2020

Annual Report

National Housing Development Authority

State Ministry of Rural Housing and Construction & Building Material Industries Promotion

National Housing Development Authority

Annual Report 2020

State Ministry of Rural Housing and Construction & Building Material Industries Promotion

CONTENTS

MESSAGE FROM THE GENERAL MANAGER

The year 2020 can be introduced as a challenging year that has contributed to the formal fulfillment of the role of the **" Obata Geyak Ratata Hetak "** programme which was well planned and implemented in order to provide ownership of a home to every citizen of the Sri Lankan Society.

I would like to state with great pride that the National Housing Development Authority has achieved positive progress throughout the year, especially in the face of the Covid - 19 epidemic situations which was expected to be a global epidemic.

Housing Development :

The National Housing Development Authority as a facilitator during the year under review contributed to providing benefits to 12,319 homeless families. With the government goal of achieving sustainable development, it is a unique fact that 9,972 new houses can be built with the help of aid Programme implemented With the full support of government for homeless families which suffering from acute poverty. During the year, the amount directly invested by the authority for housing development was Rs.5750.0 million. As a whole, it was possible to contribute about Rs.14, 783.0 million to the economy through housing construction.

In parallel to the housing development process, 1007 title deeds were offered under a programme implemented to confirm the property right of the beneficiary families.

Financial Position :

During the year the capital reserve has increased by Rs.183 million and yet the amount of non - current assets has decreased by Rs.3.99 billion. The amount of long term debt has decreased by Rs.853 million and current liabilities have decrease by Rs.150.0 million. Thus, the National Housing Development Authority has been able to achieve financial stability during the year under review compared to the year 2019, it has been possible to reduce the authority net loss by Rs.1,998.826 million by reducing the organization and administration expenses by Rs.1,595.609 million.

Operating Result :

Despite the epidemic situation in the country, it is unique situation to be able to recover the debt in the amount of Rs.3.409 billion with and optimal staff of 1648.

In the 41 year history of NHDA which has faced many challengers in the year 2020. Despite the unexpected global epidemic our staff accepted challengers and work with dedication to achieve positive progress throughout the year. I would like take this opportunity to express my sincere gratitude to all of them.

P.M.L.P. Edirisinghe
Acting General Manager

1 General Introduction

The National Housing Development Authority has been established by National Housing Development Authority Act No. 17 of 1979 to carry out housing development activities in Sri Lanka. These activities are carried out throughout the island by the Authority through its Head Office in Colombo, 25 District Offices and 09 sub-offices.

Our Vision

A cozy house for every family in Sri Lanka with basic facilities.

Our Mission

To promote, facilitate and coordinate on a national scale the provision of shelter requirements for Sri Lankans particularly, those in low-income groups, lacking means to acquire a house as well as intervene as required to construct a house at concessionary price for middle class families without a house. National Housing Development Authority act to make the betterment of their social well-being and achieve the economic prosperity.

Our Goals

As per the National Housing Development Authority Act, No. 17 of 1979, our goals shall be,

- To directly engage itself in the construction of flats, houses and other living accommodation orbuildings.
- To formulate schemes to establish housing development projects in order to alleviate the housingshortage.
- To cause the clearance of slums and shanty areas and the re-development of such areas.
- To promote housing development.
- To develop or redevelop land for the carrying out of any of the objects of the Authority.
- To make land available to any person for housing development.
- To provide financial or other assistance to persons engaged in any activity which is similar to any of the objects of theAuthority.
- To conduct, promote and coordinate activities in relation to all aspects of housing development.
- To do all such other acts as may be necessary or conducive to the attainment of any or all the above objects.

Our Objectives

- Providing low-income families with facilities for the construction of houses.
- Providing the poorest segments in the society with assistance for the constructionof houses.
- Directing involving and coordinating in providing housing to slum and shanty dwellers.
- Facilitating those engaged in construction of houses at affordable prices for middle income families.
- Providing lands directly for housing construction purposes of facilitating it.
- Ensuring the right to live in a home.
- Creating a livable pleasant environment in old housing complexes.
- Providing urban low – income families with housing.
- Providing an efficient, quality, and sustainable service.

Corporate Information

NAME	:	National Housing Development Authority
LEGAL FORM	:	Act No. 17 of 1979
YEAR OF INCORPORATION	:	1979
REGISTERED OFFICE	:	National Housing Development Authority General Secretariat, No. 34, Sir Chittampalam A Gardiner Mawatha,Colombo 02.
TELEPHONE	:	2421606, 2431707, 2430410, 2431722, 2421748, 2380874
FAX	:	2434892
E-MAIL	:	chairman@nhda.lk
WEB	:	www.nhda.lk
AUDITORS	:	Auditor General, National Audit Office
CONSULTANT LAWYERS	:	Attorney General Attorney General's Department,Hulftsdorp , Colombo 12.
BANKERS	:	Bank of Ceylon Corporate Branch, Echelon Square, Colombo 01.
	:	People's Bank, Head Quarters Branch, Sir Chittampalm A Gardiner Mawatha,Colombo 02.

The Board of Directors

Chairman

Mr. Renuka Dushyantha Perera
No.365,
Nagahawatta Road,
Kotikawatta, Mulleriyawa.

Vice Chairman

Mr. D.M.Aruna Keerthi Dasanayaka
(Attorney-At-Law)
No.79/14,
Colombo Road, Kurunegala

Board Members

Mr. Sudath beywardhana
No.B-5/1/4,
Himbutu Uyana Housing complex,
Mulleriyawa New Town,
Mulleriyawa.

Mr.Wimalasiri Wanniarachchi (Engineer)
"Sriyani", Galpoththayaya,
Julampitiya, Weeraketiya .

Mr.Udayana C.Kirindigoda
(Attorney-At-Law)
No.452,
Lawyer Office,
William Gopallawa Mawatha,
Kandy.

Mrs.D.M.S.De Silva
Assistant Director,
Department of External Resources,(Finance)
Room No.310, 3rd Floor,
Colombo 01.

Corporate Management

Mr. P.M.L.P. Edirisinghe
Acting General Manager

Mrs.P.T.S.Priyadarshani
Acting Deputy General Manager (Finance)

Mr. P.M.L.P. Edirisinghe
Deputy General Manager
(Human Resources Management and Administration)

Mr. H.H. Leelananda
Deputy General Manager (Property Management and Marketing)

Mr. R.P.K.Pallewela
Acting Deputy General Manager (Planning and Monitoring)

Mr. P.A.S.G. Ariyawansa
Deputy General Manager (Housing Development)

Mrs. K.H.C.Jayalath
Acting Deputy General Manager (Legal)

Mr. M.N.S.Mahanama
Chief Internal Auditor

Ms. Manori T. Olaboduwa (Attorney-At-Law)
Secretary to the Board of Directors

Decentralized administration of the National Housing Development Authority at District level

Addresses and Telephone numbers of District offices

District offices	Addresses	Telephone numbers	Fax	Email
Ampara	Police Quarters Road, Ampara	063-2222045	063-2222045	dmampara@nhda.lk
Anuradhapura	No: 390, Bandaranayake Mawatha, New Town, Anuradhapura	025-2222649	025-2222649	dmanuradhapura@nhda.lk
Badulla	Clinic road, Badulla	055-2222113	055-2222113	dmbadulla@nhda.lk
Batticaloa	Sarawana road, Kalladi, Batticaloa	065-2224473	065-2224473	dmbatticaloa@nhda.lk
Colombo	246B, High Lever Road, Kottawa	011-2178224	011-2178224	dmcolombo@nhda.lk
Colombo City - N	Parisara Mawatha, Maligawatta, Colombo 10	011-445546	011-2435146	dmccity@nhda.lk
Colombo City - S	280/11, Manning Town Housing Scheme, Elvitigala Mawatha, Colombo 08	011-679857	011-2669753	dmmtown@nhda.lk
Galle	E-Coat Building, Felder Street, Fort, Galle	091-2234232	091-2234232	dmgalle@nhda.lk
Gampaha	Walawwatta, Gampaha	033-2226017	033-2234265	dmgampaha@nhda.lk
Hambantota	42, New Road, Hambantota	047-2220263	047-2220263	dmhambantata@nhda.lk
Jaffna	Forest Reservation Office Lane, Jundikkuli, Jaffna	021-2222039	021-2226941	dmjaffna@nhda.lk
Kalutara	3rd floor, Kachcheri Complex, Kalutara	034-2221299	034-2222298	dmkalutara@nhda.lk
Kandy	Kachcheri Complex, Yatinuwara Veediya, Kandy	081-2223139	081-2223139	dmkandy@nhda.lk
Kegalle	Ambanpitiya, Galigamuwa Town (Kegalle)	035-2229737	035-2229738	dmkegalle@nhda.lk
Kilinochchi	155th mile post, (A9 Kandy Road) Kilinochchi	021-2285757	021-2285757	dmkilinochchi@nhda.lk
Kurunegala	05, Mihindu Mawatha, Kurunegala	037-2222014	037-2222014	dmkurunegala@nhda.lk
Mannar	Pallimune road, Mannar	023-2222315	023-2222141	dmmannar@nhda.lk
Matale	833/A, Aluvihare, Matale	066-2222134	066-2222134	dmmatale@nhda.lk
Matara	Station road, Matale	041-2222986	041-2222986	dmmatara@nhda.lk
Monaragala	Wellawaya road, Monaragala	055-2276202	055-2276202	dmmonaragala@nhda.lk
Mullaitivu	A9 Kandy Road, Mankulam, (Mullaitivu)	021-2060033	021-2060022	dmmullaitivu@nhda.lk
Nuwaraeliya	Udapussellawa road, Hawaeliya (Nuwaraeliya)	052-2222925	052-2222925	dmneliya@nhda.lk
Polonnaruwa	Pulathisipura, Hingurakgoda (Polonnaruwa)	027-2246362	027-2246362	dmpolonnaruwa@nhda.lk
Puttalam	Thammennagama, Anamaduwa (Puttalam)	032-2263425	032-2263425	dmputtalam@nhda.lk
Ratnapura	New Town, Ratnapura	045-2228996	045-2228996	dmrathnapura@nhda.lk
Trincomalee	Powerhouse road, Trincomalee	026-2222503	026-2222503	dmtrinco@nhda.lk
Vavuniya	Park road, Vavuniya	024-2222214	024-2222050	dmvavuniya@nhda.lk

Our Major Activities

Several major programs and projects were implemented to achieve the objectives of the institution through various strategies and activities.

1. **Assisting low-income families to build houses by providing housing loan facilities**
   - Providing loan facilities to improve the living house or to build a new house under a concessional annual interest.
   - Implementation of loan program jointly with banks for development of houses to be improved

2. **Making partially completed houses to be fully completed by providing loan assistance**
   - Making partially completed houses to be fully completed by implementation of loan assisted housing development programme for low income earning families

3. **Assisting in construction of houses by providing financial assistance**
   - Construction of new houses through model village projects for families who have no house or land and are unable to repay loans.
   - Construction of new housing projects by providing assistance for the resettlement of families displaced due to the war in the northern and eastern provinces .
   - Construction of new houses for poor, disabled and needy families as well as families with special members who have rendered useful service to the country.

4. **Fulfilling housing needs of families with members of Kidney patients**

5. **Indian Aid Programme**
   - Construction of new housing projects in Northern and Southern provinces using Indian Government Aids for low income earning families with no land or house.

6. **Meeting the housing needs of families affected by the Easter attack**

7. **Viru Sumithuru Housing Programme**
   - Fulfillment of housing requirements of death or fully disabled soldiers sacrificed for the Country and the Nation by giving aids.

8. **New houses for middle income families**
   - Construction of apartments with all facilities to provide houses to government and private sector employees earning a permanent monthly income and businessmen earning middle and high level income.

9. **Development of housing construction in partnership with the public sector and the private sector.**
   - Identification of suitable sites.
   - Inviting interested parties and discussing with suitable developers and getting proposals.
   - Evaluation of proposals and selection of developers.
   - Creating project plans and signing joint MoUs, controlling implementation and ensuring status.
   - Marketing and selling homes.
   - Incentivizing beneficiaries by establishing management corporations.

10. **Development of basic infrastructure related to settlements**

11. **Modernization of old housing systems**
    - Development of infrastructure in old apartment systems.
    - Renovation of apartments.

12. **Supply of housing construction and support services**
    - Study the housing suitability.

- Educate and organize the community.
- Establishment of Rural Housing Committees.
- Providing necessary technical support for house construction.
- Dissemination of information on low cost construction techniques.
- Providing financial support on need basis.
- Monitoring to ensure construction status / compliance.
- Establishment of infrastructure facilities / holding connection

13. Implementation Urban Develop ment Programme (Housing Projects)

- Identifying suitable locations.
- Surveying.
- Determining financial capability levels.
- Planning and project implementation.
- Establishment of Management Corporations.
- Transfer of ownership.

14. Allotment of plots of land.

- Identification of suitable sites.
- Aptitude study.
- Preparation of fragmentary plans.
- Providing necessary infrastructure.
- Identification and selection of land beneficiaries.
- Liaise with lending institutions if required.
- Allotment of plots to selected landholders.
- Guiding the beneficiaries of those lands to construct houses within a specified time frame.

15. Implementation of debt collection programs

- Providing annual goals , providing guidance to achieve goals , and implementing related policies.
- Implementation of loans and rental income promotion programs.
- To review the monthly progress and identify and address their weaknesses.
- Implementation of programs to inform borrowers about the responsibility of repaying their loan installments and the importance of repaying the loan and using the money for housing development again.
- Implementation of training programs for collection agents and collection officers.
- Implementation of programs to evaluate the contribution made in the income promotion program.

16. Housing related consultancy services

- Establishment of district housing counseling centers.
- Preparation of fitness reports.
- Providing house plans when required.
- Preparation of Bills of Quantities / Bills of Materials / Cost Estimates.
- Obtaining approvals for plans.
- Construction supervision and condition assurance.
- Maintaining a construction data bank.
- Maintain data on low-cost technologies.

17. **Handing over common areas of housing schemes with its infrastructure facilities and services to the Provincial Authority**

- Demarcation of common areas / open spaces.
- Preparation of survey plans.
- Obtaining consent from the Provincial Authority.
- Transfer of property by deed.
- Notification to Home Owners.

18. **Training for skill development**

- Arranging training sessions in consultation with professional bodies and agencies.
- Setting up vocational training opportunities.
- Providing basic equipment support.
- Performance testing.
- maintain data in a bank which is useful for advantageous employment
- maintain a directory of information on skilled persons

19. **Housing stock and maintain data on housing need**

- Coordination and data collection with Grama Niladhari and divisional secretaries.
- Coordinating with National Housing Development Authority counseling centers and collating data.
- Coordination with provincial authorities and data collection.
- Submission of data to District Housing Committee.
- Alignment of data undertaken by the committee.
- Semi-annual submission of data to the data bank.
- Using data for future planning

2. Corporate Governance

We possess an unceasing diligence for rising to the highest level of corporate administration. We always strive to follow the most appropriate action proposed by institutions such as Institute of Chartered Accountants of Sri Lanka, the Department of Public Enterprises and the Ministry of Finance and work according to the decisions approved by the Cabinet of Ministers, decisions of the board of directors and policy decisions and the criteria given by State Ministry at present.

Meetings of the Board of Directors

The Board of Directors meet every month, and it has to hold many meetings per month as per the requirement. It reviews the progress every month as against the budget. Variations are identified and remedies are adopted for altering policies. During the year 2020, 22 meetings were held.

Audit and Management Committee

The Audit and Management Committee comprises the General Manager and three directors and Chief Internal Auditor of the Ministry and government audit superintendent and all the deputy General Managers including the Chief Internal Auditor of the institute participate to the meetings of this committee.

The Audit and Management Committee ensures the good functioning of the accounting and financial management system and reviews the functioning of the internal control according to the rules pertaining to the Accounting Standards. During the year 2020, 06 meetings of the Audit and Management Committee have been held.

The following Directors and external personnel namely, Director of the Ministry of Finance, government auditor and Chief Internal Auditor of the Ministry of Rural Housing, Constructions and Building Material Industries Promotion, Vice Chairman of National Housing Development Authority and other members of the Board of Directors and Deputy General Managers including Chief Internal Auditor of National Housing Development Authority have served in the Audit and Management Committee as committee members during the year 2020.

Progress Review Meetings

The progress of the Authority is reviewed every week headed by Hon. State Minister with the participation of the Secretary of the State Ministry, Chairman, Vice Chairman, Board of Directors, General Manager and all Deputy General Managers, District Managers, officers of the top management of the institutes related to the Ministry.

Internal Control

The National Housing Development Authority has implemented several internal control policies and guidelines to ensure the security and optimum utility of its assets. Responsibilities have been delegated from top to bottom as per the hierarchy according to the Deputy General Managers' divisions and the sections of those divisions. Also, duties have been delegated to automatically check the dutyof one person through the duty of another person.

Similarly, the Board of Directors ensures the internal control through a well-structured monthly reporting system while making decisions necessary to maintain the balance between assets and liabilities.

A meeting of the Management Committee headed by the Chairman is conducted every week and the affairs within the purview of all the Deputy General Managers' divisions are discussed. Steps have also been taken to appoint Pricing Committees, Departmental Procurement Committees, Property Subcommittees and Appeals Committees. Meetings of those committees will be held as the requirement.

Executive Management

A Deputy General Manager heads every Division at the Head Office and the responsibility over 25 District Offices and the nine zonal and sub-Offices is vested in theSenior District Manager/ District Manager andManager.

Deputy General Managers and Senior District Managers/ District Managers should report to the General Manager, who is the Chief Executive Officer. The General Manager in turn should report to the Chairman and the Board of Directors.

Risk Management

The National Housing Development Authority, who is the sole government institution that provides housing facilities with all amenities to a large number of clients and possesses 25 Regional Offices throughout the island, has to confront a myriad of financial and non-financial risks in order to safeguard the interests of its multifarious stakeholders. This risk is managed proactively.

The Board of Directors builds the necessary structures to confirm policies, measures, and risk management on instructions of the corporate management in order to achieve the objectives of the National Housing Development Authority. All the business objectives of the National Housing Development Authority are attained through it as an institute that provides the service to the people.

The Risk Management process operates in association with the Audit Division of the Authority to identify the phenomena and controllable systemic weaknesses that causes the detriment of the National Housing Development Authority. The Audit Division communicates in real time to the Management independent views on the efficiency and adequacy of the control status.

Liquidity Risk

The National Housing Development Authority exposes to this risk when it cannot fulfil its contractual obligations within the scheduled timeframe. Management of this riskinvolves ensuring that funds are available to fulfill financial obligations when they reach maturity and financial provisions are availableto use when needs arise.

The Members of the Board of Directors and the Corporate Management are assigned the task of guiding the planning, working according to the sequential requirements and ensure that National Housing Development Authority possesses adequate liquidity in order to face the contractual obligations and growth expectations.

In order to achieve its main objectives, the Senior Management

- maintains the liquidity through, adequately ensuring the alternative means of earning money to emplement the polycies of the institute and the government .
- Timely reconsideration of the existing credit, investments and means of earning money.
- Conducting of a price analysis of competitors while reviewing the current prices.
- Guiding of the liquidity ratios in accordance with corporate criteria

Control of grants, internally derived funds and cashable short-term investments on a daily basis

Market Risk

These risks affect the National Housing Development Authority due to losses arising in maintaining price-sensitive assets and liabilities, fluctuation of prices of building materials over time and changes in interest rates.

It is necessary the intervention of the public institutes such as National Housing Development Authority to control the risk of increasing prices of the houses due to excess demand for the houses in the market.

The National Housing Development Authority has to face market risk due to inadequacy of the money given by the government for the purpose of turning every person in need of a house into an owner of a house at the market as a result of increasing the prices of constructions materials specially the higher increasing of the prices of roofing materials, tiles, bathroom items due to the depreciation of the rupee.

Members of the Corporate Management control in an optimum manner the threats posed to the housing market while giving value for money of clients and delivering the needs of other major partner institutions who contribute to the achievement of Corporate Management Objectives.

Operational Risk

This risk occurs as a result of internal courses of action which are either inadequate due to internal weaknesses hampering the activities or incapable of competing with external forces.

The National Housing Development Authority maintains a system consisting of broad policies and structures geared to create an effective and well controlled environment within the organization for management of risks.

