b>	12	9	2	4	27
<b>Zone 3</b>	14	7	3	3	27
<b>Zone 4</b>	51	10	2	5	68
<b>Zone 5</b>	34	4	2	2	42
<b>Zone 6</b>	20	2	4	3	29
<b>Total</b>	<b>198</b>	<b>45</b>	<b>18</b>	<b>22</b>	<b>283</b>

## CONSULTANCY DIVISION PERFORMANCE

The Consultancy division is the core of the services provided by the Department. The division provides Design services in the form of Architectural, Structural, Electrical, Water supply, Drainage, and Mechanical design related to Building and related infrastructure and Bill of quantities. The above services are provided by dedicated professional Architects and Engineers. The division has enhanced its performance from 2700Mn in year 2013, 3308Mn in year 2014, 4342Mn in year 2015. The Table 4 below shows the number of projects in 2015 and Figure 3 shows the performance from year 2013 to year 2015.

Table 4 Summary of Projects Consultancy Division in 2015

No	Description	No of Projects	TEC Rs (Mn)
1	Projects Completed at Design Stage	74	
2	Sketch Designs Sent for Client Approvals	111	
3	Projects at Construction Drawings Stage	20	
4	Sketch Designs under Preparation at the end of year 2015	19	
5	Projects at Investigation Stage at the end of year 2015	26	
6	Project Management Consultancy works	06	
<b>Total Number Projects</b>		<b>256</b>	<b>4342.00</b>

