Ceylon Shipping Corporation Limited -2020/2021

1. Financial Statements

1.1 Qualified Opinion

The audit of the financial statements of the Ceylon Shipping Corporation Ltd ("Company") for the year ended 31 March 2021 comprising the statement of financial position as at 31 March 2021 and the statement of comprehensive income, statement of changes in equity and cash flow statement for the year then ended, and notes to the financial statements, including a 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 read in conjunction with provisions of the National Audit Act No. 19 of 2018. My comments and observations which I consider should be report to parliament appear in this report.

In my opinion, except for the effects of the matters described in paragraph 1.5 of this report the accompanying financial statements give a true and fair view of the financial position of the Company as at 31 March 2021, and of its financial performance and its cash flows for the year then ended in accordance with Sri Lanka Accounting Standards.

1.2 Basis for Qualified Opinion

My opinion is qualified on the matters described in paragraph 1.5 of this report.

I conducted my audit in accordance with Sri Lanka Auditing Standards (SLAuSs). My responsibilities, under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my qualified opinion.

1.3 Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with Sri Lanka Accounting Standards and for such internal control as management determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

As per Section 16 (1) of the National Audit Act No. 19 of 2018, the Company is required to maintain proper books and records of all its income, expenditure, assets and liabilities, to enable annual and periodic financial statements to be prepared of the Company.

1.4 Audit Scope

My objective is to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Sri Lanka Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Sri Lanka Auditing Standards, I exercise professional judgment and maintain professional skepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.

- Conclude on the appropriateness of the management's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

The scope of the audit also extended to examine as far as possible and as far as necessary the following;

- Whether the organization, systems, procedures, books, records and other documents have been properly and adequately designed from the point of view of the presentation of information to enable a continuous evaluation of the activities of the Company, and whether such systems, procedures, books, records and other documents are in effective operation;

- Whether the Company has complied with applicable written law, or other general or special directions issued by the governing body of the Company.

- Whether the Company has performed according to its powers, functions and duties; and

- Whether the resources of the Company had been procured and utilized economically, efficiently and effectively within the time frames and in compliance with the applicable laws.

1.5 Audit Observations on the preparation of Financial Statements

1.5.1. Internal Control over the preparation of financial statements

Entities are required to “devise and maintain” a system of internal accounting controls sufficient to provide reasonable assurance that, transactions are executed in accordance with management’s general or specific authorization, transactions are recorded as necessary to permit preparation of financial statements in conformity with the applicable reporting standards , and to maintain accountability for assets, access to assets is permitted only in accordance with management’s general or specific authorization, and the recorded accountability for assets is compared with the existing assets at reasonable intervals and appropriate action is taken with respect to any differences.

1.5.2 Non-Compliance with Sri Lanka Accounting Standard

Audit Issue	Management Comment	Recommendation
i) As per paragraph 51 of the Sri Lanka Accounting Standard (LKAS) 16 on “Property, Plant and Equipment” the residual value and the useful life of an asset shall be reviewed at least at each financial year end and if expectation differ from previous estimate, the change(s) shall be accounted for as a change in an accounting estimate in accordance with LKAS 8 Accounting Policies, Changes in Accounting Estimate and Errors. Contrary to that it was observed that the company is using fully depreciated assets at a cost of Rs. 34,479,817 as at 31 March 2021. However action had not been taken to revalue the assets and make necessary adjustments as required.	CSC used these vehicles, Furniture and Fittings and Office Equipment for many years and there was no any wear and tear value. Also better you have observed the conditions of them, and then you may understand that valuations of those assets are only arising another cost for CSC. The computer software installed in the year 1999 and it was almost 22 years old, package was not compatible and user-friendly to cater the requirement of the company. Management has not recommended for any revaluation for computer software without value for the company.	If the assets are used even they totally depreciated, they should be revalued , considering the useful life time to the entity. Every asset should be reviewed annually.
ii) As per paragraph 35 of LKAS 01 on Presentation of Financial Statements, foreign exchange gains and losses on transaction and if they are material,	There was no any offsetting done in exchange gains and losses when we preparing finance statements. There are two account code nos.	Material exchange gain and losses should be presented separately in the financial statement