This is the risk of unfavorable effects made to the development programme due to the increasing of consumer expenses and decreasing of personal savings with the increasing of inflation and decreasing of re-payments and not receiving the expected benefits when constructing houses.

Several steps have been taken for effective andefficient risk management.

- Analyzing and reporting timely data obtained from all District Offices while protecting the security of information.
- Information protection policies and awareness programmes.
- Ongoing review and improvement of housing programmes.
- Efficiency in loan recovery programmes.

Controlling of the operational risk is the main responsibility of the middle management. The Finance, Audit and other support service divisions perform a valuable function in maintaining the integrity of the controlled environments.

As the National Housing Development Authority possesses a vast extent of valuable properties, it can be expected to achieve success within the competitive environment through the use of appropriate tactics, continuous review and commitment of the staff.

Environmental Problems

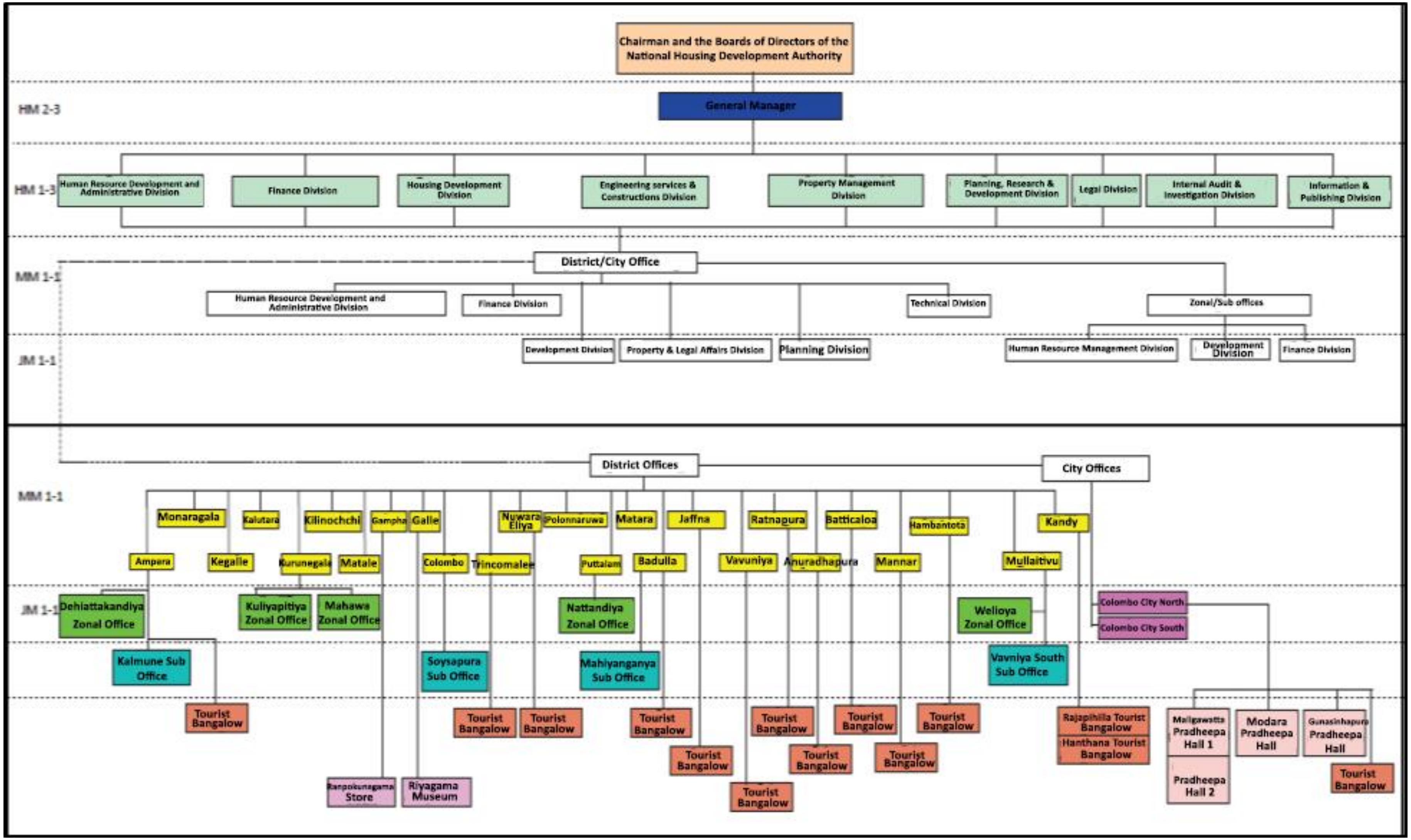
Prior to the construction of middleclass housing projects, model village housing projects, actions have been taken to start the projects that are suitable for the environment in a way that causes the least damage to the environment by implementing environmental development program according to the recommendations of the Central Environmental Authority, Building Research, and the relevant local government institutes.

The National Housing Development Authority provides people with a safe and healthy environment. At the same time, drinking water and infrastructure such as adequate access roads, uninterrupted power supply, rainwater, and wastewater disposal systems, solid waste disposal etc. are also provided.

The rules and regulations of the Condominium Management Authority ensure a better environment to residents of condominium properties.

When planning housing programmes and projects, risks occur in the areas with natural disasters, especially area with earth slip risk, areas with flood and Tsunami risks as well as upcountry with severe water shortage.

Organizational Structure of the Institute



3 Reporting of Operational Activities

Housing Development Division

"Obata geyak - Ratata Hetak" housing Grant program

Objective

It is a project implemented with the aim of building 14,022 housing units in 2020 to solve the housing problem of low-income families in the island as per Country-Building Prosperity Vision Policy Statement of His Excellency President Gotabhaya Rajapaksa to create a productive citizen and a family that lives happily, the concept and guidance and directives of the Honorable Prime Minister Mahinda Rajapaksa Mathithuma as the first step to achieve the goal of achieving the macro economic goals of achieving a comfortable home for every family.

The role

According to the criteria for the selection of the beneficiaries of the above program, the list of the selected beneficiaries should be given priority according to the general consensus of the committee, and the appropriate priority should be noted by the Grama Niladhari and submitted to the relevant divisional secretary for the recommendation of the divisional secretary. In order to give the necessary approval, the regional housing committee meeting is held and the approval is done for the priority list .

The list of approved beneficiaries will be submitted to the District Secretary and the District Manager of the Housing Development Authority immediately to get the necessary allocations for starting the program .
The aim is to build one house per Grama Niladhari Division within 60 days for the selected beneficiaries. (The housing target for the year 2020 is 14022.)

District Manager of the Authority takes action to implement this program through the District Housing Committee under the supervision of the District Secretaries on the agreement of the District Development Committee Chairman to provide allocations to all the Divisional Secretaries in coordination with the national level.

Regarding the implementation of the program, the District Manager of the National Housing Development Authority will review the progress at the Regional Coordination Committee , the District Coordination Committee and the District Housing Committee. The successful implementation is done by the district managers of the respective districts.

Physical and financial progress as at 31.12.2020

From the target of 14,022 housing units in the year 2020, work has been started on 9,972 housing units and work on 4,027 housing units has been completed as at 31.12.2020. The estimated amount related to housing units started in the year 2020 is Rs.5,983.200 million, of which the amount spent as at 31.12.2020 is Rs.4,119 million .

"Obata geyak – Ratata Hetak" Visiri housing loan program

Objective of the program

Based on the basic objectives such as construction of a new house for family units that do not have a new permanent house and completion of construction works that have not been completed even though a permanent house has been built, renovation of completed houses and support for adding a new part to the permanent house to a family unit, achieving the goal of providing the opportunity to live in a fully completed home.

The strategy and primary objectives of this development work are:

- Encouraging the need for a house of their own for those who are financially capable of owning land without a house.
- Reaching the top of the desire to live in their own house for family units who do not have the economic ability to meet the need for a house but need a house.
- Fulfilling their dream of housing in cases where several family units live in the same household , who have the desire to live in their own house , but do not have the knowledge , do not own a land , and do not have the ability to build a safe house.
- To create growth in the housing sector in Sri Lanka based on community-based methods by contributing to community participation.
- Providing technical advice to the housing beneficiary families to build their houses and providing assistance to the beneficiaries through construction vigilance and thereby building standardized houses.
- Providing incentives, guidance and support for the commitment and creativity of the housing beneficiary community.
- Planning and implementing this program as a joint program with the contribution of partner institutions in the housing construction sector.
- Implementation on the decentralized system up to the district , regional and village level.

Role of the program

In the current socio-economic lifestyle, the families who have very little economic ability to build a suitable house for living , but whose work has not been completed in the house under construction, or who need to add a part to the existing house, or to renew the dilapidated house, are selected for this purpose. This program will be implemented based on all the divisional secretariat divisions of the island.

New Home Loan Program

A loan from Rs. 500,000/- to Rs. 1,000,000/- can be availed at 6% to 9% annual interest rate for a period of 5 and 10 years for the beneficiaries whose maximum monthly income is Rs.75,000 or less, for the necessity of building a new house .

Before approving the loan amount, it is the duty of the district manager to focus on obtaining the necessary technical reports on the ability to complete the work of home.

Improved Housing Programme

A maximum loan up to Rs. 300,000/- can be availed at 6% to 7% annual interest rate for a period of 5 and 10 years for the beneficiaries whose maximum monthly income is Rs.75,000 or less, for the necessity of improvement of a house.

Before approving the loan amount, it is the responsibility of the district manager to focus on getting the necessary reports on the ability to complete the work of home.

“Uda Gammana” Program (Model Villages)

There were 262 housing units have been completed under the continued village programme. For 1046 continued houses an amount of Rs.165.839 million has been released , and accordingly, the unfinished houses are planned to be completed in the year 2021 by applying further allocations.

Housing program for families of Easter attack victims

On 21.04.2019, over 264 worshipers lost their lives and a large number of others were injured in terrorist attacks on St. Anthony's Church in Kochchikade, St. Sebastian's Church in Katuwapitiya, Negombo and Zion Church in Batticaloa.

The above housing program is being implemented by the National Housing Development Authority in order to find out about the housing development needs of the families affected by this terror attack and to find out about their housing development needs and meet the relevant housing needs.

Under this program, for the construction of 275 houses in the year 2020, an amount of Rs.282.752 million had been estimated , and an amount of Rs.26.204 million has been spent for 194 houses under construction.

Indian Aid Model Village Programme

Under this program, Rs.5 lakh of housing assistance will be provided using the funds of the Government of India for the construction of houses for 2400 low-income families, one house per family.

Under that, the estimated amount for 1775 unclaimed houses in 2019 is Rs. 428.725 million out of which Rs.36.220 million has been released to the beneficiaries. The unfinished houses are planned to be completed in the year 2021 using future allocations.

Property Management Division

In 2020, the number of files of the beneficiaries referred by the district offices to obtain approval according to Section 8/1 of the National Housing Development Authority Act for disposal of houses and land in housing schemes belonging to this authority is 1634. Among them, the number of files that were examined and approved by the Honorable Minister and forwarded to the district offices for preparation of deeds is 1008.

The information about the acquisition of land for housing development activities to the National Housing Development Authority is given below.

- Acquisition of government land.
- Acquisition of land owned by Land Reforms Commission
- Acquisition of private land as per tender procedure as per powers of National Housing Development Authority.
- Acquisition of private land owned by other government agencies.
- The Property Management Division has received 6460 letters in the year 2020 , while using the existing circulars further action has been taken to provide solutions for property management problems and referring to Board Paper No. 76 and obtaining 69 Board of Directors decisions.

Achieving goals

- The ownership of 05 lands has been transferred to the National Housing Development Authority in 2020.
- There were 296 lands to be acquired through grant papers under the Government Land Ordinance are already being completed.
- There were 02 lands have been acquired by certificate under Section 44 of the Land Acquisition Act in 2020.
- Full compensation and interest have been paid to obtain Section 44 for one land.
- Provision for 15 lands to pay compensation and interest under Section 17 of the Land Acquisition Act have been requested by Divisional secretaries.
- An amount of Rs.3,277,167.17 has been paid as compensation , compensation interest and initial deposit for 03 lands in 2020 .
- After paying compensation for the land owned by the Land Reform Commission, the final stage has been reached to acquire the right of 18 lands.
- Further work is being done to pay further compensation for the land owned by the Land Reform Commission , to identify 65 land problems for which compensation has been paid and hand over those lands to the National Housing Development Authority.
- Further work is being done to get compensation from the National Housing Development Authority for the given lands related to the projects implemented by the government.

The duties made by the survey branch in the year 2020 are indicated below.

No	Survey No	Date	District	Name of the land	Plan No	Task	Extent			
							A	R	P	He
1	8/5/2/2/63ii	2020.06.03	Colombo	Soysapura	765	For middle class housing schemes	0	1	3.49	0.11
2	8/5/2/1/N/234i	2020.06.12	Colombo	Anderson	766	For middle class housing schemes	0	1	16.36	0.14255
3	8/5/2/5/151	2020.06.11	Colombo	Waxaul Street	773	For middle class housing schemes	0	3	10.55	0.3302
4	8/5/2/1/N/108	2020.06.10	Colombo	Shedwatta - Maligawatta	782A	For middle class housing schemes	0	1	26.94	0.1693
5	8/5/2/1/N/108	2020.07.06	Colombo	Maligawatta Land of Light House 1 & 2	789	For middle class housing schemes	1	3	11.87	0.73843
6	8/5/2/2/100ii	2020.07.02	Colombo	Maththegoda 145A/260 Portion	842	For middle class housing schemes	0	1	23.38	0.1603
7	8/5/2/2/100ii	2020.06.14	Colombo	Maththegoda land nearby Buddha Statue	587A	For middle class housing schemes	0	3	29.52	0.3782
8	8/5/2/2/100ii	2020.	Colombo	Maththegoda 842 Measuring contour lines	928/1	For middle class housing schemes Measuring contour lines	0	1	23.38	0.1603
9	8/5/2/1/17	2020.09.30	Colombo	Elstonwatta 7211/3,4&5	905	Sub division	0		9.01	0.0228
10	8/5/2/2/23ii	2020.08.24	Colombo	Eththinamathagama 7339/37	831	Sub division	0		24.94	0.0631
11	8/5/2/1/179	2020.07.21	Colombo	Parangiyakumbura Kirimandala Mawatha	5722	Clearing the boundaries	5		0	2.023428
	8/5/2/1/179	2020.12.08	Colombo	Parangiyakumbura Kirimandala Mawatha	927	Sub division	1		1.19	0.4077
12	8/5/2/1/35ii	2020.07.11	Colombo	Ranala Walawwatta	899	Consolidation	0		11.05	0.02794
13	8/5/2/8/74	2020.	Anurahapura	Land of Dahaiyyagama Quarters	262C	Round Measure	3		15.51	1.2533
14	8/5/3/14/114	2020.11.24	Anurahapura	District Office Land	988-New	Round Measure	0	1	25.06	0.1646
15	8/5/2/20/104	2020.07.13	Hambantota	Tangalle Apartment Project		Condominiums should be prepared				0.4881
16	8/5/2/2/202		Gampaha	Warallawatta	2549	Clearing the boundaries				2.327
17	8/5/2/3/General	2020.08.12	Kalutara	Hagallawatta	989	Plot plan	1	3	25.03	0.7715

Engineering Services and Constructions Division

Engineering Services and Constructions Division consists of the following sections:

- Engineering Section
- Architecture Section
- Quantity Survey Section
- Planning Section
- Electrical Section
- Maintenance Section
- Project section
- Administration section
- Premises section

Arrangements had been made to fulfill the housing aspirations of all communities and resolve all issues associated with them through the following programmes during the year 2020.

Projects implemented in 2020

1. Nagamu Purawara – New

	Project	Number of beneficiary families	Progress asat 31.12.2020		Other
			Physical	Financial	
1	Disconnection of Water in house no.A/3/1/4 at Soysapura Housing Scheme	01	100%	0.39	Final bill is being checked
2	Renewal of water tanks at Samapura Buildings	-	100%	0.47	Bills have been settled

1. Gamperaliya (Continuation)

	Project	Number of beneficiary families	Progress asat 31.12.2020		Other
			Physical	Financial	
1	Mawlanawatta housing scheme Stage I Stage II	62 56	100% 100%	25.05 21.87	Final bill is being checked
2	St James Street housing scheme	180	100%	43.98	Bills have been settled
3	New Ham housing scheme	105	1%	9.99	Due to contractor's low progress it was referred to Board of Directors to terminate and decision has been received. Accordingly, action is being taken to terminate the project on the agreement of both parties.

3. Nagamu Purawara Renovation Programme (Continuation)

	Project	Number of beneficiary families	Progress asat 31.12.2020		Other
			Physical	Financial	
1	Repairs of Central Road housing scheme	48	100%	14.11	Final bill is being checked
2	Repairs of A, B, C, buildings, and community hall of St Sebastian housing scheme	95	100%	32.73	Bill has been forwarded to finance section for payment
3	Repairs of toilets of 8 houses of Building D of Mohideen Masjid housing scheme	08	100%	0.96	Bill has been forwarded to finance section for payment
4	Repairs of Crow Island housing scheme community hall, repairs of drains system	353	100%	0.63	Final bill is being checked
5	Repairs of toilets and bathrooms of Fobus lanehousing scheme (Block F,G)	32	100%	3.87	Final Bill has not been presented by the Contractor
6	Repairs of toilets and water pumps of Anderson housing Scheem (Block V and W)	16	100%	2.17	Final bill is being checked
7	Developing and Making changes of drainage system of Narahenpita Mel Watta housingscheme	96			This has not been implemented due to MOU has not been signed and submitted by Municipal Council
8	Making of remaining repairs of Mel Watta low- income housing scheme	1792	100%		Final bill is to be paid
9	Repairs of 07 buildings of Sanchi Arachchiwatta housing scheme	224	100%	7.06	Bill has been forwarded to finance section for payment
10	Repairs of BP building of Manning town housingscheme	40	100%	8.47	Final bill is unable to pay till the approval received from the Procurement Committee due to value of work done has exceeded the 10 %
11	Repairs of B and C buildings of MihinduMawatha housing scheme	24	100%	2.88	Final bill is being checked
12	Repairs of drainage system of Gothamipurahousing scheme – Stage III	48		-	Not implemented due to public objection
13	Maintenance of pump houses of housing scheme	-		4.50	Direct Purchases
14	Renovation of buildings of Manning townhousing scheme	35	100%	8.01	Final bill is being checked
15	Renovation of Jayawadanagama pond	-	100%	4.09	Final bill is being checked
16	Covering of water tanks of building IV of 797 watta housing scheme	16	100%	0.53	Final Bill has not been presented by the Contractor
17	Renovation of Abdul Hameed housing scheme	56	100%	11.76	Final Bill has not been presented by the Contractor
18	Repairs of Jalthara drainage system	-	100%	0.95	Bill payments have been completed. Retention to be paid.

Projects implemented under internal provisions – 2020.

	Contract	Contract Sum Without VAT (Rs.Mn)	Commencement date of Contract	Completion date of Contract	Other
1	Tiling of main area in Maning Town Office	925,000.00	2020.10.09	2020.10.22	Not paid
2	Partitioning with Aluminium at Maning Town Office	799,650.00	2020.10.15	2020.10.28	Not paid
3	Painting the Maning Town Office	486,800.00	2020.10.23	2020.11.05	Partially paid Rs.367,856.90

4. Pre-Sale Apartment Projects

(I) State Engineering Corporation acts as the contractor for this housing project of 5 floors and 30 houses.

	The project	Number of beneficiary families	Physical progress as at 31.12.2020
1	Tangalla House Project	30	15%

(II) Board approvals have been received for implementation of mixed development projects and middle class housing projects and Cabinet approval has been received for the following projects in the year 2020.

- Soisapura Middle Class Housing Project
- Varellawatta Middle Class Housing Project

Action has been taken to obtain the necessary approvals from Urban Development Authority, Local Government and other institutions to implement the following projects .

- Koholankala Low Income and Middle Class Housing Project
- Soisapura Middle Class Housing Project
- Varellawatta Middle Class Housing Project
- Anuradhapura Dahaiyagama Middle Class Housing Project

5. Public Private Joint Housing Projects

This program was established to meet the housing needs of middle class home beneficiaries. The National Housing Development Authority has entered into a joint public-private agreement with the local/foreign private entity and these houses will be built on pre-sale basis.

