



Performance Report - 2016



DEPARTMENT OF BUILDINGS
Ministry of Housing and Construction

CONTENTS

Introduction	3
Corporate Information	3
Vision	4
Mission	4
Quality Policy	4
Authority and Responsibility.....	5
The Department’s Guarantee	5
The Management.....	6
Services provided	7
Regional Offices	8
Director General’s Statement.....	9
Past Performance upto 2016	10
Summary of projects in Year 2016	11
Consultancy Division Performance	12
Capital and Recurrent Expenditure - 2016.....	13
Actual against prescribed limits of Advance Accounts -2016	13
PERFORMANCE ON ANNUAL IMPLEMENTATION PROGRAM -2016.....	14
PROPOSED ANNUAL IMPLEMENTATION PROGRAM -2017.....	15
Zonal Performance.....	16
Zone 1 Construction	16
Performance.....	16
Completed Projects.....	16
Zone 1 Maintenance	17
Performance.....	17
Completed Projects.....	17
Zone 2	18
Performance.....	18
Completed Projects.....	18
Zone 3	19
Performance.....	19

Completed Projects 19

Zone 4 20

Performance..... 20

Completed Projects..... 20

Zone 5 21

Performance..... 21

Completed Projects..... 21

Zone 6 22

Performance..... 22

Completed Projects..... 22

Human Resource..... 23

Human Resource- The strength..... 24

Chief Internal Auditor’s Statement..... 25

AUDITOR GENERAL’S REPORTS 26

Profile

INTRODUCTION

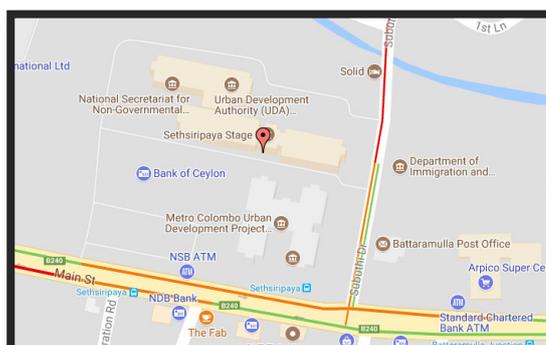
The Department of Buildings which functioned under Public Works Department (PWD) was established in 1969 existed more than 4 decades as an independent organization responsible for Building and Infrastructure development. The department was sole authority and the advisory body in the field of building 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 13th 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

Name	-	Department of Buildings
Legal Status	-	Government Fully Owned
Ministry	-	Housing and Construction
Office	-	Second Floor
		Sethsiripaya, Battaramulla
		Sri Lanka
		Tel. 94 11 2862588 Fax. 94 11 2864771
		E mail. dgb@buildingsdept.gov.lk
		Web. www.buildingsdept.gov.lk



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.H.M.Ismail	-	Actng. Addl. Director General (Engineering Service)
Arch. (Ms) Sandya Mendis	-	Actng.Addl. Director General (Consultancy Services)
Eng. M.H.M.Ismail	-	Director (Engineering Design)
Ms. S.D.Athauda Arachchi	-	Director (Administration)
Mr. M.M.M.Hussaindeen	-	Chief Accountant
Eng. Mrs. 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)

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. 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 advise 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