	Company shall presents such gains and losses separately. However, contrary to that the Company had offset Rs. 67,155,002 exchange gain earned, against the direct expenses of Rs. 2,109,976,010. Further, as per paragraph 32 of the same standard, Company shall not offset assets against liabilities unless permitted by the standards. However, contrary to that the company had offset Rs. 888,948 debit balances against trade payables and Rs.3,402,124 debit balances against other payable. As a result, trade payables and other payable had understated and debit balances had understated by Rs. 4,291,042 as at the end of the year under review.	21991 (Local) and 21990 (foreign) for Other Recoveries. It has taken in to account net balance of both accounts, there were no any exchange gains or loss arises. Same has happened on accounts nos.34600 (F) and 34601 (L) Victualling too. Appropriate entries have passed to the Rs.888,948/- in the books (Rs. 13,317 + Rs. 875,631) transferring them to suitable accounts.	by the management.
iii)	Company had not translated the balance payable Rs. of 114,247,992 (USD 745,246) which is the deposit made by the ship building company, as a warranty of two vessels. Hence guaranty repair deposit (liability) had been understated by Rs.36,321,510. Moreover, foreign creditors (Shipping agents) aggregating to Rs. 270,987,706 which were in different foreign currencies had not been translated at closing rate prevailing at the date of financial statements.	Agreed with the amount shown as liability amount of Guarantee Repairs. This will be corrected on financial year 2021/22. Code No: 17061, This is an accumulation of many invoices of many creditors with many currencies, practically difficult to revalue this account. But at the time of settlement of this creditors system automatically consider its exchange loss/ gains. Gulf maritime services (Pak) Ltd, BSV Shipping Agencies Pvt Ltd, Chittagong and Shipping Copenhagen are defunct agencies for the last 10 years. Agreed that the continuing foreign debtors/creditors balances should be updated with the year- end values as otherwise it will not reflect the true asset/liability value in the books.	If it is clear that some payables will not claim, they can settle as income and other balances should translate at the rate prevailing as at end of the financial year.

1.5.3 Accounting Deficiencies

Audit Issue	Management Comment	Recommendation
It was observed that bunker stock (Fuel Stock) account of two vessels had not been maintain accurately by the company. Therefore, accuracy of the bunker stock as at 31st March 2021 amounting to Rs.195,148,355 could not be confirmed to audit. In a sample audit test, relevant to vessel MV Ceylon Breeze, it was revealed that differences between the ledger balance of bunker stock at the chartering first term, amounting to Rs. 17,310,005 and a loss of price and quantity differences when transmitting the vessel among charters during the year under review amounting to Rs. 1,160,926 and omission of the bunker stock consumption in the month of July amounting to Rs. 43,759,166 had not been adjusted to bunker stock account and Profit & Loss account.	When delivering the vessel to the charters bunker stock has been valued at the prevailing market rate at vessel delivery. Therefore, charterer has paid only the same value. The difference Rs.17,310,005/- is a loss to CSCL and it should be transferred to the comprehensive income account with the relevant exchange rate difference. It is already adjusted in the accounts. Accounting entries have passed as per the Charter Fixture Note conditions. Agreeing to a lower rate on the bunker stock is to be inquired from the AGM (Chartering) as entering to fixture notes is wasted with him.	Management should introduce proper control over physical bunker stock and accounting for bunker stock of two vessels to maintain the accuracy and completeness of the bunker stock.