	The project	Number of beneficiary families	Progress as at 31.12.2020
1	Hantana - Phase II	82	5.5% A lawsuit is pending. Construction of 11 houses has been allowed subject to court order . Currently 7 houses are under construction.
2	Hantana - Phase III	20	
3	Yakkala , Siane Uyana Soba Uyana Housing Project	42	90%
4	Kalugala Pallekele Regency Garden Housing Project Phase I Phase II	 11 10	 85% 70%

6. Procurement

- In the year 2020, 17 tenders have been called for essential works in housing systems, tourist bungalows and modernization works in the main office. Contract award letters have been issued for 07 projects .

7. Planning for the following projects has been done in this division.

- Anuradhapura Dahaiyagama Middle Class Housing Project
- Mattegoda Middle Class Housing Project
- Katuwapitiya housing scheme
- Soisapura Middle Class Housing Project
- Public Relations Unit
- Apart from this, partition walls have been drawn in several divisions of Anuradhapura district office and head office, Polonnaruwa and Matale districts. Plans also have been drawn for water and drainage systems , garbage systems , community halls , and landscaping of housing systems .

8. Condominium Property

- Deeds can be issued under the Bonded Housing Rights Act No. 23 of 2018 for housing projects constructed without obtaining local government approvals before 31.12.2009, based on the certificate issued by the Director General of the Building Department about the building conditions after inspecting the houses .

- Accordingly, house inspections and further action will be done in coordination with the engineering officers of the building department.

- As at 31.12.2020 , 22 housing plans have been sent to the building department and 13 have been inspected by its officials. Reports have been sent to 04 housing schemes and the Legal Department has forwarded the Condominium Plan and Condominium Declarations to the Land Registration Office.

9. Pump station maintenance

The National Housing Development Authority has contracted the sewerage maintenance work of Himbutu Uyana and Mulleriya housing system through a contractor.

10. Electrical maintenance work

As per the service requirement, electrical maintenance work has been carried out in the main office and residential systems.

Human Resource Management Division

According to the manpower plan, the office structure of the Human Resource Management and Administration Division of National Housing Development Authority is as follows.

(A) Human Resource Development and Administration

1. Human Resource Management Division
2. Administration Division
3. Staff Home Loan Division
4. Training and Development Division
5. The library
6. Disciplinary Division
7. Security Division
8. Transport Division
9. Public Relations Division

(B). Logistics and Transportation Management

10. Transport Division
11. Supply Division

(C). Information Technology

12. Information Technology Division

01. Human Resource Management Division.

The main operational unit for the systematic implementation of the manpower plan of the institution is the Human Resource Management Division. In this way, rules and regulations related to corporate human resource management are compiled, as well as manpower management required to lead the organization towards effective targeted housing development program according to the terms of the Authority Act is done by this division. Accordingly , it appears for many matters such as recruitments , promotions , transfers , resolving employee disputes , appearing for labor disputes , responding to employee appeals, etc.

The changes in the human resources division in the year 2020

1.1 Staff details from 01.01.2020 to 31.12.2020 are mentioned below

Serial No:	Service Level	Approved		Physical Staff as at 31. 12.2020			
		Permanent	Personal to Holder	Permanent	Contract	Daily	Service Agreements
01	Senior	206	2	97	-	-	-
02	Tertiary	252	101	343	-	-	-
03	Secondary	893	387	978	-	-	-
04	Primary	219	104	230	-	-	-
Total		**1570**	**594**	**1648**	**269**	**31**	**03**

1.2 Recruitments have been made from 01.01.2020 to 31.12.2020 as follows.

Direct Recruitments				Re- Recruitments (After the retirements)	Total
Permanent		Contract	Daily	Contract	
Executive	None-Executive				
-	-	-	03	01	04

1.3 Internal promotions has not been given for the employees of the National Housing Development Authority inthe year 2020.

1.4 During the year, the number of retirements, terminations of the service, vacant of service and resignations are as follows.

Serial No:	Service Level	Retirements	Terminations of the service	Resignations	Vacant of service
01	Senior	04	02	02	01
02	Tertiary	39	278	06	01
03	Secondary	14	146	15	05
04	Primary	18	1910	04	16
	Total	**75**	**2336**	**27**	**23**

1.5 The number of deceased persons who engaged in the service of this authority during theyear is 01.

1.6 The general role of the Human Resource Management Division is as follows.

- Identifying staff requirements/vacancies for Head Office and District Offices , preparing annual manpower budget accordingly and submit to the Board of Directors and Management Services Department for approval and updating staff.

- Preparation of the recruitment procedure and submission to the Board of Directors and Management Services Department for approval.

- Obtaining relevant approvals for filling vacancies, publishing electronic and printed media advertisements for inviting applications , conducting interviews , identifying suitable candidates , giving appointments and assigning to vacancies.
- Maintaining permanent , contract and daily personal files of this authority. (Duties from the date of initial appointment to the date of termination of service)
- Inviting applications for internal promotions , conducting interviews , identifying candidates , giving promotions and assigning to vacancies.
- Appointing transfer committees for annual transfers and taking their recommendations and taking further action / carrying out necessary arrangements for transfers on special grounds.
- Obtaining annual asset liability statements from executive grade officers and maintaining related documents and issuing vehicle permits on a concessional basis.
- All duties related to the implementation of salary revisions as per circulars issued by the Department of Management Services.
- Taking forward steps to resolve employee grievances that can be redressed within the administrative framework.
- Referring employee grievances (received with recommendations from top management) to the Employee Grievance Committee established in the authority , making recommendations related to resolving those grievances, submitting the recommendations of the Employee Grievance Committee to the Board of Directors and implementing Board decisions.
- Proceedings of Industrial Disputes (Human Rights / Labor Commissioners / Labor Tribunals / Parliamentary Advisory Committees / Labor Courts).
- Retirements , resignations , payment of annual salary increments and related calls , conducting interviews , identifying suitable candidates and making appointments.
- Dealing with the payment of employee provident funds/employees' trust funds/gratuities to the employees who have finished their service and collecting the money due from the employees to the authority.
- Recovery of security deposits to be deposited by officers/employees holding responsible positions (such as security guards, cashiers) as per circulars and release of such security deposits upon their retirement/resignation.
- Prepare and forward relevant board papers related to human resource management scope.
- Providing solutions/providing answers to employee requests received to the Honourable Minister/Line Ministry/Ministerial Office and top management.
- Providing answers to government audit queries and internal audit queries related to human resource management scope.

- Representing various other internal meetings such as progress review meetings , management committee meeting , audit and management committee meetings of the Honorable Minister and Heads of Institutions held in the line ministry .
- Providing relevant information and representation for the Committee on Public Enterprises , the Presidential Investigation Commission , the Financial Crimes Investigation Division , the Bribery or Corruption Investigation Commission related to the scope of human resource management.
- Tasks of preparing reports and letters to be submitted quarterly to the Central Bank of Sri Lanka and preparing monthly and quarterly reports to be submitted to the line ministry.

1.7 Tasks performed during the year.

i. Proceeding to obtain the approval of the Management Services Department for the recruitment procedure prepared in relation to the 2018 manpower estimate approved by the Management Services Department.

ii. Implementation of 52 employee transfers as per transfer committee recommendations and provision of employee benefits.

iii. According to Management Service Circular No.02/2016 , adjustment of salary of 1715 permanent employees for the year 2020 .

iv. Preliminary work has been done to fill the vacancies of 16 posts related to the HM salary category among the vacant posts of the National Housing Development Authority, by publishing an advertisement in the newspapers on 04.10.2020 inviting external and internal applications.

1.8 The following are the challenges faced by this division in performing the tasks related to human resource management.

i. Due to the Covid 19 pandemic situation in the year 2020, the entire human resource had to be utilized through the remote method.

ii. Due to the lack of computer knowledge and lack of experience in the use of new technologies among the allied staff, they had to face problematic situations in reaching the objectives.

iii. Systems have not been improved so that accurate information about relevant human resources can not be obtained on time.

iv Due to various reasons related to the human resource management subject area, employee problems arise in not being carried out in the prescribed manners, thereby decreasing employee satisfaction and showing a greater tendency for labor disputes.

1.9 The following are the suggestions to be implemented in order to meet the challenges faced by this sector while achieving the overall organizational objectives by optimally performing the tasks related to human resource management.

i. As practical problems have arisen by working outside of existing circulars, arrangements and rules in making decisions related to the subject of human resource management, focusing on making decisions within the prescribed methods .

ii. Utilization of human resources in a manner that improves employee satisfaction .

iii. Constantly looking into the grievances of fellow employees and offering solutions for the same.

iv. Taking necessary actions to improve employee productivity and focusing on the implementation of training programs related to the improvement of information technology among employees and taking necessary measures to change employee attitudes in a way that suits the organizational culture.

02. Administration Division.

The following duties are included in the scope of duties of this division, including informing the head offices, district offices, city offices and sub-offices through circulars/office orders regarding the decisions taken by the Board of Directors or heads of institutions of the National Housing Development Authority.

2.1 Services operated under the Administration Division

a) Maintaining daily arrival and departure records and making necessary arrangements for payment of leave adjustment , bonuses , incentives , annual leave , overtime , days pay allowance etc.

b) Reimbursement of medical bills for general , inpatient treatment , inpatient tests , major surgeries under Medical Benefit Scheme

c) Handling daily incoming and outgoing mail operations.

d) Conduct the preliminary activities related to the issuance of employee distress loans and direct payment with the relevant approvals.

e) Office Building Insurance

f) Carrying out preliminary arrangements for payment of travelling expenses , motorcycle mileage allowances , house rent allowances , district office building rent and submission for payment activities with relevant approvals.

g) To Grant approvals for issue of tea rations to Head Office staff.

h) Settlement of direct telephone bills , coordination of maintenance activities of direct telephone and internal telephone network.

i) Maintenance of archives of National Housing Development Authority and National Housing Department.

j) Operational duty of elevators

k) Welcoming external visitors and service recipients and directing them to the relevant departments

l) Book binding activities.

2.2 In this division, the employees are attached as follows.
Employees are serving in this division as following manner.

No	Post	Service category	Number of staff
01	Manager	MM 1-1 - I	01
02	Administrative Officer	JM 1-1 - II	04
03	Receptionist	JM 1-1 - II	01
04	Personal Assistant	JM 1-1 - II	01
05	Management Assistant Management Assistant - 01 Computer Operator - 01	MA 1-2 - I	02
	Management Assistant - 03 Telephone Operator - 01 Photocopy Machine Operator- 01	MA 1-2 - III	05
06	Record keeper	PL 1 - I	01
07	Electric lifting operator	PL 1 - I	02
08	Office assistant- 03 Record keeper - 01 Electric lifting operator - 01 (Cover the duties of following positions) Management Assistant - 01 Electric lifting operator - 01 Record keeper - 01 Telephone Operator - 01	PL 1 - I PL 1 - II PL 1 - III	09
Total			26

2.3 The bonus has been given to the employees in the year 2020 and action were made to istress loans, payments of subsistence allowances and combined allowances and approval of rent payments of district office.

Number of the employees applied distress loan	**Amount paid for distress loans**
82	205,500,000.00

2.4 Payments have been made in the year 2020 for the medical benefits for the members who get the salary from head office as following manner.

	Information of Benefits	Members who have got benefits	Amount (Rs.)
01	External treatments	386	5,094,369.00
02	Residential treatments test and medical fees	16	394,809.00
03	Residential treatments surgeries and medical services fees	09	454,592.00
04	Medical expenses for severe surgeries	10	2,004,693.00
05	Residential treatments for government hospitals	12	28,800.00
06	Infectious and pandemic disease	01	5,600.00
07	Benefits as per the 08 para of 2016/04	04	7,800.00
	Total	**438**	**7,990,663.00**

2.5 Expenditure from 01.01.2020 to 31.12.2020 : -

	Description	(Rs.)
01.	Office telephones	2,447 ,760.00
02.	Postage	404,450.00
03.	Express mail Petty Cash	14,580.00
04.	Head office insurance coverage	1,300,926,789.25
05.	Matale district office rental (125,000x12)	1,500,000.00
06.	Kandy district office insurance	92,685.48
07.	Tea ration (Sugar kg 431 X 12 = 5172 X Rs: 125/- (100 grams of tea leaves) 431 X12 =5172 XRs: 104/-	 646,500.00 537,888.00
08.	Expenditure of newspapers for the year 2020	312,210.00
09.	Amount spent for the purchasing in the year 2020 by the petty cash imprest	6,230.00
10.	Difficult service house rent allowance has been given Motorcycles allowance has been given for District Offices	-
	Total	**1,306,889,092.73**

03. Staff Housing Loan Section

Service category range	Head office		District office		Total amount paid (Rs.)
	Number of staff	Amount (Rs.)	Number of staff	Amount (Rs.)	
HM 2-1-MA 5-2	02	2,360,500.00	03	3,305,000.00	5,665,500.00
MA 2-2-MA 1-2	02	2,685,624.10	04	5,300,000.00	7,985,624.10
PL 1-PL3	01	1,141,200.00	-	-	
Total	**05**	**6,187,324.10**	**07**	**8,605,000.00**	**14,792,324.10**

3.1 Actions Taken to Achieve Goals.

Due to the bad financial situation of this institute, after temporarily stopping the payment of the staff housing loan from August 2019 , the decision was not made to make the payment again until March 2020, so the management committee and the board of directors were presented with reports to issue loan applications again and obtaining approval to pay installments of loans that had been stopped at the time of approval in the year 2019.

Even if it is not possible to report to the service continuously due to the spread of covid pandemic disease, checking the loan files with defects sent from the district offices, informing the officers in charge of the relevant district offices, completing the defects and forwarding them for approval without delay.

3.2 Problems encountered in achieving the objectives.

Declining the payment of staff housing loans in the year 2020, because of getting bad the financial situation of the institution due to the payment of staff housing loans was temporarily stopped in the early period of 2020 and the spread of the Covid-19 pandemic,.

Experiencing various inconveniences, due to the absence of an office assistant in sending the files/letters related to the staff housing loan section to other sections,

04. Training and Development Division.

The estimate related to the programs proposed to be implemented by the training unit regarding the said matter is presented herewith.

Our Vision

To create a group of officers/employees full of knowledge and skills for the housing development sector and other related sectors.

Our mission

Providing the necessary facilities to improve the knowledge , attitude , skills etc. of the officers/employees of the institute so that they can easily overcome the development goals based on the vision of the institute which is the guide for the national development. Skills and positive attitudes of the staff are developed to maintain a high level of organizational performance.

The training and development sector is expected to increase the organizational performance through identifying and analyzing the training needs of all the staff assigned to the main offices and district offices of the National Housing Development Authority.

Target					
Year	**No. of Programs**	**Participating Officers/Employees**	**Estimated Budget (Rs.Million)**		
			Training and Scholarship	**Training Loan**	**Total**
2022	76	2600	8,500	4,500	13,000

Purpose	**Strategy**	**Activity/ Task**
1. Increase productivity.	1. Group activities.	1. Conducting workshops, seminars, training programs.
2. Increase efficiency.	2. Use of new technology.	
3. Achieving objectives.	3. Enrolling employees in courses organized by external organizations to increase the efficiency of officers.	2. To conduct research and reviews necessary for the performance of the authority's functions and duties.
4. Provide leadership training.		
5. Strategy implementation.		
6. Improvement of technical work.	4. Training of the company's own officers for the same as training by external resources will incur high costs.	
7. Creativity and innovation.		3. Zoom technology
8. Attitude Development.		
9. Conduct of efficiency bar examinations from primary to managerial grades.	5. Coordination of resource persons from various institutions.	
10. Innovation		
11. Providing foreign training.		

4.1 Classification of training programs

4.1.1. Internal training programs

4.1.2. External Training Programs (Local) – 90%

4.1.3. External Training Programs (Foreign)

4.1.4. Discretionary training loan system

4.1.1. Internal training program

i. The above program has been organized by the training division to increase productivity based on the office requirement. All expenses for that are borne from the training budget.
ii. participants are not be charged anything.
iii. No overtime allowances are paid to officers participating in this program.

4.1.2. External Training (Local) Program – 90%

Applicants selected for training courses/seminars/workshops for which applications are invited by the Authority shall bear 10% of the course fee and the remaining 90% shall be borne by the Authority. Duty leave is granted for the period required for training , and travel and subsistence allowances are not paid.

4.1.3. External Training Program (Foreign)

Applications for foreign scholarships are invited by the Training Unit. The relevant applications are completed and forwarded to the Department of Foreign Resources by the Ministry on the recommendation of the General Manager.

4.1.4. Discretionary training loan program

- Under this program which has been implemented for the betterment of the entire staff with the objectives of human resource development, the course fee can be obtained as an interest free loan subject to a maximum of Rs.100,000 /= for following a course relating to the own subject field in a government approved training institute .
- As per Government Enterprises Circular No. 01/2003, the optional retirement age is 55 years, so this loan should be completely repaid by the age of 55 years.
- Maximum loan repayment period is 50 months .
- Loan applications are recommended by a committee appointed by the Chairman and the loan amount is released subject to the approval of the General Manager.
- Once the training loan application is approved, the borrower must enter into a service agreement with the National Housing Development Authority.
- In case of non-completion or failure of the concerned course at its own discretion or for any other personal reason, the loan amount paid will be recovered with 10% annual penalty interest.
- After successful completion of the course, a true copy of the certificate given by the concerned institution and a brief report on the knowledge acquired should be sent to the Deputy General Manager (Human Resource Management and Administration) within 14 days with 02 copies.

4.2 Study Leave.

i. Permanent employees for courses/training programs and examinations to achieve the efficiency, goals and objectives of the National Housing Development Authority are granted study leave.

ii. This study leave is granted to study short term courses which may be relevant to current field and personal development. There should not be an obstacle to the duties assigned to the concerned officer/employee.

iii. It is entitled to take leave only once a year 10 days during the period of examination, at the discretion of the authority. This type of leave can be availed only three times during the service period.

iv. Such requests should be submitted to the Deputy General Manager (Human Resource Management and Administration) through the applications issued by the training unit along with the recommendation of their divisional head .

v. A true copy of the certificate obtained at the end of the courses/workshops/examinations attended should be given to the training unit after getting the study leave approved.

2020 Progress (2020-01-01 - 2020-12-31)				
No.	**Program Description**	**Number of Programs**	**Number of Participants**	**Amount of Expen. Rs.**
1	Internal Training Program	6	961	82,765.00
2	External training programs (domestic) (90%)			-
3	External Training Program (Foreign)	-	-	-
4	Foreign Travel	-	-	-
5	Voluntary Training Loan Program	3	3	280,000.00
Total		**9**	**964**	**362,765.00**

Internal training programs conducted from 01.01.2020 to 31.12.2020				
No	**Program Description**	**Number of Programs**	**Number of Partici. in the Program**	**Amount Spent (Rs.)**
1	"A house for you and tomorrow for the country" . Housing Scheme Maligawatta Pradeepa Hall (Deputy General Manager / Assistant General Manager / Senior Manager / District Manager and Selected District Executives)	01	170	72,765.00
2	Leadership Training Workshop Head Office (Assistant General Manager / Senior Manager / Manager and Administrative Officers)	01	60	20,025.00
3	Technical Officer Awareness Workshop (District Managers , Technical Officers , Technical Assistants and Collection Agents) Maligawatta Pradipa Hall	01	562	230,650.00
4	"Green Sri Lanka " Program (Engineering Division) Grants Office	01	32	10,000.00
5	Workshop on property management (graduates , administrative officers and management assistants)	01	70	43,758.00
6	Awareness Workshop - Newly Inducted Trainee Graduates	01	67	7,897.00
Total		**06**	**961**	**385,095.00**

Seminars and courses planned for 2020 by the training division could not be implemented due to the prevailing covid- 19 pandemic situation in the country at that time. It is informed that the technical facilities and staff facilities required for the training unit are minimal.

05. Library.

When the institutional work related to the subject of housing is being done for Nation, a special library related to the subject of housing was established in our authority in 1987 for the benefit of its officers and employees as well as for the benefit of university students and lecturers, employees of government and private institutions.

Accordingly, the reader has the ability to quickly find the necessary information in the audio-visual media in the library owned by our authority as well as in the other institutions of the society, and among the publications related to the subjects related to housing such as houses , buildings and constructions, Engineering, Architecture, Quantity Surveying, Land are included in this library and also a collection has been retained for the mini subjects under it.