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

REGIONAL OFFICES

DEPARTMENT OF BUILDINGS
MAP OF ZONAL DIVISIONS

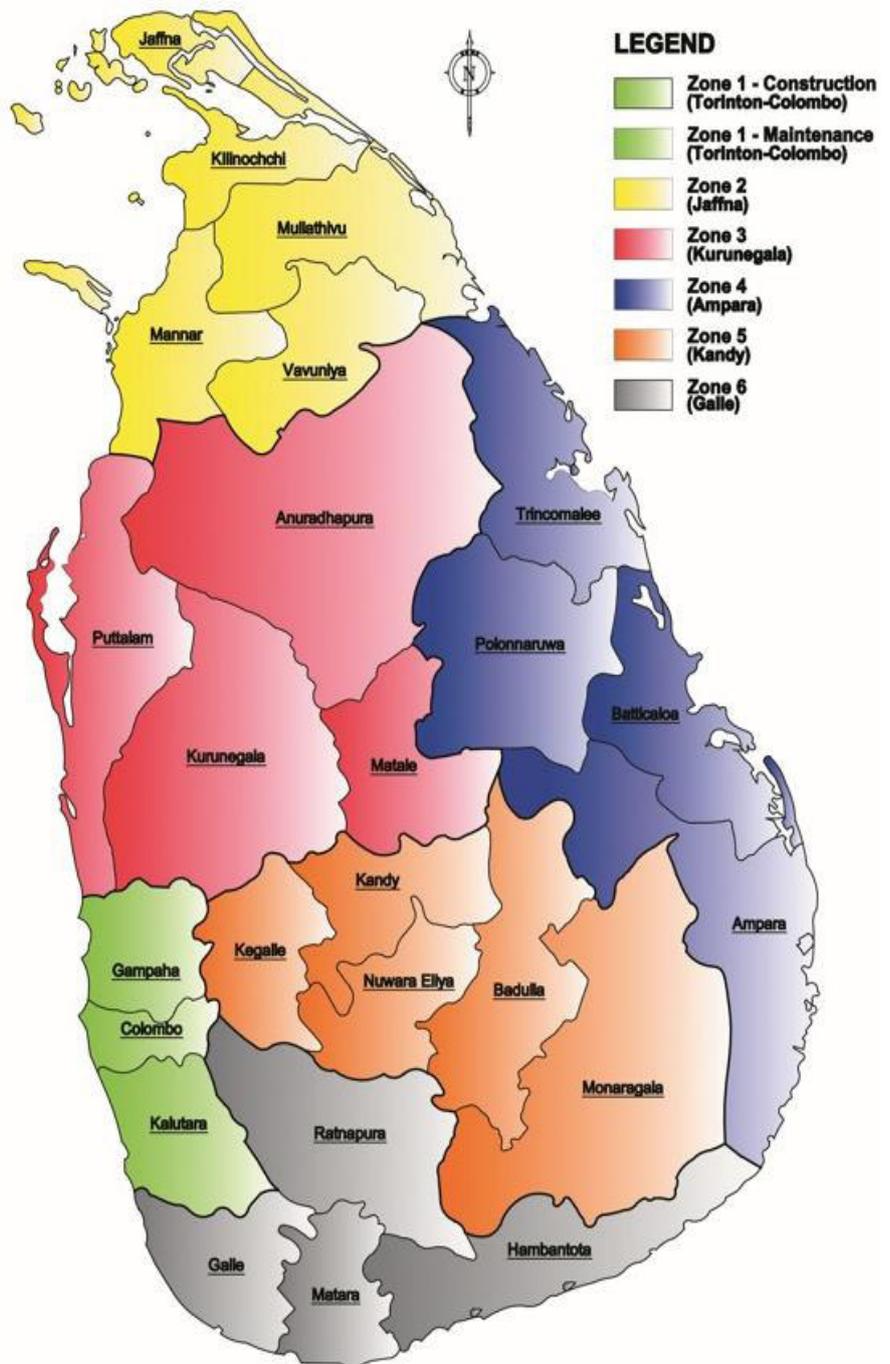


Figure 1 Map of Zonal Divisions

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

Summary of Progress

During the year 2016 the overall percentage of financial progress against the target value is 81%

Obstacles faced during the year 2016

- 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 2016

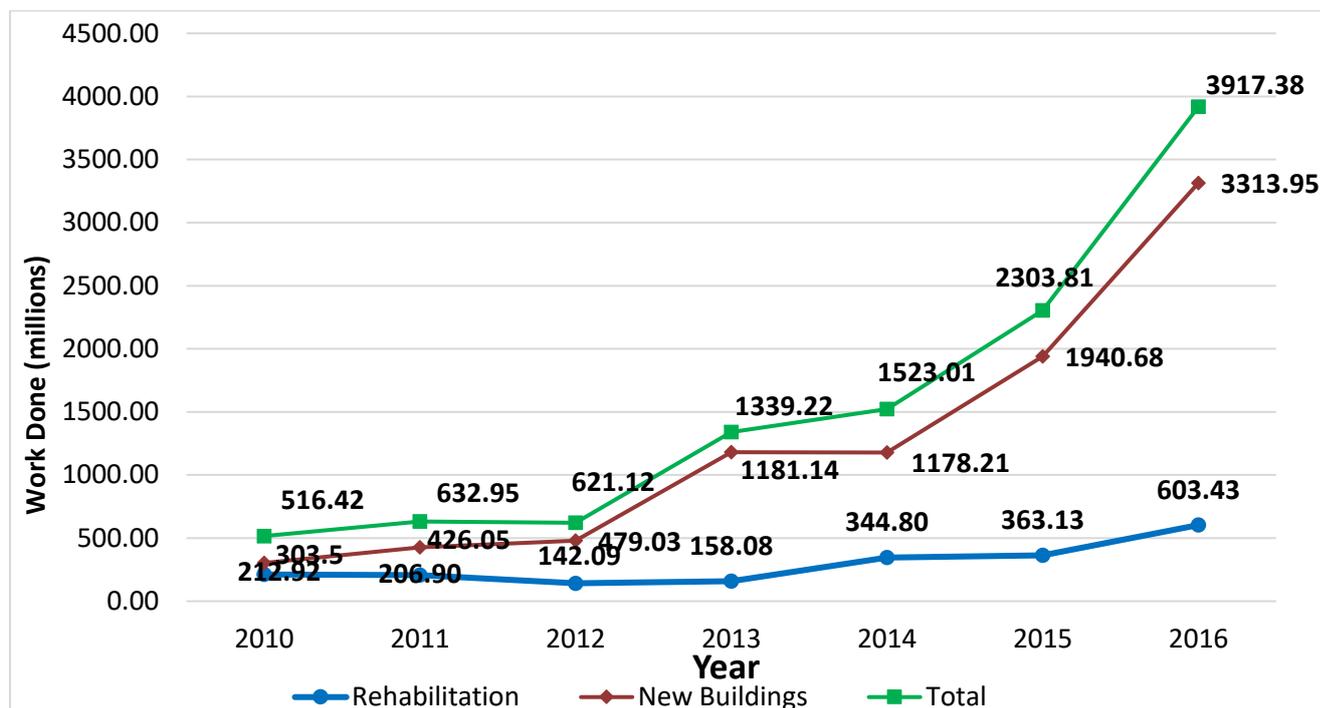


Figure 2 Comparison to Last six Years

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 2 has increased its performance from 516Mn in year 2010 to 3917 Mn in year 2016 thereby increasing the performance by 659% from 2010 to 2016. The annual increase in work done from year 2010 to 2016 is shown in table 1.

Table 1 Annual increase in work done from Year 2010-2016

YEAR	ANNUAL PERFORMANCE (MN)	% INCREASE (BASE 2010)	% INCREASE (BASE PREVIOUS YEAR)
2010	516.42		
2011	632.95	23%	23%
2012	621.12	20%	-2%
2013	1339.22	159%	115%
2014	1523.01	195%	14%
2015	2303.81	346%	51%
2016	3917.38	659%	70%

Department has increased its performance from 2015 to 2016, as Shown in table2, from 2303Mn to 3917Mn. The below Table 2 shows the performance in the Rehabilitation and New Buildings. The performance of Rehabilitation Projects increasing by 66% and the performance of New Buildings by 71% from 2015 to 2016.