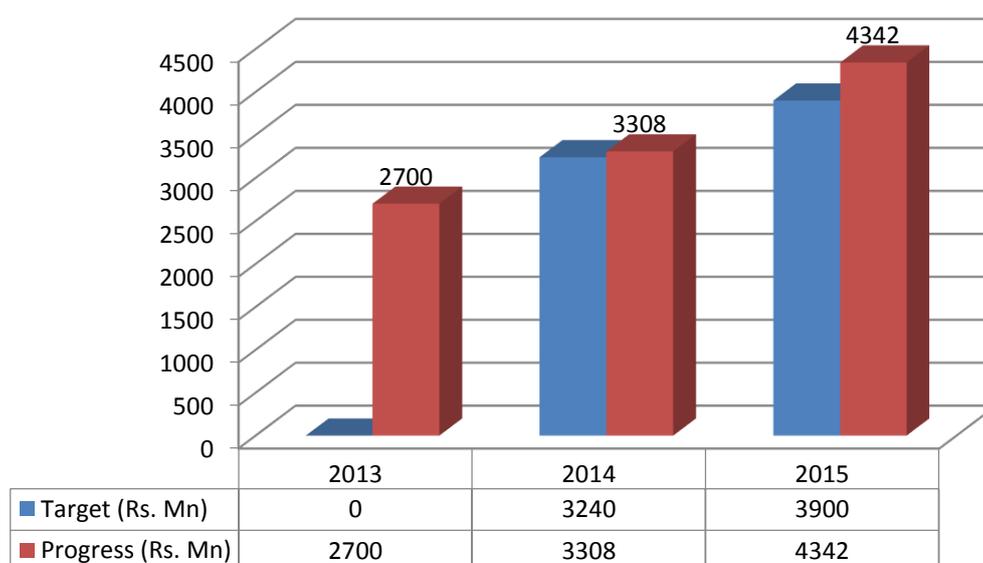


Figure 3 Graphical representation of Consultancy Division Performance

## CAPITAL AND RECURRENT EXPENDITURE - 2015

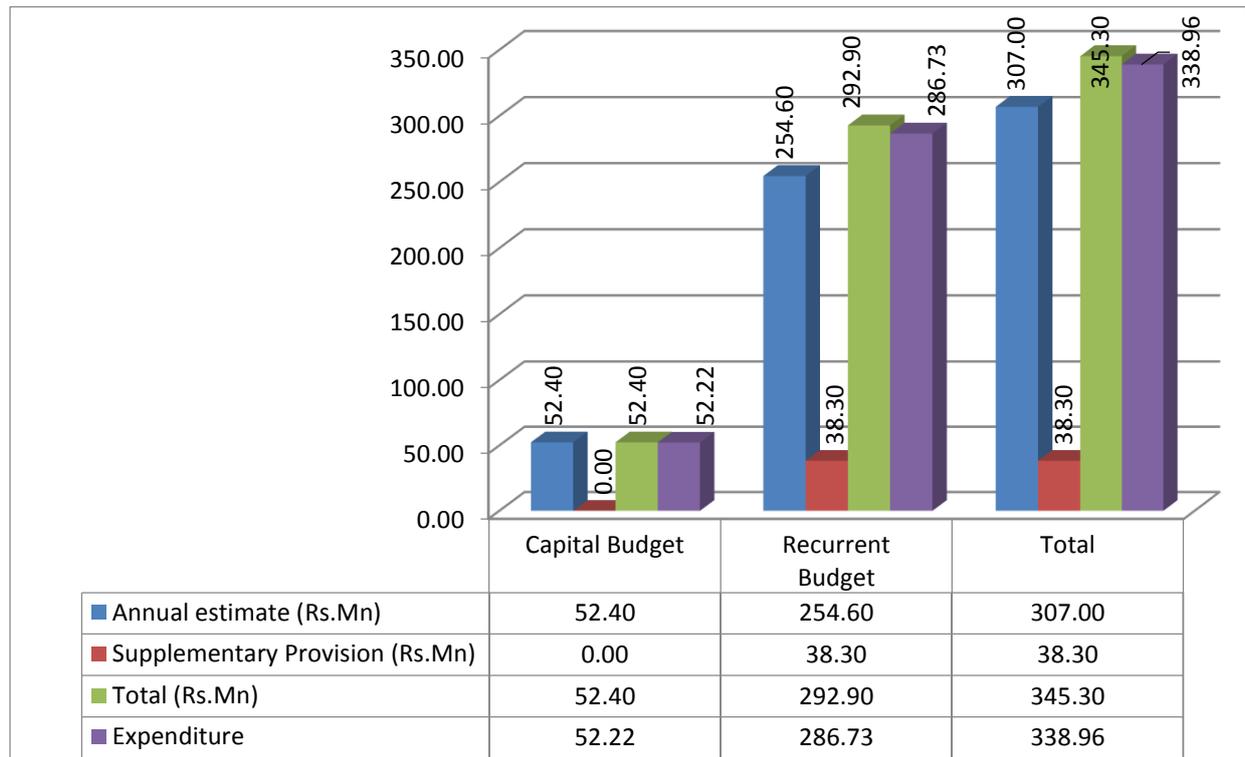


Figure 4 Graphical representation of Capital and Recurrent Expenditure

## ACTUAL AGAINST PRESCRIBED LIMITS OF ADVANCE ACCOUNTS -2015

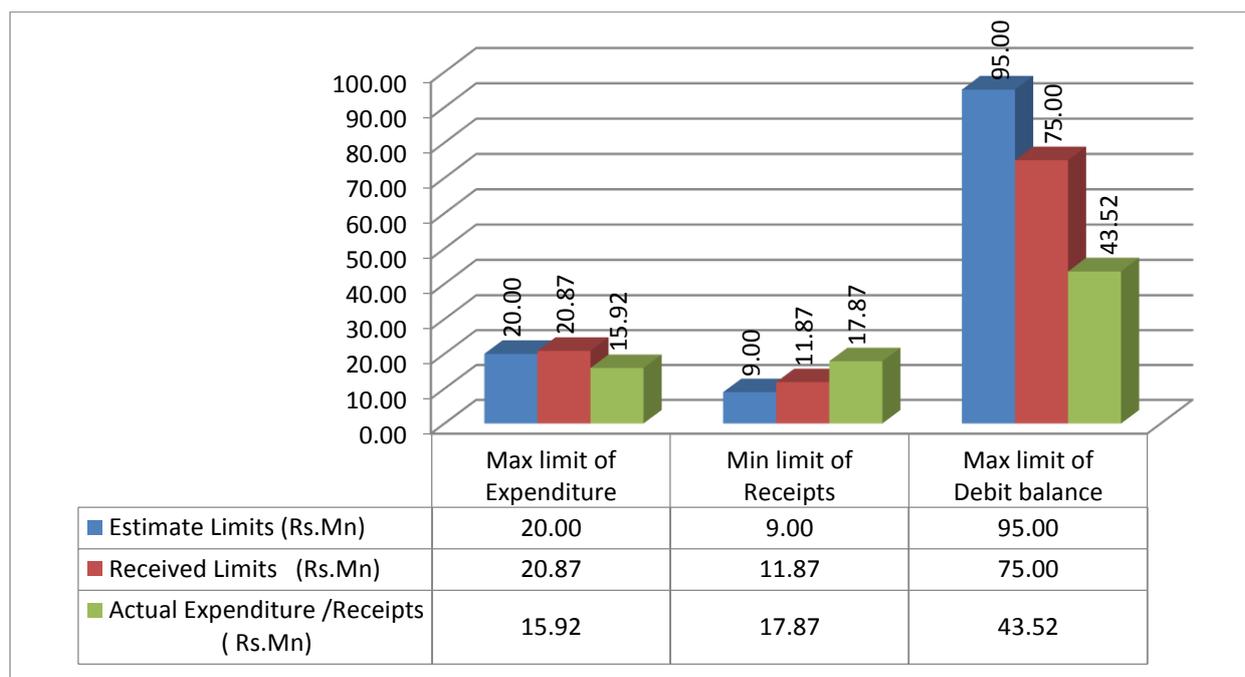


Figure 5 Graphical representation of Actual against prescribed limits of Advance Accounts

**PERFORMANCE ON ANNUAL IMPLEMENTATION PROGRAM -2015**

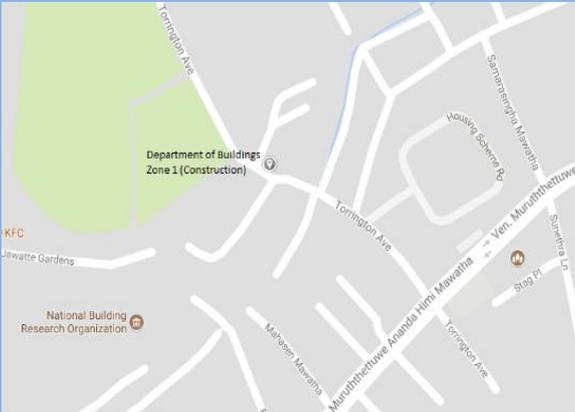
		Turnkey		Consultancy		Project Management		Maintenance		Improvement		Rehabilitation		Total	
		Fin. (Mn)	Phy. %	Fin. (Mn)	Phy. %	Fin. (Mn)	Phy. %	Fin. (Mn)	Phy. %	Fin. (Mn)	Phy. %	Fin. (Mn)	Phy. %	Fin. (Mn)	Phy. %
Zone 1 Construction	TARGET	109.66	100	243.71	100	148.91	100	-	-	-	-	-	-	<b>502.28</b>	<b>100</b>
	Actual	97.85	74	154.63	48	129.20	28	-	-	-	-	-	-	<b>381.68</b>	<b>48</b>
Zone 1 Maintenance	TARGET	11.31	100	79.62	100	-	-	21.33	100	226.24	100	38.04	100	<b>376.54</b>	<b>100</b>