Further, in collecting information, not only books, but also magazines , newspaper cuttings related to the necessary subjects , information about the housing proposals of the authority as well as legal reports , government rules and regulations, etc. are also stored here. It is no secret that the staff of the housing authority who are getting further education are also obtained a great service from this library.

The information and books in the library are given to the permanent officers and employees of the Housing Development Authority to be taken away , and the library is open for the other readers to read the newspapers as well as for their necessary reference works in 5 days a week.

The library belonging to our National Housing Development Authority , which already has a collection of about 7000 valuable books, has been established on the 09th floor of the main office since 2020-02-06 .

Physical performance.

(1) Issuing existing books for the necessity of the staff on the basis of redistribution. Allowing other readers the opportunity to stay in the library and read the newspapers and books they need.

(2) Making arrangements to provide Sinhala and English medium 02 Lakehouse newspapers (Dinamina and Daily News) for readers' use during the 05 working days of the week .

(3) Providing computer and other professional support for the duties of the Manager (Training), when necessary, according to the verbal instructions of the Acting General Manager/Deputy General Manager (Human Resources Management and Administration).

06. Disciplinary Division

In order to maintain the effectiveness and efficiency of corporate services, human resources should be properly managed. It is a normal situation to have a group of people with formal educational abilities and talents as well as a group with access to lower level education in the institution. Thereon, in the performance of duties, the disciplinary division is responsible for avoiding mistakes and imposing punishments for the mistakes made due to compliance with corporate rules and regulations .

The offenses committed by an employee in violation of the rules at the organizational level are considered as minor and serious offenses , and depending on the nature of the offense committed, various punishments are imposed , warning , dismissal , mandatory leave and the behavior/activity control of the employees according to the disciplinary constitution of the organization . The Disciplinary Division will carry out the implementation of related rules and regulations and make recommendations.

07. Security Division

Protecting corporate physical resources from thieves , protecting them from possible accidents , and protecting them from thieves and enemy attacks on corporate human resources are the main tasks of the security division. An internal staff for corporate security services and a security operation office to manage its affairs have been established in the institution.

Due to the rapid retirement of the corporate security service, only a few people are currently employed, and at present, institutional officers and officers hired on a rental basis from private service agencies have been employed as per the requirement of the service.

Inspecting the staff inside the institution and the public, institutional vehicles, external institutional vehicles and related tasks are the main services.

08. Transport Division

The transport sector can be identified as another sector under the Human Resource Management and Administration Division. In particular, providing the transport facilities required for the authority's work, vehicle maintenance and vehicle yard , vehicle garage maintenance is the most important task here. In that division, the employees are attached as follows.

Staff of the Transport Section

- Internal Staff - 08
- Drivers - 42
- Driver Assistants - 02

52

8.1 Information of the employees engaged in the post of driver of the National Housing Development Authority.

Nature of Position	Head Office	District Offices	Total
Permanent	15	33	52
Daily	04	01	05
Contract	21	14	35
Total	**40**	**48**	**92**

8.2 Information of the vehicles as at 31.12.2020 of the National Housing DevelopmentAuthority.

Description	Car	Jeep	Double Cab	Van	Lorry	Crue Cab	Total
Vehicles of the National Housing Development Authority	05	08	48	03	09	02	75
Vehicles owned by Labour Ministry	01						01
Vehicles obtained on operational lease basis	-	03	15	-	-	-	18
Vehicles obtained on monthly rent basis	06	-	11	01	-	-	18
Total	**12**	**11**	**74**	**04**	**09**	**02**	**112**

8.3 Programs implemented by the Transport Division.

a) There were 03 jeeps obtained under the operating lease system were used for the top management duties of the head office and 15 cabs were assigned to the district offices for development purposes. For these vehicles in the year 2020 a rent of Rs. 42,209,326/- has been spent.

b) For the year 2020, a sum of Rs. 3,665,897.22 has been spent and 32 vehicles have been repaired and put into operation.

c) Insurance premium amount for vehicle insurance of Rs. 1,355,803.08 has been spent and a sum of Rs. 59,638.05 has been obtained as insurance compensation in the year 2020.

d) A sum of Rs.513,890 has been spent for getting all vehicle licenses including motorcycles in the transport pool for the year 2020-2021.

e) The budgetary allocation for supplying fuel to reserve vehicles of Rs.60,857 has been allocated for the year 2020 and a sum of Rs. 7,567,587.61 has been spent in the year 2020.

f) Vehicle periodic service is normally done after approximate driving of 4000 km. Thereon, a sum of Rs.1,890,403.30 has been spent only for head office vehicles in the year 2020.

g) Due to the growth of the development programs of the National Housing Development Authority and the inability to provide transportation services in accordance with the increase in transportation requirements for higher management positions, vehicles had to be rented by adopting the procurement procedure on a monthly rental basis in the year 2020 . Accordingly, rental vehicles have been obtained for providing transport facilities to 04 officers and for other special functions in the head office only and for that purpose a sum of Rs. 7,300,018.00 has been spent.

h) A twice a month petty cash imprest of Rs. 75,000/= has been maintained for repair and other maintenance expenses of vehicles in the transport division. A sum of Rs.629,422/- has been spent in the year 2020. Purchase of spare parts and minor repairs of the garage in the transport division subject to the maximum of 5,000/- and the settlement of bills for the movement of vehicles on the highway have been incurred using this petty cash.

(i) Minor repairs have been carried out in the garage of the transport division to minimize the cost of repairs. Under that, the Authority has saved a lot of money by renewing the engines of Vehicle No. 253-4115, 253-4218 and PA- 8057.

j) There were 16 old vehicles which are very loss-making due to increase in repair and maintenance cost and decrease in fuel efficiency have been disposed.

k) Since the vehicles owned by the transport pool are very old vehicles, in order to make transport services more efficient and to reduce the need for rental vehicles, even though necessary arrangements were made to buy new vehicles on the basis of the minimum requirement, the board of directors did not approve and the related circulars were canceled due to the policy decisions of the government in 2020 It was not possible to buy new vehicles during the year.

l) Therefore, although the existing vehicles of the transport pool are very old , due to the lack of new vehicles, the disposal of the old vehicles has been delayed and 02 cabs reserved for disposal have also been renewed.

m) As the number of vehicles in the pool is more than 15,20 years old, many problems have to be faced in proviing transport services and it has also affected the development works of the authority.

n) As these old vehicles are very inefficient in the deployment of duties, arrangements have been made to obtain vehicles on rental basis for long-distance duties and providing transport services to officials.

8.4 Age wise classification of vehicle pool of National Housing Development Authority.

Serial No:	Type of vehicle	Less than 05	5-10	10-15	15-20	More than 20	Total
01	Cars	-	-	04	01	-	05
02	Jeep	-	-	-	-	08	08
03	Van	-	-	01	-	02	03
04	Double cab	-	17	05	20	06	48
05	Lorry	-	-	-	-	09	09
06	Crue cab	01	-	01	-	-	02
Total		**01**	**17**	**11**	**21**	**25**	**75**

Legal Division

Analysis of functions

In fulfilling the objectives of the National Housing Development Authority, the necessary support will be provided from other divisions as well as from the legal division.

01. Grant of freehold deeds for land and houses
02. Perform all duties related to the position of "Designated Officer" of the National Housing Development Authority under the Right to Information Act.
03. Preparation of condominium declarations required for giving deeds of flats
04. Dealing with complaints related to the National Housing Development Authority which are prejudiced to the society in general.
05. Taking legal action against certain individuals and institutions in necessary cases
06. Taking legal possession of the land owned by the National Housing Development Authority by prosecuting those who are illegally occupying it.
07. Preparation of contract agreements and other agreements in dealings with external parties and this authority.
08. Providing necessary legal advice covering all aspects of all district offices and head office.
09. Arranging to take legal actions to the arrears loan installment holders who have not paid the loan and rent installments to collect the money owed to the authority .
10. Contributing to the National Housing Development Authority by issuing legal notices and eviction orders.
11. Dealing with human rights complaints
12. To provide necessary support regarding the cases filed with the Attorney General's Department
13. Providing necessary representation for duties related to the position of Secretary to the Board of Directors.
14. Providing necessary representation for other committees of the National Housing Development Authority (eg : Disciplinary Committee, Appeals Committee)

Issuance of freehold deeds

The function of offering freehold deeds to the house beneficiaries who have paid the full amount is mainly done. Here freehold deeds are also provided for non-condominium properties and lands.

The annual target of issuing deeds for the year 2020 is 3000. Out of the 1123 files that were forwarded to the legal department for the issuance of deeds, 1007 files have been forwarded to the relevant district offices to offer the deeds to the beneficiaries who have completed all the work (Annexure – 01)

Details of cases handled by the Legal Division in the year 2020

According to the rules and regulations of the National Housing Development Authority, the cases assigned by the National Housing Development Authority against those who default on the payment of municipal rent installments, those who default on the municipal rent installments, and those assigned by other parties against the National Housing Development Authority, appearing before court for cases are given below.

Information related to pending cases

Head office

Summary (Progress as at 31.12.2020)

No	Nature of the case	No of cases									Total	Number of cases closed	Total pending cases
		Supreme Court	Magistrate Court	High Court	Commerce High Court	District Court	Court of Appeal	Civil Court of Appeal	Labour Tribunal	Industrial Court			
1	Regarding land	3					8				11	1	10
2	Home problems	1		1				1			3	3	0
3	Against dismissal from the service suspension of service /	1		1			1		5	3	11	3	8
4	Regarding Provident problems		1				2				3		3
5	Regarding construction Problems				1	1	2				4	2	2
6	In relation to Transfers			1			1				2		2
7	Issues related to payment of arrears wages								1		1		1
8	Regarding Cash frauds												
9	Regarding Healthy problems		1								1		1
10	Related issues on Agreements Breach	1			2	3					6	2	4
11	Issues on Rent												
12	Regarding compensation requests					1			1		2		2
13	Regarding insultation to the court						1				1		1
Total sum		6	2	3	3	5	15	1	7	3	45	11	34

Information related to cases filed at District Office Level
as at 31 December 2020

Sub no	District Office	Information on cases filed by the National Housing Development Authority										Reports on cases filed against the National Housing Development Authority					Total number of cases
		Debt default cases		Number of Municipal Rent Cases	Recovery of possession of unauthorized lands / houses / buildings	Number of other cases (Labour Tribunal, High Court, Court of Appeal, Supreme Court)	Total number of cases	Amount due	Number of cases recovered through legal proceedings	Amounts recovered through legal proceedings	Balance due	Total number of cases				If a compensation is requested, the amount of the compensation	
		Upahara	Wisiri									Cases filed for compensation	Other cases	Contract LT Cases	Total		
1	Colombo	84	88	10	22	12	216	84,082,547.51	109	17,896,444.15	66,186,103.36	_	_	2	2	_	218
2	Colombo South		15	11	14	1	41	3,934,259.78	2	306,921.47	3,627,338.31	1	14	_	15	2,000,000.00	56
3	Colombo North		16	7	1		24	64,470,440.00	4	2,592,376.00	61,878,064.00	1	2	_	3	600,000.00	27
4	Kalutara	3	1	_	2	_	6	1,688,125.18	2	304,104.98	1,384,020.20	1	3	1	5	25,000,000.00	11
5	Gampaha	26	10	_	_	_	36	9,096,090.53	8	371,258.00	8,724,832.53	_	_	6	6	_	42
6	Kegalle	_	97	_	_	_	97	2,313,442.00	28	117,257.00	2,196,185.00	1	_	_	1	1,000,000.00	98
7	Kandy	18	104	_	1	_	123	7,489,124.26	19	393,233.13	7,095,891.13	1	8	17	26	10,000,000.00	149
8	Matale	3	54	_	1	_	58	9,269,968.64	58	6,632,485.42	2,637,483.22	_	_	12	12	1,000,000.00	70
9	Nuwara Eliya	2	11	_	_	_	13	3,545,374.00	8	499,220.00	3,046,154.00	_	_	22	22	_	35
10	Badulla	_	_	_	2	_	2	_	0	_	_	2	1	17	20	1,000,000.00	22
11	Ratnapura	_	_	_	2	_	2	_	0	_	_	_	_	11	11	_	13
12	Galle	8	112	_	_	_	120	8,345,940.86	23	2,710,576.03	5,635,364.83	1	1		2	550,000.00	122
13	Matara	24	370	_	1	2	397	11,508,760.09	72	3,503,055.02	8,005,705.07	_		730	730	_	1127
14	Hambantota	_	33	_	_	_	33	6,064,239.52	17	791,500.00	5,272,739.52	2	_	_	2	1,011,000.00	35
15	Monaragala	1	1	_	2	_	4	459,464.92	1	119,000.00	340,464.92	_	_	_	0	_	4
16	Kurunegala	_	2	_	1	_	3	156,420.00	2	65,000.00	91,420.00	_	3	_	3	_	6
17	Puttalam	_	21	_	1	_	22	1,232,890.00	5	508,900.00	723,990.00	_	_	_	0	_	22
18	Anuradhapura	_	_	_	_	_	0	_	_	_	_	_	4	19	23	_	23
19	Polonnaruwa	1	2	_	_	_	3	452,278.00	3	203,450.00	248,828.00	_	_	_	0	_	3
20	Trincomalee	_	_	_	_	_	0	_	_	_	_	_	_	_	0	_	_
21	Vavuniya	_	_	_	_	_	0	_	_	_	_	_	_	_	0	_	_
22	Ampara	_	_	_	_	_	0	_	_	_	_	_	_	37	37	_	37
23	Batticaloa	_	_	_	_	_	0	_	_	_	_	_	_	_	0	_	_
24	Mannar	_	_	_	_	_	0	_	_	_	_	_	_	_	0	_	_
25	Kilinochchi	_	_	_	_	_	0	_	_	_	_	_	_	_	0	_	_
26	Mullaitivu	_	_	_	_	_	0	_	_	_	_	_	_	_	0	_	_
27	Jaffna	3	67	_	_	_	70	6,678,820.56	_	2,596,460.27	4,082,360.29	_	_	_	0	_	_
Total		173	1004	28	50	15	1270	220,788,185.85	361	39,611,241.47	181,176,944.38	10	36	874	920	42,161,000.00	2120

Planning and Monitoring Division

Preparation of the annual action plan including physical and financial goals related to the programs, projects and activities according to the medium term plan and preparation of Corporate plan including plans and goals expected to be followed in order to achieve the goals and objectives of the National Housing Development Authority within the period of the next five years as per the sustainable development goals and existing government policies are done before the start of the year.

This division reports to the higher management and external parties including the Ministry and the Treasury about the progress of reaching the targets and the cases where the targets have not been met. Further, the annual report including the performance of the institution, the role played during the year, providing information about the operational activities of the institution for the central bank report, providing the necessary information for the budget debate to the parliament, the ministry and the top management.

Apart from this, the duties performed by this division are to answer the oral questions asked by the Honorable Members of Parliament and to answer the questions that arise during the sectoral monitoring committee meetings.

Necessary measures are taken in coordination with the National Lottery Board to promote the sale of Sewana Lottery , and the Sewana Board of Directors is called to obtain funds for the use of the funds received in the Sewana Fund, and the relevant Board of Directors papers are obtained from the respective divisions and submitted to the Board of Directors by this division. In spite of the then Covid 19 pandemic situation, 01 Sewana Governing Board meetings have been held during the year.

Among the duties performed annually by this division is to prepare programs , estimates and project proposals to reserve budget allocations for the coming years and submit them to the planning department and the treasury. Accordingly, the highest amount of treasury funds received by the institution of Rs.5644.423 can be obtained in the year 2020. It is also special that these funds have given priority to the low-income housing assistance program. Also, a significant amount of funds have been used to provide loans for new houses and improved housing schemes.

In addition to this, the duties performed by this division include providing information related to the institution for the 1919 State Information Center, updating that information and coordinating with the technology agency selected by the government.

Ensuring people's right to information.

The Right to Information Act No. 12 of 2016, the Deputy General Manager of the Planning and Development Division is acting as the information officer to provide information requested by the Sri Lankan community about the operations of the National Housing Development Authority and its functioning. Accordingly, public requests in the year 2020 and the manner in which they were handled are as follows.

Year 2020

Total number of requests	-	47
Number of Answers	-	35
Requests received for appeals	-	03

Supply Division

The supply division is administered under this division , and the supply division provided all the necessary supplies for the head office of the National Housing Development Authority as well as most of the fixed assets required for the district offices.

Circuit bungalows

There were 10 active tourist bungalows, and this division is responsible for the maintenance and running of all tourist bungalows and the booking of tourist bungalows to customers.

Additionally, the Sewana media unit and the press for printing activities of the institute are also under the control of the planning and progress division. Sewana media unit obtains additional income for the organization through the advertisements posted to the media from government agencies including our authority. Also, the press carries out a significant amount of institutional printing.

Sewana media unit

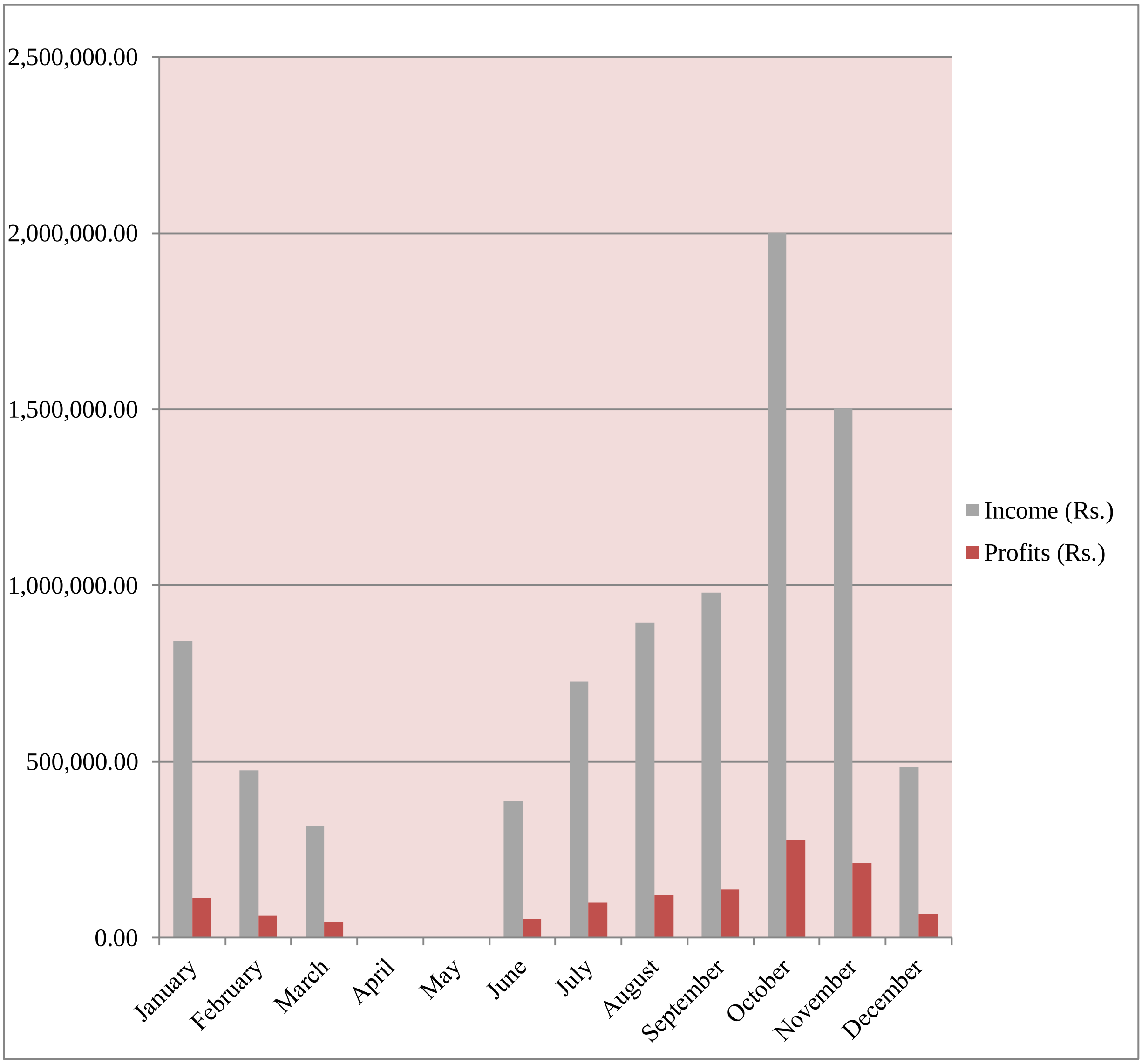
- Various newspaper advertisements were published relating to institutions including the State Ministry of Rural Housing , Construction and Building Materials Industry Promotion , National Housing Development Authority , State Engineering Corporation , Construction Industry Development Authority , Government Factory , State Development Design Corporation , Building Materials Corporation Limited, Department of Buildings and the Accelerated Program for Development of Middle Income Housing and Infrastructure in the year 2020 by Sewana Media Service.
- Estimated annual profit of Sewana Media Service in 2020 is Rs. 6.0 million. Revenue received till December 2020 is Rs. 8.612 million and the profit is Rs. 1.190 million.
- All the earnings of Sewana Media Service are credited to a separate account named "Chairman , National Housing Development Authority " , and these funds are used for the housing development programs of the National Housing Development Authority.