Table 2 Sectorial Comparison of Annual Performance

SECTOR	ANNUAL PERFORMANCE (MN)		PERCENTAGE INCREASE
	2015	2016	
Rehabilitation	363.13	603.43	66%
New Buildings	1940.68	3313.95	71%
Total	2303.81	3917.38	70%

SUMMARY OF PROJECTS IN YEAR 2016

Department handled 476 projects in year 2016, out of which 370 projects having Project Value up to 25Mn, 64 projects having Project Value in-between 25Mn to 100Mn, 18 projects having Project Value in-between 100Mn to 200Mn and 24 projects having Project Value more than 200Mn as shown in Table 3

Table 3 Summary of Construction Division Projects in Year 2016

Zonal Office	Project ValueRs. (Mn)				Total
	0-25	25-100	100-200	>200	
Zone 1 Construction	7	10	2	5	24
Zone 1 Maintenance	199	7	1	1	208
Zone 2	9	13	1	4	27
Zone 3	40	7	4	2	53
Zone 4	35	8	2	5	50
Zone 5	35	16	6	5	62
Zone 6	45	3	2	2	52
Total	370	64	18	24	476

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 2700 Mn in year 2013 to 3308Mn in year 2014, 4342 Mn in year 2015, 7236 Mn in year 2016. The Table 4 below shows the number of performance in 2016 and Figure 3 shows the performance from year 2013 to year 2016.

Table 4 Summary of Projects Consultancy Division in 2016

No	Description	No of Projects	TEC Rs (Mn)
1	Projects Completed at Design Stage	101	
2	Sketch Designs Sent for Client Approvals	64	
3	Projects at Construction Drawings Stage	20	
4	Sketch Designs under Preparation at the end of year 2016	15	
5	Projects at Investigation Stage at the end of year 2016	46	
6	Budget Proposals 2017	02	
Total Number Projects		248	7236.35