	Actual	12.21	79	65.00	75	-	-	24.77	100	187.88	85	36.62	38	<b>326.48</b>	<b>79</b>
Zone 2	TARGET	116.55	100	197.11	100	275.15	100	-	-	-	-	-	-	<b>588.81</b>	<b>100</b>
	Actual	104.96	94	133.13	40	262.20	95	6.15	100	-	-	-	-	<b>506.44</b>	<b>80</b>
Zone 3	TARGET	167.00	100	86.86	100	-	-	11.92	100	22.86	100	3.41	100	<b>292.05</b>	<b>100</b>
	Actual	127.80	76	58.60	66	-	-	12.57	100	18.68	87	2.00	56	<b>219.65</b>	<b>75</b>
Zone 4	TARGET	80.43	100	428.49	100	75	100	-	-	-	-	-	-	<b>583.92</b>	<b>100</b>
	Actual	39.45	49	194.81	45	69	91	-	-	-	-	-	-	<b>303.26</b>	<b>56</b>
Zone 5	TARGET	143.81	100	116.05	100	128.84	100	33.12	100	-	-	-	-	<b>421.82</b>	<b>100</b>
	Actual	162.23	97	123.23	100	60.00	47	38.67	100	-	-	-	-	<b>384.13</b>	<b>90</b>
Zone 6	TARGET	50.00	100	-	-	150.00	100	35.24	100	6.96	100	-	-	<b>242.20</b>	<b>100</b>
	Actual	39.68	79	-	-	106.71	53	35.43	100	0.96	10	-	-	<b>182.78</b>	<b>68</b>
Total	TARGET	678.76	100	1151.84	100	777.90	100	101.60	100	256.06	100	41.45	100	<b>3002.28</b>	<b>100</b>
	Actual	584.18	83	729.40	58	627.11	69	111.65	100	207.52	84	38.62	39	<b>2303.81</b>	<b>76</b>