Newspaper Advertisements

Income and profits earned in related to the year 2020.

Month	Income (Rs.)	Profits (Rs.)
January	841,843.80	114,017.25
February	475,632.00	61,808.64
March	318,824.70	44,778.75
April	-	-
May	-	-
June	387,897.60	54,480.00
July	727,089.06	100,479.00
August	894,690.30	121,558.13
September	979,799.22	137,612.25
October	2,000,495.40	277,282.50
November	1,502,353.26	210,741.75
December	483,537.00	67,912.50
Total	**8,612,162.34**	**1,190,670.77**

Income target for the year 2020 is Rs.6.0 million



National Housing Development Authority
Housing Development Program - Performance as at 31.12.2020

Housing Program	Annual Targets			Achievement		
	Physical		Finance (Rs. Million)	Physical		Finance (Rs. Million)
	Commencement	Completion		Commencement	Completion	
Treasury funds						
1 Construction of houses for low income earners						
A house for you, a tomorrow for the country (aid)	10000	5000	5271'500	9972	3949	4777.057
A house for you, a tomorrow for the country (loan)	2500	2500	810'000	1852	500	544.837
2 Programme continued						
Vasanthanpuram Housing Scheme		52			39	32.300
Construction of houses for victims of the Easter attack		196			116	46.469
Purchase of building materials for model villages		2866			2866	122.667
3 Housing related support services						
Settlement of outstanding bills for construction of bridges		Completion of construction of 27 bridges	99.000		Completion of construction of 27 bridges	99.000
Internal Generation and Others - Sub Total	**12500**	**10614**	**6384.047**	**11824**	**7470**	**5622.333**
Internal funds						
4. A house for you, a tomorrow for the country (loan)	1675	1675	600.000	495	73	93.625
Indian Aid Homes (Continued)		1967			520	34.71
External - Sub Total	**1675**	**3642**	**600.000**	**495**	**593**	**128.335**
Total	**14175**	**14256**	**6984.047**	**12319**	**8063**	**5750.665**
Issuing of deeds		3000			1007	

Information and Publicity Division

Various print and electronic media programs were implemented in the year 2020 to meet the communication needs of homeowners participating in the housing program of National Housing Development Authority.

The following programs were implemented in 2020 by the Information and Advertising Division.

- Media coverage activities related to the National Housing Program of " **OBATA GEYAK RATATA HETAK** " implemented by the National Housing Development Authority and informing the public through print media.

- The Information and Advertising Division also carried out the following activities in the year 2020 under the National Housing Program of "House for you, Tomorrow for Country".

1. Obtaining necessary information about the events in which the houses will be handed over to the people under the " **OBATA GEYAK RATATA HETAK** " program and taking photos and videos of those events and taking photos and videos of other events of the authority.
2. Coordinating district offices related to campaign activities.
3. Translating documents in all District Offices and Head Office in all three languages
4. Preparing pre-printed drawings of required documents such as banners, logos, certificates etc.and coordinating the district offices for those needs.
5. Cutting the news published in the daily newspapers (related to the authority and the ministry) related to the housing affairs and referring the said articles to the higher management and fixing the wrongly published news by the same agency.
6. Playing national anthem and patriotic songs in the morning.
7. Preparing and disseminating notices to be disseminated within the institution.
8. Providing loudspeakers for house opening ceremonies and foundation stone laying ceremonies and performing other related duties.
9. Performing broadcasting duties of sounds for other functions held at Head Office and District Offices.
10. Duplo printing of other documents including loan applications, guarantee bonds, loan bonds, Grama Niladhari certificates , oath certificates , housing loan payment vouchers , public payment vouchers , Form No. 15 vouchers , letterheads, which are required on a day-to-day basis in the head office including district offices of this authority .
11. Collecting information related to development programs.
12. Preparation of short documentaries related to development programs.

4. Review of Operational Results

Recovery Section

National Housing Development Authority
Housing Loans (Upahara and Visiri Loans) – 2020

(Rs.M)

S. No	District / Office	Upahara Loan			Visiri Loan			Total Upahara & Visiri Loan		
		Target	Achievement	%	Target	Achievement	%	Annual Taget	Achievement	%
1	Colombo City (North)				24.816	4.937	20	24.816	4.937	20
2	Colombo City (South)	0.660	0.445	67	23.808	6.277	26	24.468	6.722	27
3	Colombo District	318.096	192.498	61	313.872	111.685	36	631.968	304.183	48
4	Gampaha	148.812	97.872	66	158.676	41.233	26	307.488	139.105	45
5	Kalutara	213.972	139.126	65	200.028	79.317	40	414.000	218.443	53
6	Kandy	103.464	89.624	87	216.240	111.802	52	319.704	201.426	63
7	Matale	45.240	48.360	107	127.416	83.477	66	172.656	131.837	76
8	Nuwaraeliya	42.648	40.808	96	148.092	58.807	40	190.740	99.615	52
9	Galle	85.080	72.884	86	172.152	71.605	42	257.232	144.488	56
10	Matara	81.216	80.079	99	166.452	73.728	44	247.668	153.807	62
11	Hambantota	40.488	28.403	70	538.740	209.187	39	579.228	237.590	41
12	Kurunegala	53.808	58.117	108	376.524	164.250	44	430.332	222.367	52
13	Puttalam	27.900	24.292	87	210.240	69.727	33	238.140	94.019	39
14	Anuradhapura	47.784	45.765	96	236.748	110.067	46	284.532	155.832	55
15	Polonnaruwa	24.564	26.994	110	192.252	54.838	29	216.816	81.832	38
16	Badulla	64.980	34.922	54	193.188	57.866	30	258.168	92.788	36
17	Monaragala	64.560	55.197	85	146.256	70.526	48	210.816	125.723	60
18	Ratnapura	30.636	42.154	138	142.356	72.556	51	172.992	114.710	66
19	Kegalle	65.436	72.597	111	171.660	100.231	58	237.096	172.828	73
20	Batticaloa	29.136	19.625	67	106.944	48.572	45	136.080	68.197	50
21	Ampara	34.308	23.232	68	205.428	82.138	40	239.736	105.370	44
22	Trincomalee	33.456	27.195	81	108.240	60.811	56	141.696	88.006	62
23	Jaffna	24.924	24.801	100	57.816	54.495	94	82.740	79.296	96
24	Mannar	8.340	7.500	90	43.380	37.403	86	51.720	44.903	87
25	Vavuniya	37.056	37.241	101	38.436	27.930	73	75.492	65.171	86
26	Mullaitivu	16.752	15.298	91	50.796	45.286	89	67.548	60.584	90
27	Kilinochchi	26.184	20.941	80	36.708	31.288	85	62.892	52.229	83
	Grand Total	**1669.500**	**1325.970**	**79**	**4407.264**	**1940.039**	**44**	**6,076.764**	**3,266.008**	**54**

National Housing Development Authority

Upahara Loans
2020

(Rs.M)

Serial No	District / Office	Target	Achievement	%
1	Colombo City (North)	-	-	-
2	Colombo City (South)	0.660	0.445	67
3	Colombo District	318.096	192.498	61
4	Gampaha	148.812	97.872	66
5	Kalutara	213.972	139.126	65
6	Kandy	103.464	89.624	87
7	Matale	45.240	48.361	107
8	Nuwaraeliya	42.648	40.808	96
9	Galle	85.080	72.884	86
10	Matara	81.216	80.080	99
11	Hambantota	40.488	28.403	70
12	Kurunegala	53.808	58.117	108
13	Puttalam	27.900	24.292	87
14	Anuradhapura	47.784	45.765	96
15	Polonnaruwa	24.564	26.994	110
16	Badulla	64.980	34.922	54
17	Monaragala	64.560	55.198	85
18	Ratnapura	30.636	42.154	138
19	Kegalle	65.436	72.597	111
20	Batticaloa	29.136	19.625	67
21	Ampara	34.308	23.232	68
22	Trincomalee	33.456	27.195	81
23	Jaffna	24.924	24.801	100
24	Mannar	8.340	7.500	90
25	Vavuniya	37.056	37.242	101
26	Mullaitivu	16.752	15.298	91
27	Kilinochchi	26.184	20.941	80
	Grand Total	**1669.500**	**1325.974**	**79**

National Housing Development Authority

Visiri Loans
2020

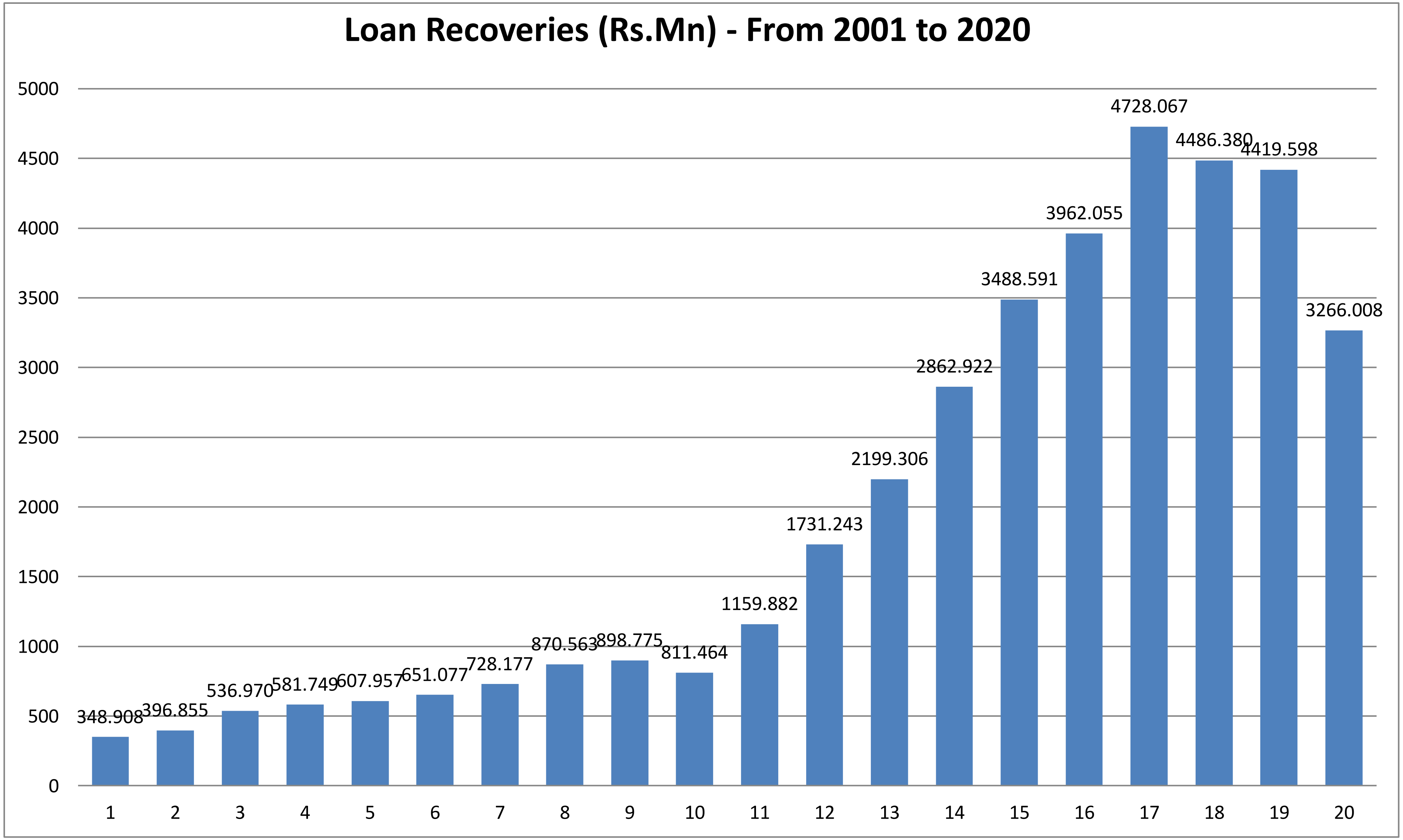
(Rs.M)

Serial No	District / Office	Target	Achievement	%
1	Colombo City (North)	24.816	4.937	20
2	Colombo City (South)	23.808	6.277	26
3	Colombo District	313.872	111.685	36
4	Gampaha	158.676	41.233	26
5	Kalutara	200.028	79.317	40
6	Kandy	216.240	111.802	52
7	Matale	127.416	83.477	66
8	Nuwaraeliya	148.092	58.807	40
9	Galle	172.152	71.605	42
10	Matara	166.452	73.728	44
11	Hambantota	538.740	209.187	39
12	Kurunegala	376.524	164.250	44
13	Puttalam	210.240	69.727	33
14	Anuradhapura	236.748	110.067	46
15	Polonnaruwa	192.252	54.838	29
16	Badulla	193.188	57.866	30
17	Monaragala	146.256	70.526	48
18	Ratnapura	142.356	72.556	51
19	Kegalle	171.660	100.231	58
20	Batticaloa	106.944	48.572	45
21	Ampara	205.428	82.138	40
22	Trincomalee	108.240	60.811	56
23	Jaffna	57.816	54.495	94
24	Mannar	43.380	37.403	86
25	Vavuniya	38.436	27.930	73
26	Mullaitivu	50.796	45.286	89
27	Kilinochchi	36.708	31.288	85
	Grand Total	**4407.264**	**1940.039**	**44**

Housing Loans (Upahara and Visiri Loans) and urban and Rural Rents-2020

(Rs.M.)

Serial No:	District / Office	1	2			3			4	5 (1+3)	6(2+4)	6/5*100
		Annualtarget	Achievement	Target		Annual target	Achievement		Urban and Rural Achievement	Loans. urban andRural Rents		%
		Loan		Rural Rents	Urban	urban and Rural Rents	Rural Rents	Urban		Annual target	Achievement	
1	Colombo City (North)	24.816	4.937		20.340	20.340		16.157	16.157	45.156	21.094	47
2	Colombo City (South)	24.468	6.722		24.012	24.012		58.815	58.815	48.480	65.537	135
3	Colombo District	631.968	304.183	0.624	15.420	16.044	0.006	12.715	12.721	648.012	316.904	49
4	Gampaha	307.488	139.105	3.396	33.276	36.672	0.091	31.528	31.619	344.160	170.724	50
5	Kalutara	414.000	218.443	1.092		1.092	0.120		0.120	415.092	218.563	53
6	Kandy	319.704	201.426	3.312	14.652	17.964	0.088	9.677	9.765	337.668	211.191	63
7	Matale	172.656	131.837	0.060		0.060	0.000		0.000	172.716	131.837	76
8	Nuwaraeliya	190.740	99.615	3.216		3.216	0.077		0.077	193.956	99.692	51
9	Galle	257.232	144.488	4.056		4.056	0.258		0.258	261.288	144.746	55
10	Matara	247.668	153.807	0.576	2.424	3.000	0.121	1.439	1.560	250.668	155.367	62
11	Hambantota	579.228	237.590	0.960		0.960	0.060		0.060	580.188	237.650	41
12	Kurunegala	430.332	222.367	0.816		0.816	0.027		0.027	431.148	222.394	52
13	Puttalam	238.140	94.019	0.612		0.612	0.712		0.712	238.752	94.731	40
14	Anuradhapura	284.532	155.832			0.000	0.000		0.000	284.532	155.832	55
15	Polonnaruwa	216.816	81.832	0.336		0.336	0.000		0.000	217.152	81.832	38
16	Badulla	258.168	92.788	0.276		0.276	0.186		0.186	258.444	92.974	36
17	Monaragala	210.816	125.723	2.544		2.544	1.015		1.015	213.360	126.738	59
18	Ratnapura	172.992	114.710	0.216		0.216	0.011		0.011	173.208	114.721	66
19	Kegalle	237.096	172.828	0.204		0.204	0.099		0.099	237.300	172.927	73
20	Batticaloa	136.080	68.197	0.408		0.408	0.408		0.408	136.488	68.605	50
21	Ampara	239.736	105.370	9.480	1.608	11.088	1.713	1.369	3.082	250.824	108.452	43
22	Trincomalee	141.696	88.006	1.116		1.116	0.075		0.075	142.812	88.081	62
23	Jaffna	82.740	79.296	6.192	3.048	9.240	0.053	1.912	1.965	91.980	81.261	88
24	Mannar	51.720	44.903	0.336		0.336	0.013		0.013	52.056	44.916	86
25	Vavuniya	75.492	65.171	2.196		2.196	4.094		4.094	77.688	69.265	89
26	Mullaitivu	67.548	60.584			0.000			0.000	67.548	60.584	90
27	Kilinochchi	62.892	52.229			0.000			0.000	62.892	52.229	83
	Grand Total	**6,076.764**	**3,266.008**	**42.024**	**114.780**	**156.804**	**9.227**	**133.612**	**142.839**	**6233.568**	**3408.847**	**55**


Loan Recoveries (Rs.Mn) - From 2001 to 2020
5000
4500
4000
3500
3000
2500
2000
1500
1000
500
0
348.908
396.855
536.970
581.749
607.957
651.077
728.177
870.563
898.775
811.464
1159.882
1731.243
2199.306
2862.922
3488.591
3962.055
4728.067
4486.380
4419.598
3266.008
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

Year

National Housing Development Authority
Rural Rent / Urban Rent/ Property Income - 2020

Rs.Mn

Serial No:	District / Office	Rural Rent			Urban Rent			Property Income			Total		
		Target	Achievement	%	Target	Achievement	%	Target	Achievement	%	Target	Achievement	%
1	Colombo City (North)				20.340	16.157	79	24.000	12.596	52	44.340	28.753	65
2	Colombo City (South)				24.012	58.815	245	24.000	16.530	69	48.012	75.345	157
3	Colombo District	0.624	0.006	1	15.420	12.715	82	27.360	8.570	31	43.404	21.291	49
4	Gampaha	3.396	0.091	3	33.276	31.528	95	24.072	8.303	34	60.744	39.922	66
5	Kalutara	1.092	0.120	11				3.516	2.059	59	4.608	2.179	47
6	Kandy	3.312	0.088	3	14.652	9.677	66	12.888	8.059	63	30.852	17.824	58
7	Matale	0.060	0.000	0				0.217	0.216	100	0.277	0.216	78
8	Nuwaraeliya	3.216	0.077	2				2.988	0.278	9	6.204	0.355	6
9	Galle	4.056	0.258	6				3.180	2.106	66	7.236	2.364	33
10	Matara	0.576	0.121	21	2.424	1.439	59	5.400	5.909	109	8.400	7.469	89
11	Hambantota	0.960	0.060	6				10.644	0.015	0.14	11.604	0.075	0.65
12	Kurunegala	0.816	0.027	3				0.048	0.586	1221	0.864	0.613	71
13	Puttalam	0.612	0.712	116				13.404	1.493	11	14.016	2.205	16
14	Anuradhapura		0.000					0.000	0.413		0.000	0.413	
15	Polonnaruwa	0.336	0.000	0				0.264	0.065	25	0.600	0.065	11
16	Badulla	0.276	0.186	67				1.704	0.132	8	1.980	0.318	16
17	Monaragala	2.544	1.015	40				0.000	0.131		2.544	1.146	45
18	Ratnapura	0.216	0.011	5				0.048	0.204	425	0.264	0.215	81
19	Kegalle	0.204	0.099	49				3.420	0.308	9	3.624	0.407	11
20	Batticaloa	0.408	0.408	100				0.000	0.000		0.408	0.408	100
21	Ampara	9.480	1.713	18	1.608	1.369	85	0.000	2.934		11.088	6.016	54
22	Trincomalee	1.116	0.075	7				0.000	0.601		1.116	0.676	61
23	Jaffna	6.192	0.053	1	3.048	1.912	63	0.000	0.200		9.240	2.165	23
24	Mannar	0.336	0.013	4				0.000	0.000		0.336	0.013	4
25	Vavuniya	2.196	4.094	186				0.000	0.000		2.196	4.094	186
26	Mullaitivu							0.000	0.000		0.000	0.000	
27	Kilinochchi							0.000	0.000		0.000	0.000	
	Grand Total	42.024	9.227	22	114.780	133.612	116	157.153	71.708	46	313.957	214.547	68