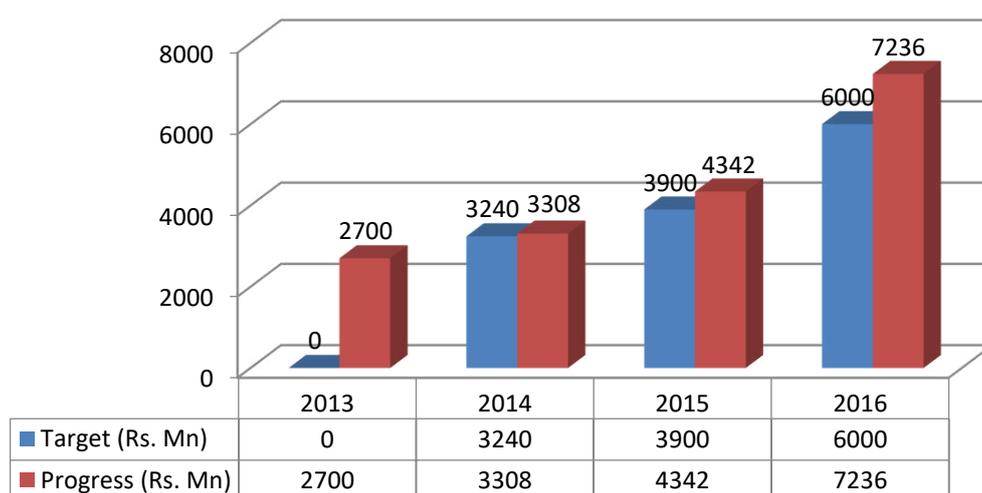


Figure 3 Graphical representation of Consultancy Division Performance

CAPITAL AND RECURRENT EXPENDITURE - 2016

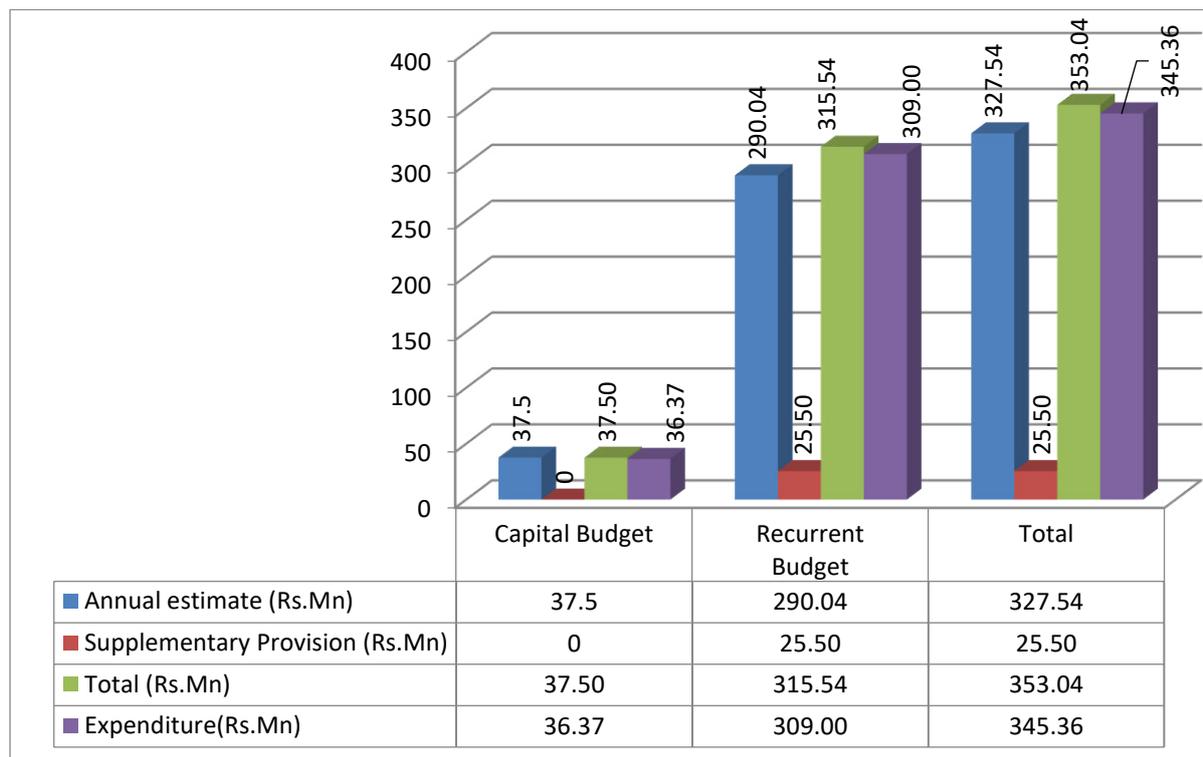


Figure 4 Graphical representation of Capital and Recurrent Expenditure

ACTUAL AGAINST PRESCRIBED LIMITS OF ADVANCE ACCOUNTS - 2016

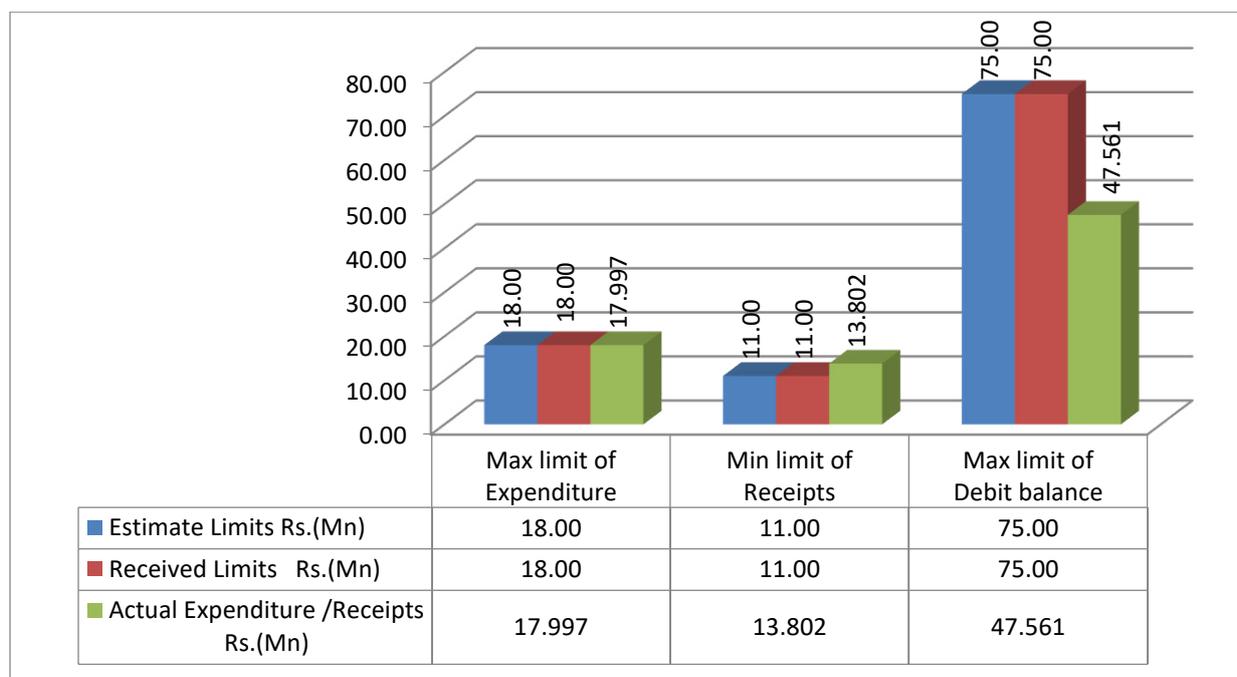


Figure 5 Graphical representation of Actual against prescribed limits of Advance Accounts

PERFORMANCE ON 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	157.91	100	506.53	100	-	-	-	-	-	-	-	-	664.44	
	Actual	147.88	75	399.72	67	-	-	-	-	-	-	-	-	547.60	
Zone 1 Maintenance	TARGET	3.14	100	88.80	100	50.00	100	9.14	100	471.58	100	31.92	100	654.59	
	Actual	3.14	100	65.00	100	49.86	100	11.88	69	422.75	88	31.05	100	583.68	
Zone 2	TARGET	136.00	100	612.37	100	101.00	100	-	-	-	-	-	-	823.87	
	Actual	118.06	85	507.57	73	86.00	83	-	-	-	-	-	-	711.63	
Zone 3	TARGET	346.14	100	193.18	100	-	-	63.57	100	4.00	100	-	-	606.89	
	Actual	265.27	77	185.62	95	-	-	61.25	96	4.00	100	-	-	516.14	
Zone 4	TARGET	217.25	100	408.93	100	77.94	100	-	-	-	-	-	-	704.12	
	Actual	170.90	80	435.90	61	77.94	95	-	-	-	-	-	-	684.74	
Zone 5	TARGET	592.27	100	293.75	100	68.84	100	34.93	100	-	-	-	-	989.79	
	Actual	195.79	33	239.47	79	68.84	100	30.57	88	-	-	-	-	534.67	
Zone 6	TARGET	79.43	100	67.16	100	181.00	100	42.11	100	3.05	100	-	-	372.75	
	Actual	73.32	91	56.10	80	167.57	85	39.52	100	2.41	81	-	-	338.92	
Total	TARGET	1517.14		2170.72		468.28		149.75		442.50		31.92		4816.45	
	Actual	959.36		1889.38		439.71		143.22		393.03		31.05		3917.38	