**PROPOSED ANNUAL IMPLEMENTATION PROGRAM -2016**

		Turnkey		Consultancy		Project Management		Maintenance		Improvement		Rehabilitation		Total	
		Fin. (Mn)	Phy. %	Fin. (Mn)	Phy. %	Fin. (Mn)	Phy. %	Fin. (Mn)	Phy. %	Fin. (Mn)	Phy. %	Fin. (Mn)	Phy. %	Fin. (Mn)	Phy. %
Zone 1 Construction	TARGET	138.95	100	1451.24	100	-	-	-	-	-	-	-	-	1590.19	100
	Actual														
Zone 1 Maintenance	TARGET	3.14	100	28.14	100	-	-	19.02	100	77.92	100	105.27	100	233.49	100
	Actual														
Zone 2	TARGET	110.40	100	590.57	100	60.50	100	-	-	-	-	-	-	761.47	100
	Actual														
Zone 3	TARGET	197.10	100	380.88	100	-	-	61.87	100	1.00	100	-	-	620.85	100
	Actual														
Zone 4	TARGET	245.74	100	265.90	100	108.44	100	-	-	-	-	-	-	620.08	100
	Actual														
Zone 5	TARGET	90.91	100	118.79	100	68.84	100	26.09	100	-	-	-	-	304.23	100
	Actual														
Zone 6	TARGET	88.92	100	30.00	100	326.09	100	21.87	100	-	-	-	-	466.89	100
	Actual														
Total	TARGET	874.76		2845.52		563.87		128.85		78.92		105.27		4597.19	100
	Actual														

## ZONAL PERFORMANCE

### ZONE 1 CONSTRUCTION

<b>Chief Engineer</b>	<b>Eng. S.S.Ranwatta</b>	
<b>Deputy Chief Engineer</b>	Eng. G.H.N.N.Perera	
<b>Office</b>	Chief Engineer's Office (Zone 1 Construction) No. 213 Torrington Avenue Colombo 07	
<b>Tel. 94 11 554691</b>	Fax. 94 11 2554690	
<b>E mail.</b>	<a href="mailto:cecc@buildingsdept.gov.lk">cecc@buildingsdept.gov.lk</a>	

## PERFORMANCE

Table 5 Summary of Progress CE Office Zone 1 Construction

	Turnkey	Consultancy	Project Management	Total
Financial Target (Mn)	109.66	243.71	1079.72	<b>1433.09</b>
Financial Progress (Mn)	97.85	154.63	1009.20	<b>1261.68</b>
Completed Projects (Nos.)	-	1	3	<b>4</b>
Ongoing Projects (Nos.)	10	9	2	<b>21</b>

## COMPLETED PROJECTS

Construction of Divisional Secretariat at Bulathsinhala.		Construction of new Auditorium for Divisional Secretariat at Dodangoda	
Total Estimated Cost	79.9Mn	Total Estimated Cost	98.00Mn
Client	Divisional Secretariat, Bulathsinhala	Client	District Secretariat, Kaluthara
			

## ZONE 1 MAINTENANCE

<b>Chief Engineer</b>	<b>Eng. M. Satyakumar</b>	
<b>Deputy Chief Engineer</b>	Eng. S.M.M. Siriwardena	
<b>Office</b>	Chief Engineer's Office (Zone 1 Maintenance) No. 213 Torrington Avenue Colombo 07	
<b>Tel.94 11 2582579</b>	Fax. 94 11 2588686	
<b>E mail.</b>	<a href="mailto:cem@buildingsdept.gov.lk">cem@buildingsdept.gov.lk</a>	

## PERFORMANCE

Table 6 Summary of Progress CE Office Zone 1 Maintenance

	Turnkey	Consultancy	Maintenance	Improvements	Rehabilitation	Total
Financial Target (Mn)	11.31	79.62	21.33	226.24	38.04	<b>376.54</b>
Financial Progress (Mn)	12.21	65.00	24.17	187.88	36.62	<b>325.88</b>
Completed Projects (Nos.)	2	-	12	166	2	<b>182</b>
Ongoing Projects (Nos.)	1	2	-	22	6	<b>31</b>

## COMPLETED PROJECTS

<b>Improvements to Room No. 208, Ministry of Finance and Planning</b>		<b>Improvements to Room No. 321, Ministry of Finance and Planning, Colombo 01</b>	
Total Estimated Cost	11.14Mn	Total Estimated Cost	17.67Mn
Client	Ministry of Finance and Planning	Client	Ministry of Finance and Planning