National Housing Development Authority
Housing Loans (Upahara Loan & Visiri Loan)
2020

(Rs.M)

Serial No:	District / Office	Annual Target - Loans	Loan Achievement	%
1	Colombo City (North)	24.816	4.937	20
2	Colombo City (South)	24.468	6.722	27
3	Colombo District	631.968	304.183	48
4	Gampaha	307.488	139.105	45
5	Kalutara	414.000	218.443	53
6	Kandy	319.704	201.426	63
7	Matale	172.656	131.837	76
8	Nuwaraeliya	190.740	99.615	52
9	Galle	257.232	144.488	56
10	Matara	247.668	153.807	62
11	Hambantota	579.228	237.590	41
12	Kurunegala	430.332	222.367	52
13	Puttalam	238.140	94.019	39
14	Anuradhapura	284.532	155.832	55
15	Polonnaruwa	216.816	81.832	38
16	Badulla	258.168	92.788	36
17	Monaragala	210.816	125.723	60
18	Ratnapura	172.992	114.710	66
19	Kegalle	237.096	172.828	73
20	Batticaloa	136.080	68.197	50
21	Ampara	239.736	105.370	44
22	Trincomalee	141.696	88.006	62
23	Jaffna	82.740	79.296	96
24	Mannar	51.720	44.903	87
25	Vavuniya	75.492	65.171	86
26	Mullaitivu	67.548	60.584	90
27	Kilinochchi	62.892	52.229	83
	Grand Total	**6076.764**	**3266.008**	**54**

National Housing Development Authority
Urban Rent - 2020

(Rs.M)

Serial No:	District / Office	Target	Achievement	%
1	Colombo City (North)	20.340	16.157	79
2	Colombo City (South)	24.012	58.815	245
3	Colombo District	15.420	12.715	82
4	Gampaha	33.276	31.528	95
5	Kalutara	-	-	-
6	Kandy	14.652	9.677	66
7	Matale	-	-	-
8	Nuwaraeliya	-	-	-
9	Galle	-	-	-
10	Matara	2.424	1.439	59
11	Hambantota	-	-	-
12	Kurunegala	-	-	-
13	Puttalam	-	-	-
14	Anuradhapura	-	-	-
15	Polonnaruwa	-	-	-
16	Badulla	-	-	-
17	Monaragala	-	-	-
18	Ratnapura	-	-	-
19	Kegalle	-	-	-
20	Batticaloa	-	-	-
21	Ampara	1.608	1.369	85
22	Trincomalee	-	-	-
23	Jaffna	3.048	1.912	63
24	Mannar	-	-	-
25	Vavuniya	-	-	-
26	Mullaitivu	-	-	-
27	Kilinochchi	-	-	-
	Grand Total	**114.780**	**133.612**	**116**

National Housing Development Authority
Rural rentals - 2020

(Rs.M)

Serial No:	District / Office	Target	Achievement	%
1	Colombo City (North)	-	-	-
2	Colombo City (South)	-	-	-
3	Colombo District	0.624	0.006	1
4	Gampaha	3.396	0.091	3
5	Kalutara	1.092	0.120	11
6	Kandy	3.312	0.088	3
7	Matale	0.060	-	-
8	Nuwaraeliya	3.216	0.077	2
9	Galle	4.056	0.258	6
10	Matara	0.576	0.121	21
11	Hambantota	0.960	0.060	6
12	Kurunegala	0.816	0.027	3
13	Puttalam	0.612	0.712	116
14	Anuradhapura	-	-	-
15	Polonnaruwa	0.336	-	-
16	Badulla	0.276	0.186	67
17	Monaragala	2.544	1.015	40
18	Ratnapura	0.216	0.011	5
19	Kegalle	0.204	0.099	49
20	Batticaloa	0.408	0.408	100
21	Ampara	9.480	1.713	18
22	Trincomalee	1.116	0.075	7
23	Jaffna	6.192	0.053	1
24	Mannar	0.336	0.013	4
25	Vavuniya	2.196	4.094	186
26	Mullaitivu	-	-	-
27	Kilinochchi	-	-	-
	Grand Total	**42.024**	**9.227**	**22**

National Housing Development Authority
Property income - 2020

(Rs M.)

Serial No:	District / Office	Target	Achievement	%
1	Colombo City (North)	24.000	12.596	52
2	Colombo City (South)	24.000	16.530	69
3	Colombo District	27.360	8.570	31
4	Gampaha	24.072	8.303	34
5	Kalutara	3.516	2.059	59
6	Kandy	12.888	8.059	63
7	Matale	0.217	0.216	100
8	Nuwaraeliya	2.988	0.278	9
9	Galle	3.180	2.106	66
10	Matara	5.400	5.909	109
11	Hambantota	10.644	0.015	0.14
12	Kurunegala	0.048	0.586	1221
13	Puttalam	13.404	1.493	11
14	Anuradhapura	-	0.413	-
15	Polonnaruwa	0.264	0.065	25
16	Badulla	1.704	0.132	8
17	Monaragala	-	0.131	-
18	Ratnapura	0.048	0.204	425
19	Kegalle	3.420	0.308	9
20	Batticaloa	-	-	-
21	Ampara	-	2.934	-
22	Trincomalee	-	0.601	-
23	Jaffna	-	0.200	-
24	Mannar	-	-	-
25	Vavuniya	-	-	-
26	Mullaitivu	-	-	-
27	Kilinochchi	-	-	-
	Grand Total	**157.153**	**71.708**	**46**

Internal Audit Division

The Internal Audit Division has existed since the inception of the National Housing Development Authority and subsequently the Investigation Division has been integrated into it. This division works on an annual audit plan and in addition carries out special duties and investigations as assigned. Its main functions are as follows.

- To maintain an independent continuous evaluation of the existing adequacy and effectiveness of the internal control systems introduced by the management.
- Acting as a coordinator between upper and lower management by contributing to compilation of relevant information.

According to the annual audit plan, the following activities have been carried out by this division in 2020.

1	**Audit Queries**	
	❖ Government audit queries	04
	❖ Internel Audit Queries	14
2	**Submiting Reports pertaining to Investigations**	
	❖ Misconduct and investigation affairs	10
3	**Property disposal function**	
	❖ Number of deeds inspected	957
	❖ Number Inspected Under sewction 8/1	1694
4	**Conducting Meetings of Audit and management Committee**	
	❖ Meetings of National Housing development Authority	03
	❖ Meeting of the Ministry of Housing and Construction	03
5	**Providing information necessary for queries by other government institutions andfollow-ups**	
	❖ Forwarding of information to the Secretary of the Ministry	01
	❖ Commission to Investigate Allegations of Bribery or Corruption	01
6	**Verification of payment related to gratuities in 2020**	89
7	**To participate and act as an observer in the district revenue operation committees and procurement activities.**	
8	**Conduct annual stock survey and financial verification of all districts**	

OCEAN VIEW DEVELOPMENT COMPANY (PRIVATE) LIMITED

Annual Report - 2020

Introduction

The Ocean View Development Private Limited that situated at Tower Building in Bambalapitiya under the shareholding of the National Housing Development Authority and Urban Development Authority, had been registered as a private company under the Companies Act No. 17 of 1982 and later it was re-registered under Registration No. PV 17667 in accordance with the Companies Act No. 07 of 2007. The National Housing Development Authority has a shareholding of 56.6% of it. The Ocean View Development Private Limited was commenced on 13 July 1994.

Vision

Becoming the leading property development company in the property development market in Sri Lanka.

Mission

Supporting the local property development market by providing affordable single housing units as well as condominium housing properties consisting of comprehensive facilities at competitive prices based on the needs of customers.

Objectives

- Management of Ocean Tower Building.
- Developing and selling of properties.
- Providing maximum service to the customers of the company
- Creation of new jobs
- Employee welfare and employee insurance

Board of Directors of Ocean View Development (Private) Limited

Mr. Mahinda Seneviratne	-	Chairman and Managing Director
Mrs. Chaya Thilini	-	Director
Mr. Lalith de Soysa Abeysiriwardena	-	Director
Mr. Anuradha Senarath Weragoda	-	Director
Mr. Philip Pathiraja Mrdalige Don Saliya	-	Director
Mr. J.H.Nimal Kumara	-	Director
Mr. Lalith Prasanna Wijayaratne	-	Director
Mr. H.D. Nishantha Kalum Jayasumana	-	Director
Mr. H.K. Damitha Pushpakumara	-	Director
Mr. Renuka Perera	-	Director
Mrs. Ranusha Wijesinghe -	-	Company Secretary

Staff of the Ocean View Development Private Limited

The overall staff of the Company was as follows in the year 2020.

Executive Staff	-	12
Non – Executive Staff	-	12
Maintenance section's Staff	-	29
		53

Progress of the programmes implemented up to **31.12.2020**.

Institutional Progress

Sales Report

Year	2015	2016	2017	2018	2019	2020
Income(Rs.)	131,008,479	110,793,271	109,952,131	235,888,647	125,034,888	118,171,456.46

Progress Review by the Management

1. Strengthening the internal audit division of the institution by establishing audit committees
2. Updating the fire protection system of the Ocean Tower building
3. Providing consultancy services to the building department for the sixth phase of the Kahathuduwa housing project and preparing the basic plans for it.
4. Planning to start Maligawatta housing project.
5. Preliminary planning approval has been obtained for the Delkada housing project.

Future plans for 2021

- Commencement of construction of Maligawatta housing scheme, which is targeted at young professionals with the National Housing Development Authority.
- Obtaining compensation for the land portion acquired during the construction of the coastal road and rehabilitating the acquired building portion.
- Commencement of the construction of the proposed housing project targeting the middle income earners on the land consisting of 100 perches located in Delkanda-Nugegoda.
- Sale of housing units in Kahathuduwa Green Nest Housing Project Phase I and commencement of construction of Kahathuduwa Housing Project proposed as Phase II.
- Preparation of preliminary plans for the Phase II of the Project of the Ocean Tower Building
- Preparing the basic plans of the Kegalle Walavwatta housing project
- Identifying the land for the construction of a housing project in the Siyambalapitiya land of Kegalle Divisional Secretariat Division and carry out the necessary activities to transfer the land to our institute.
- Staff evaluation based on Key Performance Inicators for staff
- Preparation of Corporate Plan and Business Plan (2021-2025)

4. Financial Statements

NATIONAL HOUSING DEVELOPMENT AUTHORITY AND SUBSID1ARY COMPANY

STATEMENT OF FINANCIAL POSITION AS AT 31 st DECEMBER 2020

	2020 NHDA Rs. cts.	NOTES	2020CONSOLIDATED Rs. cts.	2019 NHDA Rs. cts.	2019 CONSOLIDATED Rs. cts.	2020 BUDGETED NHDA Rs. cts.
ASSETS						
NON CURRENT ASSETS						
FIXED ASSETS						
Land & Building	495,066,912.14	(02)	495,066,912.14	517,914,768.82	517,914,768.82	566,441,000.00
Investment Property			2,581,700,001.00		2,287,500,001.00	
Property Plant & Equipment	47,054,567.50	(03- 1)	72,244,601.50	67,352,254.02	101,977,338.02	81,272,000.00
Owner - Occupied Property			25,300,000.00		22,500,000.00	
Intangible Assets		(03-11)	18,171.00		39,973.00	
Deferred Income Tax Assets			1,415,533.00		832,692.00	
	542,121,479.64		3,175,745,218.64	585,267,022.84	2,930,764,772.84	647,713,000.00
Development Assets	1,070,143,595.76	(04)	1,070,143,595.76	1,051,062,778.82	1,051,062,778.82	1,072,084,034.40
Housing Loan Programmes	21,176,488,876.03	(05-15)	21,176,488,876.03	25,057,874,758.97	25,057,874,758.97	25,435,553,544.47
Rent Purchase Housing Schemes - NHDA	84,264,975.43		84,264,975.43	87,278,562.78	87,278,562.78	82,914,634.64
Sale of Houses Instalment Basis	582,995,478.43		582,995,478.43	648,261,817.82	648,261,817.82	583,435,636.04
Sale of Land Instalment Basis	69,559,987.02		69,559,987.02	71,239,650.62	71,239,650.62	64,115,685.56
Staff Housing Loan	189,486,870.19		189,486,870.19	208,540,691.14	208,540,691.14	198,113,656.58
	23,172,939,782.86		23,172,939,782.86	27,124,258,260.15	27,124,258,260.15	27,436,217,191.69
INVESTMENTS - Long Term	450,133,334.00	(16- 1)	330,133,334.00	450,133,334.00	330,133,334.00	450,133,334.00
CURRENT ASSETS						
Direct Construction Programme	91,333,425.82	(17)	103,727,307.82	90,541,153.06	104,122,255.06	92,351,976.12
Stock	72,742,694.68	(18)	312,812,446.68	81,476,949.12	321,118,120.12	81,287,134.65
Advances to Contractors	93,799,401.96		93,799,401.96	91,315,583.63	92,520,465.63	89,489,271.96
Interest Receivables	17,384,642.67	(19)	17,384,642.67	16,071,165.24	16,071,165.24	15,428,318.63
Debtors	4,796,576,065.79	(20)	4,871,070,758.79	2,885,153,511.74	2,950,983,602.74	2,740,895,836.15
Deposits & Advances	1,108,681,184.78	(21)	1,108,681,184.78	1,208,575,445.02	1,208,575,445.02	1,148,146,672.77
Investments -Short Term	1,821,221,395.77	(16-11)	1,853,751,263.77	1,064,462,041.40	1,097,530,917.40	958,015,837.26
Cash & Bank Balances	1,044,089,043.56	(22)	1,052,769,586.56	409,642,386.39	390,474,002.39	68,938,386.39
	9,045,827,855.03		9,413,996,593.03	5,847,238,235.60	6,181,395,973.60	5,194,553,433.93
TOTAL ASSETS	**33,211,022,451.53**		**36,092,814,928.53**	**34,006,896,852.59**	**36,566,552,340.59**	**33,728,616,959.62**
EQUITY & LIABILITIES						
Authorised Capital	**50,000,000.00**		**50,000,000.00**	**50,000,000.00**	**50,000,000.00**	**50,000,000.00**
Initial Capital	40,000,000.00		40,000,000.00	40,000,000.00	40,000,000.00	40,000,000.00
Capital Reserves - Foreign Grant	131,682,601.02		131,682,601.02	131,682,601.02	131,682,601.02	131,682,601.02
- Domestic Grants	44,167,730,238.76	(23)	44,167,730,238.76	42,958,112,299.31	42,958,112,299.31	44,435,831,295.67
	44,339,412,839.78		44,339,412,839.78	43,129,794,900.33	43,129,794,900.33	44,607,513,896.69
Add / (Less)						
Accumulated surpluses/(deficits)	(18,990,173,059.61)		(17,520,144,973.61)	(17,963,659,216.58)	(16,663,443,277.58)	(19,577,825,216.58)
	25,349,239,780.17		26,819,267,866.17	25,166,135,683.75	26,466,351,622.75	25,029,688,680.11
Minority Interest	-		1,219,198,701.00	-	1,088,989,387.00	-
NON CURRENT LIABILITIES						
Gratuity Fund	223,983,219.48		223,983,219.48	181,087,041.40	181,087,041.40	184,708,782.23
Gratuity Provisions	214,430,232.52		223,917,381.52	223,799,682.60	231,899,681.60	228,275,676.25
Loans	3,294,339,703.86	(24)	3,294,339,703.86	4,147,041,925.48	4,147,041,925.48	3,939,689,829.21
Leas Rent Payable			8,564,583.00		11,058,869.00	
	29,081,992,936.03		31,789,271,455.03	29,718,064,333.23	32,126,428,527.23	29,382,362,967.80
CURRENT LIABILITIES						
Creditors	1,990,699,306.90	(25)	2,154,991,717.90	2,146,285,332.76	2,295,444,797.76	3,036,590,715.76
Current Liabilities for Loans	811,963,155.05	(26)	811,963,155.05	830,764,388.58	830,764,388.58	
Current Income Tax Liabilities			10,221,547.00		2,131,829.00	
Deposits	959,699,248.88	(27)	959,699,248.88	945,172,597.35	945,172,597.35	935,720,871.38
Provisions	366,667,804.67	(28)	366,667,804.67	366,610,200.67	366,610,200.67	373,942,404.68
	4,129,029,515.50		4,303,543,473.50	4,288,832,519.36	4,440,123,813.36	4,346,253,991.82
TOTAL EQUITY & LIABILITIES	**33,211,022,451.53**		**36,092,814,928.53**	**34,006,896,852.59**	**36,566,552,340.59**	**33,728,616,959.62**

The Significant Accounting Policies and Notes on Pages 12 to 40 from an Integral Part of these Financial Statements.

T .P .S .PRIYADARSHANI
Actg .DY GENERAL MANAGER (FINANCE)

P.M L .P . EDIRISINGHE
Actg . GENERAL MANAGER

The Board of Management of the Authority takes the responsibility for the Preparation and presentation of these Financial Statements.

W. T. RENUKA DUSHYANTHA PERERA
CHAIRMAN

ARUNA KEERTHI DASSANAYAKE
Attorney-At-Law
VICE CHAIRMAN

NATIONAL HOUSING DEVELOPMENT AUTHORITY AND SUBSIDIARY COMPANY

STATEMENT OF FINANCIAL PERFORMANCE FOR THE YEAR ENDED 31 ST DECEMBER 2020

	NHDA 2020 Rs. Cts.	NOTES	CONSOLIDATED 2020 Rs. Cts.	NHDA 2019 Rs. Cts.	CONSOLIDATED 2019 Rs. Cts.	BUGETED NHDA 2020 Rs. Cts.
[A] REVENUE	64,887,429.54	[29]	64,887,429.54	73,235,620.21	73,235,620.21	15,069,000.00
Cost of Sales	6,828,625.05	[30]	6,828,625.05	1,132,836.00	1,132,836.00	
Gross Profit	58,058,804.49		58,058,804.49	72,100,261.09	72,100,261.09	15,069,000.00
[B] OTHER REVENUE	6,546,824,274.48	[31]	6,958,180,717.48	7,797,401,900.17	7,946,735,858.17	1,477,806,000.00
	6,604,883,078.97		7,016,239,521.97	7,869,502,161.26	8,018,836,119.26	1,492,875,000.00
[C] EXPENSES						
Institutional & Administrative Expenses	2,003,410,842.43	[32]	2,082,045,622.43	3,598,019,795.50	3,709,918,293.50	2,072,330,000.00
Finance Expenses	437,055,865.96	[33]	449,879,523.96	559,429,785.16	567,674,010.16	554,951,000.00
Other Expenses	5,190,930,213.61	[34]	5,210,806,757.61	6,737,392,372.27	6,760,473,195.27	479,760,000.00
	7,631,396,922.00		7,742,731,904.00	10,894,841,952.93	11,038,065,498.93	3,107,041,000.00
[D] Surplus / (deficit) for the period	(1,026,513,843.03)		(726,492,382.03)	(3,025,339,791.67)	(3,019,229,379.67)	(1,614,166,000.00)
Surplus / (deficit) for the NHDA	(1,026,513,843.03)		-	(3,025,339,791.67)	-	-
LESS Minorty Interest	-		130,209,314.07	-	2,651,918.81	-
	(1,026,513,843.03)		**(596,283,067.96)**	**(3,025,339,791.67)**	**(3,016,577,460.86)**	

SIGNIFICANT ACCOUNTING POLICIES & NOTES FOR THE YEAR ENDED 31ST DECEMBER 2020

NOTE [01] – COPORATE INFORMATION

1.1 General

National Housing Development Authority is a Government entity which was established by parliament act. The head office of the NHDA is situated at Colombo fort in addition there are twenty five District offices and two city offices in Colombo city.