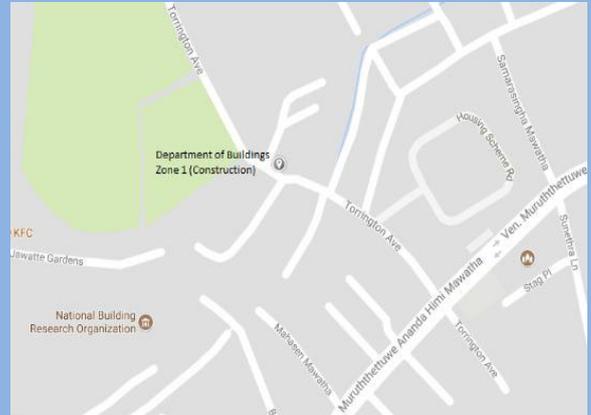
PROPOSED ANNUAL IMPLEMENTATION PROGRAM -2017

		Turnkey		Consultancy		Project Management		Maintenance		Improvement		Total	
		Fin. (Mn)	Phy. %	Fin. (Mn)	Phy. %	Fin. (Mn)	Phy. %	Fin. (Mn)	Phy. %	Fin. (Mn)	Phy. %	Fin. (Mn)	Phy. %
Zone 1 Construction	TARGET	61.91	100	2096.86	100	-	-	-	-	-	-	2158.77	100
	Actual												
Zone 1 Maintenance	TARGET	-	-	128.20	100	219.42	100	-	100	136.69	100	484.31	100
	Actual												
Zone 2	TARGET	304.51	100	598.72	100	242.79	100	-	-	-	-	1146.02	100
	Actual												
Zone 3	TARGET	296.51	100	427.40	100	-	-	-	100	-	100	723.91	100
	Actual												
Zone 4	TARGET	198.08	100	806.63	100	17.01	100	18.26	100	-	-	1039.98	100
	Actual												
Zone 5	TARGET	769.08	100	392.99	100	-	-	244.66	100	-	-	1406.73	100
	Actual												
Zone 6	TARGET	59.80	100	-	-	430.55	100	10.58	100	-	-	500.93	100
	Actual												
Total	TARGET	1689.89		4450.80		909.77		273.50		136.69		7460.65	
	Actual												

ZONAL PERFORMANCE

ZONE 1 CONSTRUCTION

Chief Engineer	Eng. G.H.A.B.Sajotha
Deputy Chief Engineer	Eng. G.H.N.N.Perera
Office	Chief Engineer's Office(Zone 1 Construction) No. 213 Torrington Avenue Colombo 07
Tel. 94 11 554691	Fax. 94 11 2554690
E mail. cecc@buildingsdept.gov.lk	



PERFORMANCE

Table 5 Summary of Progress CE Office Zone 1 Construction

	Turnkey	Consultancy	Total
Financial Target (Mn)	157.91	506.53	664.44
Financial Progress (Mn)	147.88	399.72	547.60
Completed Projects (Nos.)	3	1	4
Ongoing Projects (Nos.)	10	10	20

COMPLETED PROJECTS

Construction of New Office Building for District Labour Office at Negombo (Stage 11)		Construction of Vocational Training Institute for Disables Department of Social Services - Amunukumbura	
Total Estimated Cost	96.36 Mn	Total Estimated Cost	143 Mn
Client	Ministry of Labour & Trade Union Relations	Client	Ministry of Social Empowerment & Welfare
			

ZONE 1 MAINTENANCE

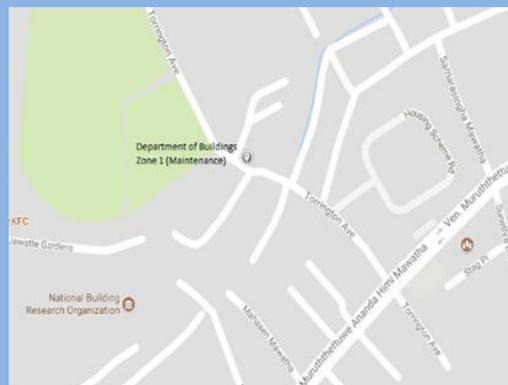
Chief Engineer Eng. M. Satyakumar

Deputy Chief Engineer Eng. S.M.M. Siriwardena

Office Chief Engineer's Office (Zone 1 Maintenance)
No. 213, Torrington Avenue
Colombo 07

Tel.94 11 2582579 Fax. 94 11 2588686

E mail. cem@buildingsdept.gov.lk



PERFORMANCE

Table 6 Summary of Progress CE Office Zone 1 Maintenance

	Turnkey	Consultancy	Project Management	Maintenance	Improvements	Rehabilitation	Total
Financial Target (Mn)	3.14	88.80	50.00	9.14	471.58	31.92	654.59
Financial Progress (Mn)	3.14	65.00	49.86	11.88	422.75	31.05	583.68
Completed Projects (Nos.)	1	1	3	7	181	2	195
Ongoing Projects (Nos.)	-	-	-	3	9	-	12