## ZONE 2

<b>Chief Engineer</b>	<b>Eng. (Mrs.) S. Vinodani</b>	
<b>Deputy Chief Engineer</b>	Eng. K. Thirukkumar	
<b>Office</b>	Chief Engineer's Office ( Zone 2), Beach Road, Gurunagar Jaffna	
<b>Tel.94 21 2222781</b>	Fax. 94 21 2222781	
<b>E mail.</b>	<a href="mailto:cej@buildingsdept.gov.lk">cej@buildingsdept.gov.lk</a>	

## PERFORMANCE

Table 7 Summary of Progress CE Office Zone 2

	Turnkey	Consultancy	Project Management	Maintenance	Total
Financial Target (Mn)	116.55	197.11	275.15	-	<b>588.81</b>
Financial Progress (Mn)	104.96	133.13	262.20	6.15	<b>506.44</b>
Completed Projects (Nos.)	4	3	4	1	<b>12</b>
Ongoing Projects (Nos.)	2	5	5	-	<b>12</b>

## COMPLETED PROJECTS

Construction of District Office Building ,Department of Labour, Killinochchi -Stage II		Construction of prison complex at Jaffna Stage II	
Total Estimated Cost	67.08Mn	Total Estimated Cost	317.00Mn
Client	Department of Labour	Client	Department of Prison
			

### ZONE 3

<b>Chief Engineer</b>	<b>Eng. G.R.S.B. Gamlath</b>
<b>Deputy Chief Engineer</b>	Eng. S. Surendran
<b>Office</b>	Chief Engineer's Office ( Zone 3), Buildings Department, Kurunegala
<b>Tel.94 37 2222197</b>	Fax. 94 37 2222437
<b>E mail.</b>	<a href="mailto:cek@buildingsdept.gov.lk">cek@buildingsdept.gov.lk</a>



### PERFORMANCE

Table 8 Summary of Progress CE Office Zone 3

	Turnkey	Consultancy	Maintenance	Improvements	Rehabilitation	Total
Financial Target (Mn)	167.00	86.86	11.92	22.86	<b>3.41</b>	<b>292.05</b>
Financial Progress (Mn)	127.80	58.60	12.57	18.68	<b>2.0</b>	<b>219.65</b>
Completed Projects (Nos.)	1	4	5	2	-	<b>12</b>
Ongoing Projects (Nos.)	7	4	-	3	<b>1</b>	<b>15</b>

### COMPLETED PROJECTS

Construction of Day care Center and preschool Anuradhapura	Construction of Building Complex for Male and Female Student's Hostels at the Trincomalee Campus of the Eastern University of Sri Lanka
Total Estimated Cost 33.03Mn	Total Estimated Cost 100.00Mn
Client District Secretariat, Anuradhapura	Client Eastern University of Sri Lanka
	

## ZONE 4

<b>Chief Engineer</b>	<b>Eng. K. Illanko</b>
<b>Deputy Chief Engineer</b>	Eng. (Ms) S. Thushanthi
<b>Office</b>	Chief Engineer's Office ( Zone 4), Buildings Department, Inginiyagala Road, Ampara
<b>Tel.94 63 2224490</b>	Fax. 94 63 2222437
<b>E mail.</b>	<a href="mailto:ceu@buildingsdept.gov.lk">ceu@buildingsdept.gov.lk</a>



## PERFORMANCE

Table 9 Summary of Progress CE Office Zone 4

	Turnkey	Consultancy	Project Management	Total
Financial Target (Mn)	80.43	428.49	75.00	<b>583.92</b>
Financial Progress (Mn)	39.45	194.81	69.00	<b>303.26</b>
Completed Projects (Nos.)	4	26	-	<b>30</b>
Ongoing Projects (Nos.)	11	24	3	<b>38</b>

## COMPLETED PROJECTS

Construction work of New Child Care Centre at General Hospital – Ampara		Construction of 04 Nos. Married Doctor's Quarters at General Hospital - Ampara	
Total Estimated Cost	22.64Mn	Total Estimated Cost	33.08Mn
Client	Ministry of Health	Client	Ministry of Health
			