1.2 Nature of operation

Facilitating to increase the Housing stock in Sri Lanka.

1.3 Reference to legislation

National Housing Development Authority act No.17 of 1979 and subsequent amendment as follows.

i	1982	No. 05
ii	1988	No. 20
iii	1999	No. 30
iv	2002	No. 23
v	2003	No. 32

2. FUNDAMENTAL ACCOUNTING ASSUMPTIONS

2.1 **The Accounts:** The financial Statements are prepared in conformity with generally accepted accounting principles and Sri Lanka public sector accounting standards laid down by the **P**ublic **S**ector **A**ccounting **S**tandards Committee.

2.2 **Post Balance Sheet Events:** All material events occurring after the Balance Sheet date have been considered and where necessary adjustments have been made in the financial Statements.

2.3 **Going Concern Concept:** The financial Statements have been prepared on the basis of going concern which contemplates that the Authority will be able to realize its assets and discharge the liabilities in the normal course of business.

3. ASSETS AND THEIR BASIS FOR VALUATION

3.1 Property, Plant and Equipment:

The fixed assets are stated at cost less accumulated depreciation. The cost includer cost of purchase together with any attributable cost of bringing the assets to the working conditions for its intended use.

3.2 DEPRECIATION

Depreciation is provided on fixed assets from the date of purchase up to the date of disposal.

Provision for depreciation is made on cost in the following percentages,

	N.H.D.A
Land & Building	2.5 % on Cost
Furniture & fittings	20 % on Cost
Equipment & Machinery	20 % on Cost
Motor vehicles	20 % on Cost

Head Office & Other District Offices for vehicles which have been fully depreciated, Rs.1000 has been fixed as residual value.

3.3 GRANTS RELATED TO ASSETS

According to the income approach, grant, related to depreciable assets are recognized in comprehensive income statement over the period and in the proportions in which depreciation expenses on those assets is recognized.

3.4 INTANGIBLE ASSETS

An intangible asset is an identifiable non monitory asset without physical substance held for use in the production or supply of goods or services, or for administrative purpose.

Intangible assets are recognized if is probable that the future economic benefits that are attributable to the asset will flow to the entity and the cost of the assets can be measured reliably.

Intangible assets includes computer software which are amortized over their estimated useful economic life on a straight - line basis. They are assessed for impairment whenever there is an indication that the intangible asset may be impaired.

The estimated useful lives for the current and comparative periods are as follows,
software - 10 years

4. FINANCIAL INVESTEMENTS

4.1 Investment in treasury bills, bonds and held to maturity investment are stated at cost.

4.2 NHDA Owned 49.73% Share of HDFC Bank. Investment in Share Capital of HDFC Bank is treated as long term investment and Stated at cost

5. STOCK

5.1 The closing stock is based on physical verification and while the valuation is done in FIFO method by NHDA.

5.2 Losses or damages are accounted on the actual cost or replacement value which ever is higher.

5.3 The value of completed houses have been transferred to stock at historical cost or net realizable value which ever is lowest.

5.4 03 number of houses and 05 number of shops held for sale and valued at Rs. 6,263,120.93 which are included in closing stock have been rented out during the year 2020.

6. CASH AND CASH EQUIVALENTS

The cash and cash equivalents are comprise of cash in hand and cash at bank.

7. LIABILITIES AND PROVISIONS

7.1 Liabilities classified as Current Liabilities in the statement of financial position are those which fall due for payment on demand or within one year from the statement of financial position date.

7.2 EMPLOYEE BENEFITS

7.2.1 Defined Contribution Plans

A Defined contribution plan is a post employment benefit plan under which an entity pays fixed contributions in to a separate entity and will have no legal or constructive obligation to pay further amounts. Obligation for contributions to defined contribution pension plans are recognized as an employment benefit expense in the Comprehensive Income in the periods during which services are rendered by employees.

Employees Provident Fund

The Entity and employees contribute 12% and 8% respectively on the salary of each employee to the Employees' Provident Fund.

Employees Trust Fund

The Entity contributes 3% of the salary of each employee to the Employees' Trust Fund.

7.2.2 Defined Benefit Plans

A defined benefit plan is a post employment benefit plan other than a defined contribution plan.

Retiring Gratuity

The Retirement Benefit plan adopted is as required under the Payment of Gratuity Act No. 12 of 1983. This item is grouped under Retirement Benefit Obligation in the Statement of Financial Position.

7.2.3 Provision for Gratuity on the employees of the Authority is on an actuarial basis using the Project Unit Credit Method (PUC Method) as recommended by Sri Lanka Pubic Sector Accounting Standard 19, “Employee Benefit” which became effective from the financial year commencing after 1st January 2018. The Authority continues to actuarial method under Sri Lanka Pubic Sector Accounting Standard 19,”Employee Benefits” which became effective from the financial year commencing on 1st January 2018.

Changes in the Present Value of Obligation

Present Value of Obligation, 31/12/2019	=	404,982,478
Late Payment adjustment made by the company	=	(95,754)
Present Value of Obligation, 01/01/2020	=	404,886,724
Interest Cost	=	44,548,073
Current Service Cost	=	20,145,343
Benefits paid	=	(80,843,484)
Actuarial (Gain)/loss on Obligation	=	49,676,796
Present Value of Obligation, 31/ 12/ 2020	**=**	**438,413,452**

AMOUNTS RECOGNISED IN THE BALANCE SHEET AND INCOME STATEMENT

Liability recognized in the balance sheet as at 31/12/2020		
Present Value of Obligation, 31/12/20**20**	=	438,413,452
Unrecognized actuarial Gains/(Losses)	=	
Net Liability in balance sheet	=	438,413,452
Expenses recognized in the income statement		
Interest Cost	=	44,548,073
Current Service Cost	=	20,145,343
Net Actuarial (Gain)/loss recognized in Year	=	49,676,796
Expenses recognized	**=**	**114,370,212**

The Gratuity Liability as at 31st December 2020 is made based on an actuarial valuation carried out by Mr. Poopalanathan, AIA of M/s. Actuarial and Management Consultants (Private) Limited, as recommended by SLPSAS 19 “Employee Benefits”. The “Projected Unit Credit” method has been used in this valuation.

8. CONTINGENCY LIABILITIES

As per SLPSAS 08 the following Liabilities are disclosed.

8.1 **10** Nos. Court cases are pending against the NHDA and compensation has been estimated as Rs. 361.814M 10% provision has been made on pending court cases.

9. INCOME STATEMENTS

9.1 RENT

Rent derived from rental schemes are treated as recurrent revenue. According to the SLPSAS 07, these assets are depreciated.

9.2 PROVISION OF BAD AND DOUBTFUL DEBTS

The following provisions have been made in the accounts

9.3 Provision is made on a percentage basis according to the age analysis debtor of housing loan sale of land sale of houses installments, urban /Rural rentals.

Age analysis of the debtors	Percentage
0 - 24 Months	10 %
24 - 36 Months	20 %
36 - 48 Months	30 %
48 - 60 Months	50 %
Over 60 Months	100 %

9.4 Provision for bad and doubtful debts are made on the following debtors without considering the age of debtors.

Debtor	Percentage
Sevana media	20 %
Supply of Security service	20 %
Reimbursable expenses by other Institute	20 %
U DA	20 %
CHP	20 %
Manikka watta Housing prog.	20 %
NEMO	20 %
Maligawatta CGR Project	20 %

9.5 APPORTIONING OF OVERHEADS

Direct overhead expenditure incurred on account of presale, relocation and coastline projects of the Urban Housing Construction Programme is apportioned to the projects from the year 1997 on the basis of the actual expenditure.

9.6 Revenue Expenditures:

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

9.7 Capital Expenditure: Expenditure incurred for the purpose of acquiring, extending or improving assets of a permanent nature has been treated as capital expenditure.

10. TAXATION

The Tax has been calculated in accordance with the Inland Revenue Act at the rates specified in the Act.

The Authority is liable to Income Tax on its profit after adjusting for disallowable and capital allowances.

11. SALE OF HOUSES

For accounting purposes, a house is treated as sold on the date of receiving the money if the house is sold on outright basis. If the house is sold on rental basis, the date of entering into the agreement is treated as the date of sale.

12. DETERMINATION OF SALE PRICE OF THE HOUSES AND ACCOUNTING

12.1 The sale price of housing unit should be determined to cover at least the cost of the house

12.2 When determining the cost of a house, land cost, construction cost, overhead expenditure. Which is a suitable percentage of construction cost and profit which is a sufficient percentage of the above total cost should be considered.

12.3 In accordance with the Govt. housing policies or for special reasons, when a houses has to be sold for a lesser value than the cost, action should be taken to recover the loss from the Treasury .

13. LANDS ACQUIRED FOR HOUSING PURPOSES

13.1 At the time of payment of compensation for the lands acquired for housing purposes, value of compensation and initial cost of acquisition are indicated in the accounts. In instances where compensation is not paid, the estimated market value and initial cost are considered and shown in the accounts.

13.2 With regard to the lands for which acquisitions are not completed as at the end of the financial year, the cost of acquisition is shown separately from the value of the lands.

13.3 From 2013 onwards **t**he estimated market value of the lands referred to in Paragraph 13.1 above is transferred to a Reserve Fund created for land acquisition.

13.4 DETERMINING THE SALE PRICE OF LANDS AND KEEPING ACCOUNTS

13.5 Irrespective of the price or compensation paid on the acquisition / purchase of lands, sale price is determined by considering estimated market value prevailing at the time.

13.6 In instances where the prices are determined on concessionary basis based on decisions of Government policy, the loss to be reimbursed by the Treasury. If the loss cannot be recovered from the Treasury then it should be settled from the Reserve Fund created for land acquisition.

14 SALE OF HOUSES / LANDS ON INSTALLMENT BASIS

14.1 When the houses / lands are sold on basis of a long term loan, the date of agreement should be considered as the date of sale of land / house and account accordingly.

14.2 In the following the procedure given at 14.1 above, the amount of value shown in the accounts should be transferred from the Assets Account to sale of houses / lands account.

15. VALUATION OF WORK IN PROGRESS

In any accounting year, the value of bills settled or remaining to be settled at the end of the year in respect of construction project should be treated "as work in progress " As such, except for the value transferred from construction project to the housing Stock Account, the balance value should be treated as work in progress at the end of the accounting year.

16. CAPITAL GRANTS

The capital grant expenditure should be charged to the relevant development activity / project Account and in the case of expenditure on common facilities or infrastructure facilities such amount will be written off by charging the Capital Grant Account and in other instances treated as assets.

17. GENERAL

17.1 NATIONAL HOUSING DEPARTMENT

Functions of National Housing Department were transferred to NHDA (commencing from the year 1990), as per a decision of the Cabinet of Ministers, dated 13th September 1989.

17.2 VEHICLES LOST

Following vehicles were lost during the past years in the North, East and other provinces :

No. of Item	Description	Purchase Price Rs.
08	Motor Cycles	400,000.00
03	Motor Cycles	140,000.00
01	Pick – up	800,000.00
01	Car	600,000.00
13		1940,000.00

Adjustment could not be done in the accounts due to the non availability of relevant documents.

17.3 FOREIGN GRANT

Out of foreign grant of Rs. 131,682,601.02, an amount of Rs. 9,815,690.00 and Rs. 15,310,534.00 were received from Fedric Newman Fund and Foreign Development Ministry UK respectively for purchase of building material for housing construction. The balance amount was received by the other donor countries.
The above grant received from the donors for the period 1981 to 1995.

SEVANA GRANT

The balance of Sevana Fund as at 31 st December 2020 was Rs.503,563,284.62 . This amount is contained in the main Account under the government grant Account and during the year 2020 sevana fund received Rs 28 M from General Treasury.

The balance of Rs 294,034,627.44 as at 31 st of December 2020,Which was Received from doners to the sevana fund ,is included in other grant Account. No transaction was made during the year of review.

17.4 Due to indistinctiveness of the circular issued with regard to salaries, contributions of EPF and ETF for cost of living allowance had not been paid since 2006 to 2012

As per the instructions given by the Labour Department, EPF,ETF and surcharges will be paid for the said duration.

Accordingly the provision of Rs. 215.780 M was made in the account of 2016. Out of that an amount of Rs. 215.370 M had been paid during the 2017,2018,2019&2020. Balance amount of Rs. 0.410 M has been remaining in the account until the final decision is taken.

17.5 RELATED PARTY DISCLOSURES

Key Management personnel

According to SLPSAS 14 Related Party Disclosures Key Management Personnel (KMP) are those having authority and responsibility for planning, directing and controlling the activities of the entity. Accordingly, the director of the authority and their close member of the family have been classified as KMP.

The total amount of all other remuneration and compensation provided to KMP is disclosed in aggregate in note 30 of the financial statement.

Related Party Transaction

The Present Vice Chairman of the NHDA is functioning in the capacity of a Director (Non – independent Non – executive) of the National Housing Development Finance Corporation Bank.

18. SEVANA MEDIA SERVICE

The Sevana Media Service functions under the National Housing Development Authority as an affiliated to the Ministry of Housing, Construction and Building Materials Industry Promotion. The employees attached to the information and Publicity Division of the NHDA cover the functions of the Sevana Media Service as well.

Sevana Media Service served 30 client institutions within and outside the purview of the Ministry of Housing, Construction and Building Materials Industry Promotion during the year 2020.

Under this service the Sevana Media Service covers the Newspaper advertisement, provides media, coverage, undertakes the preparation of publications, exhibition stalls etc.

The total income of Rs. 551,295.16 earned by the Sevana Media through paper advertisement has been credited to comprehensive income statement.

19. GROUP ACCOUNTS - OVDC LTD

The company was incorporated in Sri Lanka on 19th September 1996 under section 145 of companies Act No: 17 of 1982 and was registered with the companies Act, No: 07 of 2007.

The registered office of the company is situated at No. 25 ½, Tower Building, Station Road, Bambalapitiya, Colombo 04.

OVDC is a joint venture of NHDA and UDA. NHDA owned 56.6% shares of OVDC and balance 43.4 % shares owned by UDA.

The accounts of the OVDC Ltd, as at 31st December 2020 have been consolidated with that of the NHDA, as NHDA is the major shareholder.

In the Statement of financial position share of U.D.A is reflected as minority interest amounting to Rs. 1,219,198,701/-

NOTE [02] - LAND & BUILDINGS

Description	COST							DEPRECIATION					Written Down Dalue As At 31.12.2020
	Balance as at 01.01.2019		Additions During the year	Adjustment	Disposals During the year	Balance as at 31.12.2020		Provision as at 01.01.2020	Charges for the year	Accumulated on Disposed items	Adjustment	Balance as at 31.12.2020	
	Land	Building				Land	Building						
Parsons Road		50,434,491.63					50,434,491.63	49,099,014.79	1,260,862.29			50,359,877.08	74,614.55
Kandy Secretariat		42,163,909.07					42,163,909.07	11,819,684.07	1,054,097.73			12,873,781.80	29,290,127.27
Kandy Circuit Bung.		3,031,169.52					3,031,169.52	2,900,722.36	75,779.24			2,976,501.60	54,667.92
Kalmunai Circuit Bungalow		4,554,220.42					4,554,220.42	4,096,673.84	113,855.51			4,210,529.35	343,691.07
District Office Polonnaruwa		4,848,131.33					4,848,131.33	524,316.19	121,203.28			645,519.47	4,202,611.86
District Office Monaragala		4,785.00					4,785.00	4,426.40	119.63			4,546.03	238.98
Kataragama Circuit Bungalow		221,602.61					221,602.61	184,958.91	5,540.07			190,498.98	31,103.63
Anuradhapura District Office		830,724.80					830,724.80	726,884.07	20,768.12			747,652.19	83,072.61
Gampaha District Office		6,307,579.67					6,307,579.67	2,347,759.81	157,689.49			2,505,449.30	3,802,130.37
Kilinochchi District Office		6,087,289.36					6,087,289.36	1,223,820.80	152,182.23			1,376,003.04	4,711,286.32
Ratnapura District Office		274,189.92					274,189.92	102,821.22	6,854.75			109,675.97	164,513.95
Ratnapura Sethsisila house		92,785.50					92,785.50	27,835.66	2,319.64			30,155.29	62,630.21
Other Buildings		614,295.90					614,295.90	347,909.19	15,357.40			363,266.58	251,029.32
Buildings Taken Over from Director of Build.		22,743,500.00					22,743,500.00	17,042,824.50	568,587.50			17,611,412.00	5,132,088.00
Matara District Office		26,146,604.41					26,146,604.41	5,053,703.97	653,665.11			5,707,369.08	20,439,235.33
		-					-						
Batticaloa Distric office		9,014,301.09					9,014,301.09	1,577,502.69	225,357.53			1,802,860.22	7,211,440.87
Trincomalee Office		168,773.54					168,773.54	105,483.47	4,219.34			109,702.81	59,070.73
Vavuniya Circuit		5,095,202.38					5,095,202.38	1,212,554.64	127,380.06			1,339,934.70	3,755,267.68
NHD Office Buildings		37,535,374.71					37,535,374.71	4,280,255.61	938,384.37			5,218,639.98	32,316,734.73
Hantana Circut Bunglow	2,520.00	6,064,156.80				2,520.00	6,064,156.80	1,080,348.05	151,603.92			1,231,951.97	4,834,724.83
Ampara District Office		366,148.50					366,148.50	210,535.38	9,153.71			219,689.09	146,459.41
Circuit Bungalow Baswakkulama		240,000.00					240,000.00	126,000.00	6,000.00			132,000.00	108,000.00
Office Blgs Badulla		1,222,000.00					1,222,000.00	641,550.00	30,550.00			672,100.00	549,900.00
Janasavi Centre - kandy		2,465,734.09					2,465,734.09	1,294,510.49	61,643.35			1,356,153.84	1,109,580.25
Hambantota D/O		2,040,350.74					2,040,350.74	1,028,358.71	51,008.77			1,079,367.48	960,983.26
Hambantota Staff Quarters			1,316,795.14				1,316,795.14		29,951.70			29,951.70	1,286,843.44
Rental Scheme 5000 Houses Programme		172,545,232.03					172,545,232.03	101,718,967.95	4,313,630.80			106,032,598.75	66,512,633.28
Rental Urban Scheme 100 thousand Prog.	55,317,190.10	837,824,186.87				55,317,190.10	837,824,186.87	671,681,850.86	20,945,604.67			692,627,455.54	200,513,921.43
Rental Schemes NHD	-	13,861,809.74				-	13,861,809.74	10,310,360.79	346,545.24			10,656,906.03	3,204,903.71
Coastline Rental Houses	-	61,185,579.02				-	61,185,579.02	32,757,848.28	1,529,639.48			34,287,487.75	26,898,091.27
Recreation center Jaltara H/P	-	9,465,234.88				-	9,465,234.88	2,839,570.46	236,630.87			3,076,201.34	6,389,033.54
Kegalle District Office	-	16,914,598.50				-	16,914,598.50	3,333,308.44	422,864.96			3,756,173.40	13,158,425.10
Mannar Office Building			11,040,052.21				11,040,052.21		260,165.17			260,165.17	10,779,887.04
Colombo - Shops													
Soysapura District Office		11,240,874.11					11,240,874.11	1,384,498.04	281,021.85			1,665,519.89	9,575,354.22
Colombo city (north) District Office		13,439,396.88					13,439,396.88	1,524,605.48	335,984.92			1,860,590.40	11,578,806.48
Colombo District Office		27,539,253.50					27,539,253.50	1,376,962.68	688,481.34			2,065,444.01	25,473,809.49
TOTAL	**55,319,710.10**	**1,396,583,486.52**	**12,356,847.35**	**-**	**-**	**55,319,710.10**	**1,408,940,333.87**	**933,988,427.80**	**35,204,704.03**	**-**	**-**	**969,193,131.83**	**495,066,912.14**

