

PROJECT PROGRESS REPORT - Negombo Lagoon Eco-Resort

Project Name:	Design and Build of the Negombo Lagoon Eco-Resort (Phase 1)
Client:	Sri Lanka Tourism Development Authority (SLTDA)
Contractor:	Maga Engineering (Pvt) Ltd
Report No:	25
Reporting Period:	August 4, 2025 – August 10, 2025
Date of Report:	August 11, 2025

1.0 EXECUTIVE SUMMARY

Progress on the Eco-Resort project remains strong, with overall completion now standing at 62%. This period saw the successful completion of roofing for the main reception building and the commencement of interior fit-out works in the first cluster of overwater chalets. The project is currently tracking slightly ahead of schedule and within the allocated budget. A minor safety incident occurred, which was immediately addressed, and corrective actions have been implemented across the site.

Status Indicator	Current Status	Trend	Remarks
Overall Progress	62% Complete	↑ Steady	2% ahead of the planned 60%
Schedule Status	Ahead of Schedule	↑ Improving	Gained 3 days on the critical path this period.
Cost Status	On Budget	↔ Neutral	No major variations to report.
Health & Safety	Fair	↓ Needs Attention	One minor incident reported. See Section 4.0.

2.0 WORK ACCOMPLISHED THIS PERIOD (August 4 - 10)

- **Main Reception Building:**
 - Completed installation of the titanium-zinc roofing system (100%).
 - Completed installation of external glass curtain walls (90%).
 - Commenced first-fix MEP (Mechanical, Electrical, Plumbing) works on the ground floor.
- **Overwater Chalets (Cluster A: Chalets 1-5):**
 - Completed installation of timber decking for all 5 chalets.
 - Commenced installation of interior wall framing and partitions.
 - Completed laying of underwater utility conduits to the cluster.
- **Infrastructure & External Works:**
 - Completed hydrostatic testing for the main water supply lines.
 - Wastewater Treatment Plant: Completed installation of all mechanical equipment.
 - Commenced planting of mature mangrove saplings along the designated shoreline protection zone.

3.0 WORK PLANNED FOR NEXT PERIOD (August 11 - 17)

- **Main Reception Building:**
 - Complete external glazing and commence lobby interior works.
 - Continue MEP first-fix works up to the first floor.
- **Overwater Chalets (Cluster A):**
 - Complete interior framing and commence MEP rough-in.
 - Begin installation of roofing on chalets 1 and 2.
- **Overwater Chalets (Cluster B: Chalets 6-10):**
 - Complete substructure works (pile caps and tie beams).
 - Commence erection of the main timber/steel frame.
- **Infrastructure:**
 - Begin electrical cabling works for the Wastewater Treatment Plant.

4.0 HEALTH, SAFETY & ENVIRONMENT (HSE)

Item	This Period	Project to Date
Man-hours Worked	6,200	155,000
Lost Time Incidents (LTI)	0	0
Minor Incidents	1 (fall from low height)	3

(Recordable)		
Safety Inductions	8 new workers	150

HSE Notes: On August 5, an operative slipped and fell from a 1m high platform, resulting in a sprained ankle. The worker received immediate first aid and was placed on light duties. An investigation was conducted, and the incident report is attached (Appendix A). Corrective action: All work platforms below 2m now require mandatory handrails.

5.0 ISSUES, RISKS, AND MITIGATION

| # | Issue / Risk | Impact | Mitigation Plan | Status |

| :- | :--- | :--- | :--- |

| 1 | Design Clarification: RFI (Request for Information) submitted for the fixing detail of the specialized timber cladding on chalet balconies. | Schedule | Awaiting response from the Architect. Work can proceed in other areas, but a response is needed within 5 days to avoid delays. | Open |

| 2 | Skilled Labor: A shortage of specialized carpenters for the intricate interior woodwork has been identified as a potential future risk. | Quality / Schedule | Contractor is actively sourcing additional skilled teams from outside the region and has initiated a training program for semi-skilled workers. | Monitored |

6.0 FINANCIAL SUMMARY

Description	Approved Budget (LKR)	Billed to Date (LKR)	Paid to Date (LKR)
Total Contract Value	250,000,000	155,000,000	140,000,000
This Period's Invoice	-	12,500,000	-

Report Prepared By:

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