## ZONE 5

<b>Chief Engineer</b>	<b>Eng.(Mrs.) N.M.M. Marikkar</b>	
<b>Deputy Chief Engineer</b>	Eng. (Mrs) D.C. Wijesinghe	
<b>Office</b>	Chief Engineer's Office( Zone 5) Buildings Department, Kandy	
<b>Tel.94 81 223 4255</b>	Fax. 94 81 2234255	
<b>E mail.</b>	<a href="mailto:cec@buildingsdept.gov.lk">cec@buildingsdept.gov.lk</a>	

## PERFORMANCE

Table 10 Summary of Progress CE Office Zone 5

	Turnkey	Consultancy	Project Management	Maintenance	Total
Financial Target (Mn)	143.81	116.05	128.84	33.12	<b>421.82</b>
Financial Progress (Mn)	162.23	123.23	60.00	38.67	<b>384.13</b>
Completed Projects (Nos.)	3	1	-	13	<b>18</b>
Ongoing Projects (Nos.)	3	3	1	14	<b>11</b>

## COMPLETED PROJECTS

Rehabilitation of American corner of D.S.Senanayake library, Municipal Council Kandy		Construction of 04 Storied Building for Laboratory & Car Park Building at IFS, Hantana	
Total Estimated Cost	37.86Mn	Total Estimated Cost 174.00Mn	
Client	Municipal Council Kandy	Client	National Institute of Fundamental Studies, Hanthana
			

## ZONE 6

<b>Chief Engineer</b>	<b>Eng.(Mrs.) K. Liyanage</b>	
<b>Deputy Chief Engineer</b>	Eng. K.P.A. Gunawardena	
<b>Office</b>	Chief Engineer's Office( Zone 6) Buildings Department, No. 10, Upper Dickson Road Galle	
<b>Tel.94 91 223 4838</b>	Fax. 94 91 223 4838	
<b>E mail.</b>	<a href="mailto:ceg@buildingsdept.gov.lk">ceg@buildingsdept.gov.lk</a>	

## PERFORMANCE

Table 11 Summary of Progress CE Office Zone 6

	Turnkey	Consultancy	Project Management	Maintenance	Improvements	Total
Financial Target (Mn)	50.00	-	15.00	29.90	6.96	<b>236.86</b>
Financial Progress (Mn)	39.68	-	106.71	30.09	0.96	<b>177.44</b>
Completed Projects (Nos.)	4	-	1	12	-	<b>17</b>
Ongoing Projects (Nos.)	3	2	7	-	1	<b>13</b>

## COMPLETED PROJECTS

Construction of Separate 06 Nos. ground floor Shops for Wewurukannala Sacred Area, Dickwella	Construction of 02 storied building for Paddy Research Centre Ambalanthota
Total Estimated Cost 10.00Mn	Total Estimated Cost 89.01Mn
Client District Secretariat - Matara	Client Agricultural Department
	

## HUMAN RESOURCE

Managerial Staff		Approved	Fill	Vacant	Operational Staff		Approved	Fill	Vacant
Director General		1	1	-	Chief Engineers		15	6	9
Additional Director General (Eng. Ser.)		1	-	1	Senior Architects		2	-	2
Additional Director General (Con. Ser.)		1	-	1	Engineers		70	37	33
Director Engineering Designs		1	1	-	Architects / Interior Designers		12	10	2
Director Architect		1	1	-	ICT Officer		1	-	1
Director Technical Development		1	1	-	Administrative Officer		1	-	1
Director Construction		2	2	-	Technical Officers		90	53	37
Director Administration		1	1	-	Draft Persons		40	29	11
Director Finance		1	1	-	Technological Assistants		40	-	40
Chief Internal Auditor		1	1	-	Quantity Surveying Assistants		13	13	-
Deputy Director Administration		1	1	-	Development Officers		37	32	5
Accountant		5	3	2	Public Management Assistants		80	55	25
<b>Total</b>		<b>17</b>	<b>13</b>	<b>4</b>	<b>Total</b>		<b>401</b>	<b>236</b>	<b>166</b>
					<b>Other</b>		<b>180</b>	<b>134</b>	<b>46</b>
<b>Approved Cadre</b>	<b>581</b>	<b>Available</b>			<b>383</b>	<b>Vacancies</b>		<b>198</b>	

## Human Resource

The main strength of the Department is the multi professional staff consists of Chartered Engineers who are expertise of Civil, Electrical and Mechanical fields and the Chartered Architects, Interior Designers and technical staff who are expertise on Civil, Mechanical and Electrical Sectors.