COMPLETED PROJECTS

Raising of roof for four bays of existing factory building up to 40'-0" height at Sri Lanka Thriposha Ltd, Ja-ela.	Proposed Refurbishment in 2nd floor Ceylinco House Building for Ministry of Foreign Affairs, Colombo 01.
Total Estimated Cost 28.48 Mn	Total Estimated Cost 39.83 Mn
Client Ministry of Health	Client Ministry of Foreign Affairs
	

ZONE 2

Chief Engineer Eng. (Mrs.) S. Vinodani

Deputy Chief Engineer Eng. K. Thirukkumar

Office Chief Engineer's Office(Zone 2),
Beach Road,
Gurunagar
Jaffna

Tel.94 21 2222781 Fax. 94 21 2222781

E mail. cej@buildingsdept.gov.lk



PERFORMANCE

Table 7 Summary of Progress CE Office Zone 2

	Turnkey	Consultancy	Project Management	Total
Financial Target (Mn)	136.00	612.37	101.00	823.87
Financial Progress (Mn)	118.06	507.57	86.00	711.63
Completed Projects (Nos.)	5	-	2	7
Ongoing Projects (Nos.)	4	14	2	20

COMPLETED PROJECTS

Proposed Office Building for Provincial Labour Department at Jaffna, Level C		Construction of Veterinary Investigation Center at Killinochchi	
Total Estimated Cost	89.50Mn	Total Estimated Cost	46.91Mn
Client	Ministry of Labour & Trade Union Relations	Client	Ministry of Livestock & Rural Community Development

ZONE 3

Chief Engineer Eng. G.R.S.B. Gamlath

Deputy Chief Engineer Eng. S. Surendran

Office Chief Engineer's Office(Zone 3), Buildings Department, Kurunegala

Tel.94 37 2222197 Fax. 94 37 2222437

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PERFORMANCE

Table 8 Summary of Progress CE Office Zone 3

	Turnkey	Consultancy	Maintenance	Improvements	Total
Financial Target (Mn)	346.14	193.18	63.57	4.00	606.89
Financial Progress (Mn)	265.27	185.62	61.25	4.00	516.14
Completed Projects (Nos.)	12	5	22	1	40
Ongoing Projects (Nos.)	9	3	1	-	13

COMPLETED PROJECTS

Construction of Hostel for school of Agriculture at Pelwehera	Construction of District Labour Office, Kurunegala, stage 1
Total Estimated Cost 221.96Mn	Total Estimated Cost 158.00Mn
Client Ministry of Agriculture	Client Ministry of Labour & Trade union Relations
	

ZONE 4

Chief Engineer	Eng. K. Illanko	
Deputy Chief Engineer	Eng. (Ms) S. Thushanthi	
Office	Chief Engineer's Office (Zone 4), Buildings Department, Inginiyagala Road, Ampara	
Tel.94 63 2224490	Fax. 94 63 222437	
E mail. ceu@buildingsdept.gov.lk		

PERFORMANCE

Table 9 Summary of Progress CE Office Zone 4

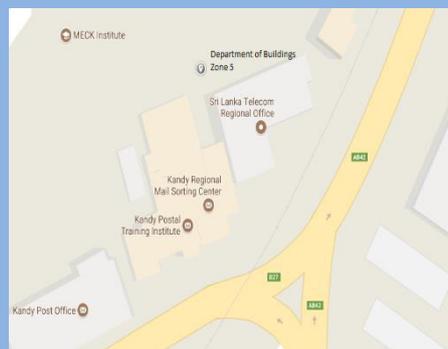
	Turnkey	Consultancy	Project Management	Total
Financial Target (Mn)	217.25	408.93	77.94	704.12
Financial Progress (Mn)	170.90	435.90	77.94	684.74
Completed Projects (Nos.)	7	28	1	36
Ongoing Projects (Nos.)	4	9	1	14

COMPLETED PROJECTS

Construction of Premature baby unit at General Hospital, Ampara		Leisure and pleasure in pristine eco-culture” through the conservation of Sallitheevu Island, Vaharai, stage I Batticaloa	
Total Estimated Cost	74.11Mn	Total Estimated Cost	20.00Mn
Client	Ministry of Health	Client	Government Agent, Batticaloa
			

ZONE 5

Chief Engineer	Eng.(Mrs.)N.M.M. Marikkar
Deputy Chief Engineer	Eng. (Mrs) D.C. Wijesinghe
Office	Chief Engineer's Office(Zone 5) Buildings Department, Kandy
Tel.94 81223 4255	Fax. 94 81 2234255
E mail. cec@buildingsdept.gov.lk	



PERFORMANCE

Table 10 Summary of Progress CE Office Zone 5

	Turnkey	Consultancy	Project Management	Maintenance	Total
Financial Target (Mn)	592.27	293.75	68.84	34.93	989.79
Financial Progress (Mn)	195.79	239.47	68.84	30.57	534.67
Completed Projects (Nos.)	6	4	1	8	19
Ongoing Projects (Nos.)	35	6	-	2	43

COMPLETED PROJECTS

Construction of six storied building for National Agriculture & Information center, Gannoruwa		Construction of Auditorium for District Secretariat, Kandy	
Total Estimated Cost	338.67Mn	Total Estimated Cost	200 00Mn
Client	Ministry of Agriculture	Client	District Secretariat, Kandy
			