1.5.4 Going Concern of the Organization

Audit Issue	Management Comment	Recommendation
As per the financial statements, loss for the year under review was Rs. 813,320,485 and the cumulative loss as at 31 March 2021 was Rs. 3,419,789,062. Further, net assets/equity of the company as at 31 March 2021 was a negative value of Rs. 2,041,613,494 and it was observed that these were the clear indication of material uncertainties that indicates the going concern uncertainties of the company. The main reason for the loss for the year under review was exchange loss amounting to Rs. 684,460,190 arising from converting USD loan balance to rupee value as at 31st March 2021. To overcome this situation the company had proposed some mitigating measures in the EGM on 3rd July 2021. Even though, in this meeting	The recorded financial loss in the year 2021 was resulted due to exchange rate difference of the USD loan from the date of loan obtained from the People’s Bank to the current year. The exchange rate as the time of loan borrowed was around 135 and now it has been increased up to 365. The loan instalment and interest to be paid at the current exchange rate and the balance loan amount to be shown in the accounts is also calculated at the current exchange rate. Due to rapid increase in the exchange rate, the liability of the balance loan indicated in the accounts is considerable high value which could not mitigate and only a book value. The precautions had been taken by	Management should take steps to implement the mitigating action proposed in the EGM to overcome the continuing going concern issue face by the company.

management was given the consent to convert the USD loan to LKR loan and rescheduling the loan with favorable terms and condition including reduce the interest rate from 7.88 percent to 2 – 4 percent as the ship building industry normal practice. However consent had not been granted by the Central Bank and loan could not convert to LKR. Loan had rescheduled by the bank by increasing the repayment period from 15 year to 20 years. But the interest rate had not reduced as expected up to 2 - 4 percent and only 0.25 percent from 5.25 percent +6 month LIBO had been deducted. Therefore, the main loss mitigating factor based on cash flows generating before and after converting the loan from USD to LKR as per the board resolution No: 259/2021/151 had not been succeeded even by 2 June 2022.

Further, refinancing process of loan as per the cabinet decision on 17 November 2020 company searched for new lender through calling Request for Proposals (RFP), based on the submitted one proposal and technical committee directed the management to clarify the tender in High commission of Sri Lanka – London, Central bank and Attorney Generals Department. However the process had not been completed even by 02 June 2022. Other proposals for diversification the business as a business strategies in achieving long-term growth as promoting Sri Lanka flag registry, operating a floating bunker storage, building a boat for the transportation of passenger and cargo at Norachcholai, operating a feeder service between Colombo and Bangladesh in coordination with Bangladesh shipping corporation and hiring a tanker Vessel in time or bareboat charter basis to enter for the sea transportation of crude oil,

the company to convert the USD loan into SLRS terms to avoid exchange loss difference appeared in the financial accounts and also to restructure the loan for more favorable terms and conditions.

The Cabinet approval has been granted to restructure the USD loan for more favorable terms and conditions on 17th November 2020. The proposal was invited and only one bidder from UK was participated and the interest rate offered was 1.5% per annum.

The information provided by the High commission of Sri Lanka –UK and Central Bank on the credibility of this UK Company was not satisfied. The clearance requested from the Attorney Generals Dept. to proceed with this proposal was not received before the proposal validity period. CANC appointed for procurement of restructuring the loan was decided to conclude the process of selecting the refinancer considering the proposal as non-responsive at the meeting held on 01.07.2022.

The both options to mitigate the financial burden of the loan were not succeeded as yet.

The company has introduced new business strategies/business diversification models to increase its revenue but could not been implemented mainly due to following reasons;

- Insufficient funds for large scale investments
- Time consuming and complicated procurement procedures
- High interest rates /no favourable terms and conditions

have not been implemented.	for loans • No attractive policies for foreign investments • Travelling restrictions due to Covid 19 • Political instability in the country.	