The Department delivers its services in a professional manner utilizing the multiple professional unit consists of 06 Chief Engineers, 37 Engineers, 10 Architects/ Interior Designers, 53 Technical Officers, 29 Draft Persons and 13 Quantity Surveying Assistants.

As being the advisory body and having sole authority in the field of building and related infrastructure works, the professional team is called upon to provide expert advice on building works in implementation of building programs and any litigation of building programs.

The effective leadership paves the way for achievements by encouraging cooperation among employees and mobilizing the resources needed to realize set goals.

The Department of Buildings blessed with competent, stable and proactive leadership, unless progress would be elusive.

The only threat is the unpredictable nature of the turnovers of the technical staff, with much attraction in private sectors and abroad in various manners.

If there would be certain kind of incentive scheme or rewarding system to retain such competent technically professional staff that might expedite the growth, efficiency and effectiveness of the organization as well as the manner in service delivery.

## CHIEF INTERNAL AUDITOR'S STATEMENT

### Internal Audit Division

#### Responsibility

Enhancing the accountability of the Department through internal audit to fulfill the vision, mission and objectives of the Department of Buildings and providing independent services required for the achievement of the objectives for value addition.

#### Objectives

1. Contributing to improve the effectiveness of internal controls of the Department.
2. Strengthening the internal audit through audit and management committees.
3. Making recommendations to the senior management of the Department through special investigations.
4. Conducting audits as per the audit plan approved for the year under review and reporting to the senior management.

#### Functions

The Internal Audit Division of the Department was established in June 2015 as per the instructions of Circular DMA/2009 (1) dated 09/06/2009 of the Audit and Management Department established in terms of Cabinet decision dated 25.01.2008 bearing No. 08/00200/306/012 and the recommendations of the Committee on Public Accounts dated 09.09.2014.

Post	Permanent cadre
Chief Internal Auditor (S.L.Acc.S)	01
Public Management Assistant	02
K.K.S	01

#### Physical Performance

1. The internal audit plan approved by the Audit and Management Committee during the year under review was submitted to the Ministry and the Auditor General and received their approval.
2. 25 internal audit were submitted. Summarized copies of these reports were submitted quarterly to the Ministry and the Auditor General.

During the year under review, 04 meetings of the Audit and Management Committee were held.

## **AUDITOR GENERAL'S REPORTS**

## Report of the Auditor General on Head 309 – Department of Buildings – Year 2015

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The audit of the Appropriation Accounts and the Reconciliation Statements including the financial records, books, registers and other records of the Head – 309 Department of Buildings for the year ended 31 December 2015 was carried out in pursuance of provisions in Article 154(1) of the Constitution of the Democratic Socialist Republic of Sri Lanka. The Management Audit Report for the year under review was issued to the Director General of the Department on 17 October 2016. The audit observations, comments and findings on the accounts and the reconciliation statements were based on a review of the accounts and reconciliation statements presented to audit and tests of samples of transactions. The scope and extent of such review and tests were such as to enable as wide an audit coverage as possible within the limitations of staff, other resources and time available to me.

### 1.2 Responsibility of the Chief Accounting Officer and the Accounting Officer for the Accounts and Reconciliation Statements

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The Chief Accounting Officer and the Accounting Officer are responsible for the maintenance, preparation and fair presentation of the Accounts and the Reconciliation Statements in accordance with the provisions in Articles 148, 149, 150 and 152 of the Constitution of the Democratic Socialist Republic of Sri Lanka, other statutory provisions and Public Finance and Administrative Regulations. This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of Accounts and Reconciliation Statements that are free from material misstatements whether due to fraud or error.

## 2. Accounts

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### 2.1 Appropriation Account

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#### Total Provisions and Expenditure

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The total net provisions made for the Department amounted to Rs.345.30 million and out of that, Rs.338.96 million had been utilized by the end of the year under review. Accordingly, the savings out of the net provisions made for the Department, amounted to Rs. 6.34 million representing 1.84 per cent. Details appear below.

Expenditure	As at 31 December 2015			Savings as a Percentage of the Net Provision
	Net Provision	Utilization	Savings	
	Rs. Millions	Rs. Millions	Rs. Millions	
Recurrent	292.90	286.73	6.17	2.11
Capital	52.40	52.23	0.17	0.32
<b>Total</b>	<b>345.30</b>	<b>338.96</b>	<b>6.34</b>	<b>1.84</b>

## 2.2 Advances to Public Officers Account

### 2.2.1 Limits Authorized by Parliament

The limits authorized by Parliament for the Advances to Public Officers Account under the Item No. 30901 and the actual amounts are given below.