ZONE 6

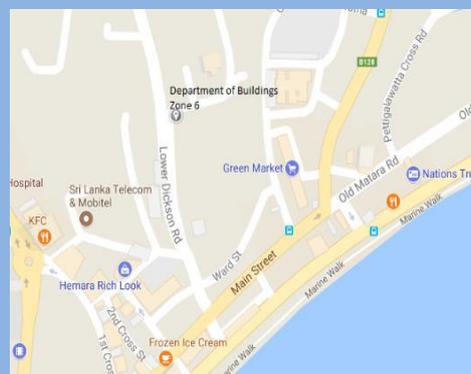
Chief Engineer Eng.(Mrs.) K. Liyanage

Deputy Chief Engineer Eng. K.P.A. Gunawardena

Office Chief Engineer's Office(Zone 6)
Buildings Department,
No. 10, Upper Dickson Road
Galle

Tel.94 91 223 4838 Fax. 94 91 223 4838

E mail. ceg@buildingsdept.gov.lk



PERFORMANCE

Table 11 Summary of Progress CE Office Zone 6

	Turnkey	Consultancy	Project Management	Maintenance	Improvements	Total
Financial Target (Mn)	79.43	67.16	181.00	42.11	3.05	372.75
Financial Progress (Mn)	73.32	56.10	167.57	39.52	2.41	338.92
Completed Projects (Nos.)	7	1	1	19	-	28
Ongoing Projects (Nos.)	6	9	7	-	2	24

COMPLETED PROJECTS

Construction of new office building for labour department - Beliatta (stage II)		Construction of Bachelor's Quarters room at Safari park, Ridiyagama	
Total Estimated Cost	61.73Mn	Total Estimated Cost	22.50Mn
Client	Ministry of Labour & Trade union Relations	Client	Ministry of Sustainable Development & Wildlife

HUMAN RESOURCE

Managerial Staff		Appr.	Fill	Vacant	Operational Staff		Appr.	Fill	Vacant
Director General		1	1	0	Chief Engineers		15	8	7
Additional Director General (Eng. Ser.)		1	0	1	Senior Architects		2	0	2
Additional Director General (Con. Ser.)		1	0	1	Engineers		70	44	26
Director Engineering Designs		1	1	0	Architects / Interior Designers		12	10	2
Director Architect		1	0	0	ICT Officer		1	0	1
Director Technical Development		1	1	0	Administrative Officer		1	0	1
Director Construction		2	2	0	Technical Officers		94	52	42
Director Administration		1	1	0	Draft Persons		40	29	11
Chief Accountant		1	1	0	Technological Assistants		40	0	40
Chief Internal Auditor		1	1	0	Quantity Surveying Assistants		13	13	0
Deputy Director Administration		1	1	0	Development Officers		37	36	1
Accountant		5	4	1	Public Management Assistants		80	52	8
Total		17	13	4	Total		405	244	161
					Other		18	126	54
Approved Cadre	602	Available			383	Vacancies		219	

HUMAN RESOURCE- THE STRENGTH

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 08 Chief Engineers, 44 Engineers, 10 Architects/ Interior Designers, 52 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.

The position belongs to all Island services and Departmental positions together playing their role in order to achieve set goals in the action plan of year 2016

CHIEF INTERNAL AUDITOR'S STATEMENT

Internal Audit Division

The Internal Audit Division was established in June 2015.

Main objective of the Internal Audit Division -

According to the Financial Regulation 133, the main objectives of the Internal Audit Division are to prepare audit plans and introduce internal control systems and to work in accordance with paragraph 29 of Chapter XLVIII of Volume II of the Establishments Code.

Staff

Chief Internal Auditor	- Ms. S. Narasinghe
Public Management Assistant- I	- Mr. Jayantha Rudrigo
Public Management Assistant III	-Mr. K.L.D.M. Amarasinghe
Office Assistant	- Mr.A.A.Gamini Thilak

Internal Audit Report - 2016

The Internal Audit Plan submitted to the Audit and Management Committee for the year under review was submitted to the Secretary, Ministry of Housing and Construction and to the Auditor General.

The Auditor has submitted 53 reports to the Director General of Buildings. Copies of these reports have been sent to the Ministry Secretary once a month and to the Auditor General as per financial regulations 134 (3).

During the year under review, the Audit and Management Committee meetings were held four times.

In addition, reports have been submitted in accordance with the following subjects, and are given in the table below.

Not complying with rules and regulations	- 30
Advance Accounts of Public Officers	- 01
Director General's Private Account	- 01
System monitoring	- 10
Asset Investigations	- 02
Checking Zonal Chief Engineer Offices	- 07
Special Investigations	- 02

AUDITOR GENERAL'S REPORTS

Report of the Auditor General on Head 309- Department of Buildings- Year 2016

The audit of the Appropriation Account and the Reconciliation Statements including the financial records, books, registers and other records on Head 309 Department of Buildings for the year ended 31 December 2016 was carried out in pursuance of provisions in Article 154(1) 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 04 August 2017. The audit observations, comments and findings on the accounts and 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 on the

Accounts and Reconciliation Statements

The Chief Accounting Officer and the Accounting Officer are responsible for the maintenance, preparation and fair presentation of the Appropriation Account and the Reconciliation Statements in accordance with the provisions in Article 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. The responsibility includes, designing, implementing, 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

2.1 Appropriation Account

Total Provision and Expenditure

The total net provision made for the Department amounted to Rs.353.04 million and out of that Rs.345.36 million had been utilized by the end of the year under review. Accordingly, the savings out of the total net provision made for the Department had been Rs.7.68 million or 2.18 per cent. Details appear below.

Expenditure	As at 31 December 2016			Savings as a percentage of Net Provision
	Net Provision	Utilization	Savings	
	Rs. Millions	Rs. Millions	Rs. Millions	
Recurrent	315.54	308.99	6.55	2.07
Capital	37.50	36.37	1.13	3.02
Total	353.04	345.36	7.68	2.18

2.2 Advances to Public Officers Account

Limits Authorized by Parliament

The limits authorized by Parliament for the Advances to Public Officers Account Item No.30901 of the Department 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
18.00	17.99	11.00	13.82	75.00	47.56

2.3 Imprest Account

The Imprest balance of the Department as at 31 December 2016 under the Account No.7002/0000/00/0067/0016/000 had been a sum of Rs.5.56 million.