1.5.5 Cash Management

Audit Issue	Management Comment	Recommendation
As per paragraph 6 of the LKAS 7 – Statement of Cash Flows, definition for cash comprises cash on hand and demand deposits. And as per the accounting policy of the company, Cash and cash equivalents include cash in hand, demand deposits and other short-term highly liquid investments with original maturities of three months or less. Contrary to that cash float (cash imprest) that the company had given to Captains of two vessels for their day-to-day operations amounting to Rs. 1,003,766 had not been considered as cash and cash equivalent and had included under other receivables. Therefore, cash and cash equivalent as at 31 March 2021 in the financial position statement and cash flow has been understated by that amount.	Since the inception of the CSCL we have done the same practice to release and kept the records in Ledger for Cash to Master. And also same practice has been done issuing and recording Cash to Master (CTM) in the shipping same as debtor up to settlement received by the Captain of Vessel. And also CTM cannot consider as cash impress that you mentioned in your audit query. Further, in accordance with LKAS 07 this CTM is significant risk of change in value because of volatility of exchange rates (US$ against SLRS). Therefore this has not considered as Cash and Cash equivalent. Then we consider as liability of the Captain of the Vessels.	Two ships are same as two internal divisions. Therefore cash impress should be given to two captains to meet there expenses.

1.5.6 Documentary Evidences not made available for Audit

Audit Issue	Management Comment	Recommendation
Accuracy and existence of Debtors aggregating to Rs. 73,809,918 from 22 debtors and Trade payable aggregating to Rs. 26,750,981 from 13 creditors could not be ascertained in audit due to lack of sufficient, appropriate evidence including confirmations.	Comment is correct as all these balances relate to the debtors and creditors who are not functional for more than 10 years and some are for more than 20 – 30 years. No movements, nor correspondence and no even their existence are traceable.	Management should be introduce a proper internal control over collecting debtor balances and confirming credit balances .

1.6 Accounts Receivable

Audit Issue	Management Comment	Recommendation
Total outstanding trade receivable balance as at 31 March 2021 were amounting Rs.1,829,796,029 and provision for impairment as at that date was Rs.1,010,026,050. Out of the total debtors, 59 percent amounting to Rs.1,095,930,525 had remained over one year without being recovered. Further, it was observed that 95 percent of debtors of Freight clearance, Government Container deposit and Other Debtors aggregating to Rs. 91,139,337 had remained over 03 years without being recovered. Further, Agency commission receivable from 18 agents amounting to Rs. 3,120,768 had remained without being recovered for over 03 years and 17 agents are not in operation and their aggregate balance, as at the end of the year under review was Rs.2,004,609. It was observed that debt collection procedures are not implementedefficiently.	Out of the total outstanding balance Rs. 1,010,026,050/- trade receivables have been provided Specific and Collective impairment since 2013/14 to date and it shows on note no.18.1 of the Financial Statement for the year 2020/21. Further container deposits which were not claimed after three years by the consignees write back and as well as write off the container deposits which were not refunded by the shipping lines as per the Board Paper no. 266/2021/87 dated 08/12/2021 and updated Financial Statements for the Year 2021/22. Further government container deposits which were mentioned cleared on financial year 2021/22. These balances have carried forward since 1999 when the new accounting systems introduce. Therefore, could not identify these recovery had done or not. No any documents found in this regard.	Management should be introduce a proper internal control over collecting debtor balances and confirming credit balances.

1.7 Non-compliance with Laws, Rules, Regulations and Management Decisions etc.

Reference to Laws, Rules Regulations etc.	Non-compliance	Management Comment	Recommendation
Para no.7.4.5 of the public enterprises circular No: PED12 dated 02 June 2003	Annual board of survey should be carried out by verification of fixed assets and inventories. Contrary to that physical verification had not been carried out as at 31 March 2021 for inventories valued Rs. 260,130,072 lying in the two vessels.	During the year concerned, both ships were arrived at the Port of Norochcholai and the members of the Board of Survey didn't go on-board for asset verification due to the reason that they were not fully vaccinated the COVID-19 vaccine. But we have updated the Asset Register with the all	Stock verification should be done by an independent board to confirm the accuracy and existence of stock included in financial statements.