Expenditure		Receipts		Debit Balance	
Maximum Limit	Actual	Minimum Limit	Actual	Maximum Limit	Actual
Rs. Millions	Rs. Millions	Rs. Millions	Rs. Millions	Rs. Millions	Rs. Millions
20.87	13.40	11.87	14.73	75.00	44.07

## 2.3 Imprest Account

The balance of the imprest account bearing No. 7000/0000/00/0067/0015/000 under the Department as at 31 December 2015 amounted to Rs. 2.22 million.

## 2.4 General Deposit Account

The balances of 03 Deposit Accounts under the Department as at 31 December 2015 amounted to Rs. 845.93 million. Details given below.

Deposit Account No.	Balance as at 31 December 2015
	Rs. Millions
6000/0000/00/0016/0033/000	112.81
6000/0000/00/0013/0052/000	732.37
6000/0000/00/0002/0012/000	0.75
<b>Total</b>	<b>845.93</b>

## 2.5 Audit Observation

The Appropriation Account and the Reconciliation Statements of the Department of Buildings for the year ended 31 December had been satisfactorily prepared subject to the Audit Observations included in the Management Audit Report referred to in paragraph 1.1 above. The material and significant audit observations included in that Management Audit Report appear in paragraph 3.

### **3. Material and Significant Audit Observations**

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#### **3.1 Non Maintenance of Books and Registers**

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The Department had not been maintained the Fixed Assets Register in the updated manner in terms of the Treasury Circular No.842 dated 19 December 1978.

#### **3.2 Budget Variance**

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Over Provisions had been made for 05 Objects and the savings, after utilization of provisions ranged from 21 per cent to 78 per cent of the net provisions relating to those Objects.

#### **3.3 Advances to Public Officers Account**

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During the course of audit test check with regard to the Reconciliation Statement of the Public Officers' Advance Account as at 31 December 2015, the Department had failed to recover the 02 outstanding balances even by 31 December 2015 remained over one year and 2 years amounted to Rs. 335,530.

#### **3.4 General Deposit Account**

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Action in terms of the Financial Regulation 571 had not been taken for 3 deposits older than 2 years amounted to Rs. 50.86 million.

#### **3.5 Performance**

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Even though it had been expected to complete the projects during the under review that had been included to the Action Plan, the following projects out of them had not been achieved any progress.

<b>Type of Project</b>	<b>Estimated Expenditure</b>	<b>No. of Projects not Implemented</b>	<b>No. of projects not Implemented as a percentage of Implemented No. of the Expected Projects</b>
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	<b>Rs. Millions</b>		<b>----</b>
Turnkey	85.36	13	25.4
Consultancy	83.44	18	23.6
Project Management	209.90	05	20.4

### 3.6 Irregular Transactions

One of the pool vehicles not released in terms of the Election Commissioner's Circular No. PRE/2014/TR-01 dated 21 October 2014, had been allowed to taken to an Officer of the Department for the Election Duties. The Department had spent a sum of Rs. 112,992 for repairing the vehicle which met with an accident on 07 January 2015. The Officer who had taken the vehicle to election duties, covered the duty on the post of Senior Assistant Secretary and taken allowances of transport and fuel for the above period. Even though the Officer who receives such allowances were not entitle to use pool vehicles, thus action had not been taken to recover the above loss from the Officer.

### 3.7 Losses and Damage

The following observations are made during the course of audit test checks carried out on losses and damage.

- (a) The Head of the Department had recommended to write off the loss of Rs.247,000 from the books without taking action in accordance with the Financial Regulation 104 for a vehicle met with an accident on 19 July 2014.
- (b) While disposing of 02 vehicles of the Department during the year 2014, a loss of Rs.322,050 had been occurred due to negligence of the Officers of the Department.

### 3.8 Human Resource Management

#### Approved Cadre and Actual Cadre

The position of cadre as at 31 December 2015, had been as follows.

Category of Employee	Approved Cadre	Actual Cadre	No. of Vacancies	Excess
(i) Senior Level	116	66	50	-
(ii) Tertiary Level	23	05	18	-
(iii) Secondary Level	281	179	102	-
(iv) Primary Level	178	123	45	-
(v) Others(Casual/Temporary/Contract Basis)	-	23	-	23
<b>Total</b>	<b>598</b>	<b>421</b>	<b>193</b>	<b>23</b>