2.4 General Deposit Account

The total of the balances of 03 Deposit Accounts under the Department as at 31 December 2016 amounted to Rs.1,130.53 million. Details appear below.

Deposit Account Number	Balance as at 31 December 2016
-----	-----
	Rs. Millions
6000/0000/00/0016/0033/000	148.77
6000/0000/00/0013/0052/000	981.03
6000/0000/00/0002/0012/000	0.73

	<u>1,130.53</u>

2.5 Audit Observation

The Appropriation Account and Reconciliation Statements of the Department of Buildings for the year ended 31 December 2016 had been prepared satisfactorily subject to the Audit Observations appearing in the Management Audit Report referred to in paragraph 1.1 above. The material and significant Audit Observations out of the Audit Observations included in that Management Audit Report appear in paragraph 3.

3. Material and Significant Audit Observations

3.1 Appropriation Account

Budgetary Variance

Excess provisions had been made for 03 Objects and as such the savings after the utilization of provisions ranged from 20 per cent to 93 per cent of the net provisions relating to the respective Objects.

3.2 General Deposit Account

Action had not been taken in terms of the Financial Regulation 571 relating to four Deposits totalling Rs.53.66 million which had lapsed over 2 years.

3.3 Reconciliation Statement on Advances to Public Officers Account

The following weaknesses were observed at the audit test check carried out in respect of the Reconciliation Statement as at 31 December 2016 on Advances to Public Officers Account Item No.30901.

- (a) According to the Reconciliation Statement presented to audit, the outstanding balance as at that date totalled Rs.378,650. Even though those outstanding balances had lapsed over a period ranging from 01 year to 04 years, the Department had failed to recover those outstanding balances.
- (b) The loan balance amounting to Rs.238,330 of a retired female Officer in the year 2012 had not been recovered even by the end of the year under review.

3.4 Good Governance and Accountability

----- Annual Procurement Plan -----

The Procurement Plan for the utilization of provisions made available in terms of the National Budget Circular No.128 of 24 March 2006 had not been prepared even by 31 December 2016.

3.5 Non- compliances

----- Non- compliance with Laws, Rules and Regulations -----

Instances of non- compliance with the provisions in laws, rules and regulations observed during the audit test checks are analyzed and given below.

Reference to Laws, Rules and Regulations	Value	Non- compliances
-----	-----	-----
	Rs.	
Financial Regulations of the Democratic Socialist Republic of Sri Lanka		

Financial Regulation 94(1)	461,444	Had been committed to liabilities exceeding provision money in 03 Objects.
Financial Regulation 104(3)	477,605	The appointment of Boards of Inquiry had been delayed.

Financial Regulation 396(c)

297,857

Action had not been taken in terms of Financial Regulations relating to cheques which had lapsed over 6 months.

3.6 Performance

Key functions not executed adequately

The following observations are made.

Becoming the technical authority in building works by ensuring the public sector organizations possess safe, economical, sustainable and elegant built environments to deliver high quality services to the nation had been the Vision of the Department of Buildings. Moreover, providing excellent services for the development of public sector building works by provision of architectural design and engineering design, construction, maintenance, project management and supply of 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 had been the Mission of the Department.

Details on the functions and powers of the Department are given from Financial Regulations 787 to 789 and it had been stated that construction and maintenance activities of the Government Buildings should be carried out in terms of Financial Regulations.

The key functions of the Department of Buildings had been stated as given below.

- Preparing plans, preparing estimates and the construction necessary for Government Departments, Ministries, buildings for other Government Institutions and other services.
- Supplying consultancy services and project management services for Government Institutions for building construction activities.
- Executing the functions of building maintenance activities, addition and development in the Government Departments and Ministries.
- Constructing buildings for Sri Lanka Foreign Delegations and executing rehabilitation functions.

However, all contracts carried out by the Department had been handed over to various contractors for carrying out by the sub- contract method. Fifty- two Turnkey construction projects of which the estimated cost being a sum of Rs.1,514 million had been included into the Action Plan in the year under review and all of those projects had been executed by the sub- contract method. Any performance whatsoever had not been achieved in 06 projects of which the estimated cost being a sum of Rs.154.37 million and of which the functions should be completed as at 31 December 2016 and the performance remained at a low level of 5 per cent in 08 projects of which the estimated cost being a sum of Rs.178.35 million, out of these

projects. Moreover, the performance achieved in 04 projects of which the estimated project cost being a sum of Rs.226.6 million ranged from 43 per cent to 50 per cent.

3.7 Losses and Damages

The ability of covering the loss amounting to Rs.193,350 from the insurance had been loss on not repairing the motor vehicle which subjected to an accident on 29 March 2016, even up to the end of the year 2016.

3.8 Human Resources Management

Approved Cadre and Actual Cadre

The position on the cadre as at 31 December 2016 had been as follows.

Category of Employees	Approved Cadre	Actual Cadre	Number of Vacancies	Number of Excess
(i) Senior Level	116	75	41	-
(ii) Tertiary Level	23	01	22	-
(iii) Secondary Level	285	182	103	-
(iv) Primary Level	178	125	53	-
(v) Others (Casual/Temporary/ Contract Basis)	-	10	-	10
Total	602	393	219	10

The number of vacancies being 219 had directly affected to the performance of the Department.