		supplies to the ships during the period and the Master Certified Bunker stocks and Lube oil stocks as at 31st March are taken to the accounts.	
Management Services Department Circulars No. 2017/05 dated 25 October 2017.	The professional allowance is entitled only to the officers who are not entitled to the allowance, mention in the circular. Contrary to this company paid professional allowance for 11 employees amounting to Rs. 856,638 who received Attendance allowance, Secretary allowance, vehicle allowance, attendance allowance, additional allowance and retention allowance during the year under review. Further, Company had paid same allowance aggregating to Rs.1,109,085 for 13 employees in 2019/20.	The MSD Circular No. 05/2017 in respect of Payment of Professional Allowance has been adopted by Ceylon Shipping Corporation (CSC) with effect from October 2017 and has approved to implement the same for the employees more than 11 years in the MM 1 -1 Category.	Since CSCL is fully own government company, it should be followed relevant circulars issued by the Management Service Department of Treasury. Accordingly approval should be obtained for the payment of special allowances.

1.8 Non compliance with Tax Regulations

Audit Issue	Management Comment	Recommendation
The Company is liable to pay Value Added Tax (VAT) based on the cash basis according to the Inland Revenue department direction provided on 3 September 2003 by letter No: VAT/Gen/04. Therefore, amount of Rs. 66,419,287 had been existed as VAT payable due to fail to collect the VAT from the Lanka Coal Company (Pvt) Ltd for the period of 19 November 2012 to 16 January 2018, relevant to 20 invoices. Further, Inland Revenue Department had issued clarification on 17 January 2018 under letter no: ACT 17/9 regarding the dispute between Lanka Coal company Ltd and the company relevant to the lightering that to consider declaration as	Inland Revenue Department has already issued a directive to Lanka Coal Company to pay VAT on Lightering Charges before the invoice date 17-01-2018. All invoices are issued after the 17-01-2018 exempted by the IRD due to the practical issue raised by the CEB/LCC of Norchcholai power plant terminal. However, still they have not settled the VAT potion of the Lightering invoices before the invoice date 17-01-2018. Accordingly, if they settled the VAT charges we will be able settle same amount to the IRD. CSCL pay VAT charges to IRD on Cash basic,	Management should take steps to solve the problem through the discussion among related parties.

zero rated from 17 January 2018, accordingly deemed that Lanka Coal company (Pvt) Ltd requires to pay the default VAT to the company. This dispute had not been resolved for long time and action had not been taken to recover the default VAT from Lanka Coal Company (Pvt) Ltd and remit to Inland Revenue Department.

approval given by the IRD.

2. Financial Review

2.1 Financial Result

The operating result of the year under review amounted to a loss of Rs.527,125,027 and the corresponding loss in the preceding year amounted to Rs. 1,085,215,556 Therefore, a growth amounting to Rs.558,090,529 of the financial result was observed. The reasons for the growth are the decrease of the finance expenses by Rs. 511,109,335 or 26 percent and the direct expenses by Rs. 594,160,148 or 23 percent during the year under review comparing to the previous year.

2.2 Trend Analysis of major Income and Expenditure items

Item	**2020/21**	**2019/20**	**Increase/ (Decrees)**	**Percentage**
Total Revenue	3,094,619,027	3,849,354,149	-754,735,122	-20
Freight Income on own vessels	1,425,339,909	1,638,808,541	-213,468,632	-13
Address Commission	475,573,131	542,878,386	-67,305,255	-12
Clearing and forwarding	8,337,584	19,583,422	-11,245,838	-57
Voyage	597,832,869	1,055,883,158	458,050,289	-43
Direct Expenditure	2,042,821,008	2,636,981,156	-594,160,148	-23
Gross Profit/ (Loss)	1,051,798,018	1,212,372,993	-160,574,975	-13
Finance Expenses	1,441,271,549	1,952,380,884	-511,109,335	-26
Exchange loss	684,460,191	1,009,958,492	-325,498,301	-32
Interest Expense – Vessel loan	756,811,358	942,422,392	-185,611,034	-20
Liabilities				
Short Term Borrowings	1,020,271,290	808,290,000	211,981,290	26
Profit/(Loss) after tax	(813,320,485)	(1,154,469,109)	341,148,624	29

Following observations were made.

i. Revenue of the Company for the year under review had been decreased by Rs. 754.74 Mn or 20 percent as compared with preceding year. Meanwhile, gross loss had been decreased by Rs.160.57 Mn or 13 percent as compared with preceding year.

ii. Even though the company's Revenue had been decreased by 20 percent, gross loss for the period was decreased by 13 percent due to decreased in direct expenses by 23 percent Net Loss after tax decreased by 29 percent. The reason for this was decreasing of exchange loss.

2.3 Ratio Analysis

Ratio	2020/21 Percentage (%)	2019/20 Percentage (%)
Profitability Ratios		
Gross Profit Margin	34	31
Net loss Margin before Tax	-17	-28.20
Return on Equity	39.83 (both are negative)	90.5 (both are negative)
Return on Capital Employed	2	-1
Return on Assets	-7	-8
Earnings per share	-105	-217
Liquidity Ratios		
Current Ratio	1.15	1.27
Quick Ratio	1.02	1.18

Following observations are made.

2.3.1 When comparing with the preceding year, Net (loss) at the end of the year had been decreased to 17 percent from 28.2 percent in the preceding year. Impairment of assets during the year under review had been decreased by 40 percent when comparing with previous year, finance expense had decreased by 26 percent and other income had increased by 49 percent. These were the main reason for decreased of net loss margin in the year under review.

2.3.2 The ratio of Return on Capital Employed had been improved from negative one percent to positive two percent compare to previous year 2019/2020.

2.3.3. Current ratio of the Company had been decreased from 1.27 to 1.15 during the year under review as compared with the preceding year. Even though current assets and Current liabilities had been decreased by 30 percent and 23 percent respectively, Trade and other receivable had been decreased drastically by 58 percent and short term barrowing had been increased by 26 percent were the reasons for increase in the current ratio compared to previous year.

2.3.4. Negative earnings per share had been decreased by 51 percent as at the end of current year from Rs.217 to 105 due to improvement of the operating results of the current year.

3. Operational Review

3.1 Management Inefficiencies

	Audit Issue	Management Comment	Recommendation
i)	Company had maintained two separate ledger accounts (Ledger account no: 16160 and Ledger account no 16120) for one bank account number (Bank of Ceylon 5935658) in the IFS accounting system maintained by the company.	Yes, but we get the outcome together in two accounts maintained by CSC is give the correct figure.	Management should take steps to rectify the issue and maintain single ledger for one bank account.
ii)	The company had spent Rs. 250,000 to acquire a land situated in 18th lane, Aluth Mawatha, Colombo 15 on 23 July 1979 belongs to Sri Lanka Port authority for a housing project. Even though the cabinet had approved to transfer this land to the name of the company, transfer had not been done even up to 15 June 2022. Further, the same land was re valued in 1994 for the amount of Rs. 4,000,000 and shown under property plant and equipment in the financial statements.	In CSC approached the Land Commissioner to obtain the Transfer Certificate as the said land being a Crown Land. At present CSC is using 02 houses (Out of 5) and waiting for the transfer of the title to the land from SLPA to CSC. Cabinet Memorandum No.21/1235/328/021 dated 02.07.2021 had been submitted by Hon. Minister, Cabinet of Ministers granted approval to transfer the said land as depicted in the Survey plan bearing No. S/Mis/520 The Cabinet decision has been conveyed to SLPA for compliance and CSC expects SLPA confirmation and finalisation of the draft Transfer Deed for execution.	Management should accelerate process of executing the cabinet decision with the coordination of Sri Lanka Ports Authority.