69

NOTE [03] - PROPERTY PLANT & EQUIPMENT

NHDA - 2020

NAME OF THE FIXED ASSET	NHDA					Total
	MOTOR VEHICLES		FURNITURE,	EQUIPMENT		
	Freehold	Leasehold	FITTINGS	EQUIPMENT	Machinery & Equipment	
Balance as at 01.01.2020	275,662,609.64		82,896,056.00	234,066,381.76		592,625,047.40
Additions during the Year			641,347.20	2,777,064.20	-	3,418,411.40
Disposals/Adjustment During the Year			773,775.16	3,207,491.64	-	3,981,266.80
Balance as at 31.12.2020	275,662,609.64		82,763,628.04	233,635,954.32		592,062,192.00
Provision as at 01.01.2020	272,285,703.12		63,512,066.96	189,475,023.30	-	525,272,793.38
Charges for the Year	1,260,000.00		6,242,303.41	16,213,794.51	-	23,716,097.92
Accumulated on Disposed Items / Ajustment			773,775.16	3,207,491.64	-	3,981,266.80
Balance as at 31.12.2020	273,545,703.12		68,980,595.21	202,481,326.17	-	545,007,624.50
Written down value as at 31.12.2020	**2,116,906.52**		**13,783,032.83**	**31,154,628.15**	**-**	**47,054,567.50**

NOTE [03] SUB - MOTOR VEHICLES, FITTINGS AND EQUIPMENT

CONSOLIDATED - 2020

NAME OF THE FIXED ASSET						Total
	MOTOR VEHICLES		FURNITURE,	EQUIPMENT		
	Freehold	Leasehold	FITTINGS	Office Equipment	Machinery & Equipment	
Balance as at 01.01.2020	276,304,519.64	48,107,235.00	89,406,077.00	236,041,930.76	7,123,765.00	656,983,527.40
Additions during the Year	-		641,347.20	3,128,064.20	15,525.00	3,784,936.40
Transfer to Freehold Asst	24,374,235.00	24,374,235.00				48,748,470.00
Disposals/Adjustment During the Year	-		773,775.16	3,207,491.64		3,981,266.80
Balance as at 31.12.2020	300,678,754.64	23,733,000.00	89,273,649.04	235,962,503.32	7,139,290.00	656,787,197.00
Provision as at 01.01.2020	272,906,216.12	21,911,118.00	65,964,099.96	190,314,822.30	3,909,933.00	555,006,189.38
Charges For the Year	1,281,397.00	8,402,735.00	6,836,583.41	16,384,943.51	612,015.00	33,517,673.92
Transfer to Freehold Asst	24,374,235.00	24,374,235.00				48,748,470.00
Accumulated on Disposed Items / Ajustment	-		773,775.16	3,207,491.64		3,981,266.80
Balance as at 31.12.2020	298,561,848.12	5,939,618.00	72,026,908.21	203,492,274.17	4,521,948.00	584,542,595.50
Written down value as at 31.12.2020	**2,116,906.52**	**17,793,382.00**	**17,246,740.83**	**32,470,229.15**	**2,617,342.00**	**72,244,601.50**

NHDA - 2019

NAME OF THE FIXED ASSET	NHDA					Total
	MOTOR VEHICLES		FURNITURE,	EQUIPMENT		
	Freehold	Leasehold	FITTINGS	Office Equipment	Machinery & Equipment	
Balance as at 01.01.2019	281,565,126.19		78,800,900.59	219,664,641.05		580,030,667.83
Additions During the Year			4,095,155.41	14,401,740.71	-	18,496,896.12
Disposals/Adjustment During the Year	5,902,516.55		-		-	5,902,516.55
Balance as at 31.12.2019	275,662,609.64		82,896,056.00	234,066,381.76		592,625,047.40
Provision as at 01.01.2019	276,920,219.67		57,015,313.19	172,827,035.88	-	506,762,568.74
Charges For the Year	1,260,000.00		6,496,753.77	16,647,987.42	-	24,404,741.19
Accumulated on Disposed Items / Ajustment	5,894,516.55		-		-	5,894,516.55
Balance as at 31.12.2019	272,285,703.12	-	63,512,066.96	189,475,023.30	-	525,272,793.38
Written down value as at 31.12.2019	**3,376,906.52**	**-**	**19,383,989.04**	**44,591,358.46**	**-**	**67,352,254.02**

CONSOLIDATED - 2019

RESTATED

NAME OF THE FIXED ASSET						Total
	MOTOR VEHICLES		FURNITURE,	EQUIPMENT		
	Freehold	Leasehold	FITTINGS	Office Equipment	Machinery & Equipment	
Balance as at 01.01.2019	282,207,036.19	40,016,113.00	85,269,814.59	221,615,190.05	5,885,659.00	634,993,812.83
Additions During the Year		23,733,000.00	4,136,262.41	14,426,740.71	1,238,106.00	43,534,109.12
Disposals/Adjustment During the Year	5,902,516.55	15,641,878.00				21,544,394.55
Balance as at 31.12.2019	276,304,519.64	48,107,235.00	89,406,077.00	236,041,930.76	7,123,765.00	656,983,527.40
Provision as at 01.01.2019	277,412,350.67	25,953,961.00	58,872,271.19	173,491,804.88	3,294,659.00	539,025,046.74
Charges For the Year	1,388,382.00	8,455,270.00	7,091,828.77	16,823,017.42	615,274.00	34,373,772.19
Accumulated on Disposed Items / Ajustment	5,894,516.55	12,498,113.00				18,392,629.55
Balance as at 31.12.2019	272,906,216.12	21,911,118.00	65,964,099.96	190,314,822.30	3,909,933.00	555,006,189.38
Written down value as at 31.12.2019	**3,398,303.52**	**26,196,117.00**	**23,441,977.04**	**45,727,108.46**	**3,213,832.00**	**101,977,338.02**

NOTE [03 - 11] - INTANGIBLE ASSETS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2020		2019	
	Rs.	Rs.	Rs.	Rs.
Balance as at 01.01.2020	-	218,026.00	-	218,026.00
Additions During the Year				
Disposals/Adjustment Durin the Year				
Balance as at 31.12.2020	**-**	**218,026.00**	**-**	**218,026.00**
Operning Balance	-	178,053.00	-	156,250.00
Ammortisation for the Period	-	21,802.00	-	21,803.00
Accumulated on Disposed Items / Ajustment				
Balance as at 31.12.2020	**-**	**199,855.00**	**-**	**178,053.00**
Net Carrying value	**-**	**18,171.00**	**-**	**39,973.00**

NOTE [04] - DEVELOPMENT ASSESTS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2020		2019	
	Rs.	Rs.	Rs.	Rs.
Lands Acquired	891,900,466.62	891,900,466.62	871,199,919.23	871,199,919.23
Lands Development	178,243,129.14	178,243,129.14	179,862,859.59	179,862,859.59
	1,070,143,595.76	**1,070,143,595.76**	**1,051,062,778.82**	**1,051,062,778.82**

NOTE [05] - LOANS UNDER 1.5 MILLION HOUSING PROGRAMME

Rs.

DISTRICTS	TOTAL DISBURSEMENT 01.01.2020	BALANCE AS AT 01.01.2020	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2020
Mankulam	1,636,494.00	614,688.15	-	-	614,688.15
TOTAL	**1,636,494.00**	**614,688.15**	**0.00**	**0.00**	**614,688.15**

NOTE [06] - LOANS UNDER NEW HOUSING FINANCE SYSTEM

Rs.

DISTRICTS	TOTAL DISBURSEMENT 01.01.2020	BALANCE AS AT 01.01.2020	ADJUSTMENTS	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2020
Mankulam	1,725,238.96	77,233.04	-	-	77,233.04
TOTAL	**1,725,238.96**	**77,233.04**	**0.00**	**0.00**	**77,233.04**

NOTE [07] - 95 HOUSING LOAN PROGRAMME

Rs.

DISTRICTS / OFFICE	TOTAL DISBURSEMENT 01.01.2020	BALANCE AS AT 01.01.2020	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2020
Colombo City (North)	16,140,911.30	741,660.57	-	-	741,660.57
Colombo City (South)	7,339,908.25	625,479.51	-	1,266.46	624,213.05
Colombo District	285,284,504.12	5,630,093.66	-	1,104,412.33	4,525,681.33
Gampaha	299,458,179.00	110,569.96	-	88,543.73	22,026.23
Kalutara	273,617,034.45	51,199,084.91	-	51,199,084.91	-
Kandy	497,433,049.82	15,119,433.04	-	1,483,234.94	13,636,198.10
Matale	158,671,234.98	3,358,351.03	-	359,895.19	2,998,455.84
Nuwara-Eliya	229,078,332.63	32,208,109.30	-	8,845,229.89	23,362,879.41
Galle	192,094,583.06	17,598,954.43	-	146,426.96	17,452,527.47
Matara	259,492,981.16	-	-	-	-
Hambantota	153,027,997.03	-	-	-	-
Jaffna	195,052,364.78	8,148,590.26	-	8,148,590.26	-
Mannar	41,429,663.29	-	-	-	-
Mankulam	11,425,724.94	9,553,624.08	-	-	9,553,624.08
Batticaloa	146,954,735.56	-	-	-	-
Ampara	96,095,420.84	-	-	-	-
Trincomalee	84,478,107.86	2,277,916.26	-	2,277,916.26	-
Kurunegala	405,879,926.06	135,692.50	-	100,630.48	35,062.02
Puttalam	229,485,312.42	23,399,077.18	-	335,415.30	23,063,661.88
Anuradhapura	202,210,176.39	-	-	-	-
Polonnaruwa	225,674,979.45	22,700.32	-	22,700.32	-
Badulla	292,075,558.55	4,072,203.25	164,651.00	272,012.40	3,964,841.85
Monaragala	147,111,572.72	3,236,257.31	-	577,905.69	2,658,351.62
Ratnapura	165,903,083.63	4,136.73	-	2,390.95	1,745.78
Kegalle	339,178,146.72	-	-	-	-
Kilinochchi	18,356,684.20	8,943,419.39	-	-	8,943,419.39
Vavuniya	110,446,614.69	300,034.76	-	300,034.76	0.00
Kalmune	73,261,699.60	-	-	-	-
TOTAL	**5,156,658,487.50**	**186,685,388.45**	**164,651.00**	**75,265,690.83**	**111,584,348.62**

NOTE [08] - LOANS UNDER DIRIPIYASA PROGRAMME

Rs.

DISTRICTS / OFFICE	TOTAL DISBURSEMENT 01.01.2020	BALANCE AS AT 01.01.2020	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2020
Colombo City (North)	8,509,351.03	75,647.66	-	42,122.00	33,525.66
Galle	10,154,000.00	1,636,719.99	-	1,636,719.99	-
Mankulam	4,005,500.00	2,109,360.92	-	-	2,109,360.92
Kilinochchi	5,221,708.81	98,381.45	-	-	98,381.45
Vavuniya	4,741,151.07	-	-	-	-
Kalmune	3,444,144.40	-	-	-	-
TOTAL	**123,365,323.88**	**3,920,110.02**	**-**	**1,678,841.99**	**2,241,268.03**

NOTE [09] - GAMANAGUMA LOAN PROGRAMME - 2007

Rs.

DISTRICTS	TOTAL DISBURSEMENT 01.01.2020	BALANCE AS AT 01.01.2020	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2020
Colombo District	61,938,876.41	921,970.51	-	453,650.69	468,319.82
Gampaha	278,254,530.04	125,353.97	-	98,223.22	27,130.75
Kalutara	74,265,000.00	19,917,145.12	-	3,748,225.20	16,168,919.92
Kandy	110,359,655.00	3,673,173.78	-	1,924,170.82	1,749,002.96
Matale	36,771,500.00	9,096,261.69	-	1,291,592.97	7,804,668.72
Nuwara-Eliya	44,245,000.00	11,323,510.81	-	7,111,574.46	4,211,936.35
Galle	31,625,000.00	9,385,031.32	-	265,300.15	9,119,731.17
Matara	48,220,000.00	1,522,841.22	-	816,851.62	705,989.60
Hambantota	54,389,295.58	2,760,172.32	-	1,846,139.32	914,033.00
Jaffna	14,245,000.00	356,235.78	-	356,235.78	-
Batticaloa	60,195,000.00	310,033.37	-	174,709.58	135,323.79
Ampara	54,623,000.00	2,923,378.95	-	167,815.17	2,755,563.78
Trincomalee	46,643,520.00	5,056,043.95	-	5,056,043.95	-
Kurunegala	138,131,975.70	828,393.16	-	828,393.16	-
Puttalam	119,469,778.87	14,746,960.48	-	1,036,289.44	13,710,671.04
Anuradhapura	138,316,850.00	12,297,457.41	-	879,875.40	11,417,582.01
Polonnaruwa	69,771,423.94	1,213,485.00	-	889,953.27	323,531.73
Badulla	38,868,452.58	13,319,848.39	-	711,719.65	12,608,128.74
Monaragala	124,590,107.50	12,199,268.55	-	5,467,613.70	6,731,654.85
Ratnapura	49,054,005.45	195,660.81	-	195,660.81	-
Kegalle	96,994,131.54	12,142,380.00	-	1,089,342.63	11,053,037.37
Kilinochchi	5,097,658.00	23,695.74	-	23,695.74	-
Kalmune	75,877,399.37	6,331,544.79	-	170,709.89	6,160,834.90
TOTAL	**1,771,947,159.98**	**140,669,847.12**	**0.00**	**34,603,786.62**	**106,066,060.50**

NOTE [10] - JANASEVANA LOAN PROGRAMME - (IG & TR.)/9%(KATUMATI)

Rs.

DISTRICTS / OFFICE	TOTAL DISBURSEMENT 01.01.2020	BALANCE AS AT 01.01.2020	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2020
Colombo City (North)	13,086,710.00	5,131,155.60	-	933,216.12	4,197,939.48
Colombo City (South)	5,470,000.00	1,114,549.82	-	290,921.35	823,628.47
Colombo District	939,660,156.28	329,587,911.88	-	98,664,319.82	230,923,592.06
Gampaha	272,817,652.90	20,446,463.25	26,928,689.02	18,988,347.81	28,386,804.46
Kalutara	408,354,682.00	129,767,164.96	-	50,411,407.69	79,355,757.27
Kandy	403,067,170.00	113,600,634.67	-	40,405,639.16	73,194,995.51
Matale	182,298,750.00	66,757,729.49	-	25,426,376.71	41,331,352.78
Nuwara-Eliya	268,457,625.00	100,090,422.61	-	29,497,601.19	70,592,821.42
Galle	219,752,786.16	54,535,564.52	-	18,997,585.10	35,537,979.42
Matara	262,703,578.82	90,385,167.89	-	30,689,461.34	59,695,706.55
Hambantota	203,409,477.87	72,423,715.39	-	18,880,919.72	53,542,795.67
Jaffna	108,350,000.00	12,027,926.87	-	4,625,005.21	7,402,921.66
Mannar	63,700,028.13	2,930,034.17	5,598,389.45	467,220.37	8,061,203.25
Mankulam	125,525,903.27	12,570,977.73	-	3,864,719.45	8,706,258.28
Batticaloa	161,125,000.00	14,435,382.50	-	4,909,033.87	9,526,348.63
Ampara	175,240,856.51	62,397,533.47	-	16,333,187.50	46,064,345.97
Trincomalee	158,528,427.50	71,819,221.16	-	10,585,439.70	61,233,781.46
Kurunegala	219,957,280.00	57,920,744.26	-	18,528,433.33	39,392,310.93
Puttalam	228,813,870.00	45,462,421.17	-	16,013,884.10	29,448,537.07
Anuradhapura	302,874,500.00	91,709,070.02	-	28,583,195.02	63,125,875.00
Polonnaruwa	156,765,776.17	45,058,447.00	-	16,767,203.15	28,291,243.85
Badulla	259,994,792.75	91,153,679.65	3,640,228.63	30,111,489.83	64,682,418.45
Monaragala	242,813,835.00	92,052,422.29	-	23,106,452.06	68,945,970.23
Ratnapura	197,045,591.97	48,281,943.48	1,150,544.83	15,598,320.70	33,834,167.61
Kegalle	256,829,000.00	67,591,381.29	-	24,766,698.83	42,824,682.46
Kilinochchi	117,188,242.65	21,909,414.11	-	8,194,011.51	13,715,402.60
Vavuniya	110,591,995.47	18,886,664.76	-	7,403,312.01	11,483,352.75
Kalmune	99,655,000.00	36,941,944.54	-	2,988,094.22	33,953,850.32
TOTAL	**6,164,078,688.45**	**1,776,989,688.55**	**37,317,851.93**	**566,031,496.87**	**1,248,276,043.61**

NOTE [11] - JANASEVANA LOAN PROGRAMME - 2011- I -(PEOPLES BANK/BANK OF CEYLON)

Rs.

DISTRICTS	TOTAL DISBURSEMENT 01.01.2020	BALANCE AS AT 01.01.2020	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2020
Colombo District	61,127,973.96	12,206,211.43	-	6,356,254.44	5,849,956.99
Gampaha	76,264,515.65	10,710,729.69	-	7,588,289.91	3,122,439.78
Kalutara	71,800,500.00	12,331,781.86	-	8,229,928.85	4,101,853.01
Kandy	29,027,000.00	2,997,803.52	-	2,984,977.90	12,825.62
Matale	15,865,000.00	753,605.45	-	571,362.36	182,243.09
Nuwara-Eliya	10,680,000.00	1,518,779.00	-	1,300,308.96	218,470.04
Galle	34,469,464.92	3,858,562.58	-	3,438,053.52	420,509.06
Matara	11,410,000.00	1,696,755.87	-	1,315,296.29	381,459.58
Hambantota	15,130,000.00	911,016.11	-	551,912.18	359,103.93
Jaffna	84,590,000.00	12,677,305.39	-	7,317,096.49	5,360,208.90
Mannar	8,497,476.29	4,484,032.49	-	1,812,973.73	2,671,058.76
Mankulam	63,585,000.00	14,308,147.63	-	6,036,510.58	8,271,637.05
Batticaloa	22,680,000.00	1,686,486.55	-	1,456,635.76	229,850.79
Ampara	43,495,000.00	10,498,743.79	-	6,556,835.47	3,941,908.32
Trincomalee	52,617,257.38	11,865,770.98	-	4,032,034.85	7,833,736.13
Kurunegala	19,555,000.00	2,384,794.99	-	1,933,371.97	451,423.02
Puttalam	63,409,564.40	21,234,812.71	-	6,011,759.57	15,223,053.14
Polonnaruwa	16,165,000.00	1,719,145.00	-	1,352,003.96	367,141.04
Badulla	52,450,069.00	3,134,848.55	3,630,908.01	3,061,855.89	3,703,900.67
Monaragala	113,878,617.17	17,425,431.87	-	10,158,245.68	7,267,186.19
Ratnapura	13,967,500.00	1,848,006.82	-	1,179,998.03	668,008.79
Kegalle	28,635,000.00	3,926,908.90	-	2,694,401.15	1,232,507.75
Kilinochchi	37,565,153.78	15,523,723.54	-	5,966,951.61	9,556,771.93
Vavuniya	230,019,395.48	37,491,683.28	-	18,558,592.52	18,933,090.76
Kalmune	-	-	5,298,473.83	842,601.93	4,455,871.90
TOTAL	**1,176,884,488.03**	**207,195,088.00**	**8,929,381.84**	**111,308,253.60**	**104,816,216.24**

NOTE [12] - JANASEVANA UPAHARA LOAN PROGRAMME - 2011 -II- 10%

Rs.

DISTRICTS / OFFICE	TOTAL DISBURSEMENT 01.01.2020	BALANCE AS AT 01.01.2020	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2020
Colombo City (South)	4,985,000.00	1,991,026.74	-	525,378.22	1,465,648.52
Colombo District	1,479,937,783.05	548,775,062.64	-	165,963,431.54	382,811,631.10
Gampaha	782,456,148.00	305,047,806.48	4,934,427.02	86,767,503.55	223,214,729.95
Kalutara	995,824,024.51	433,316,292.63	-	111,662,235.23	321,654,057.40
Kandy	660,739,000.00	203,462,570.54	-	71,929,326.77	131,533,243.77
Matale	306,702,500.00	132,107,832.60	-	46,046,127.69	86,061,704.91
Nuwara-Eliya	253,840,000.00	72,435,299.76	10,548,256.18	39,990,728.85	42,992,827.09
Galle	543,561,256.15	152,039,589.53	-	61,731,695.54	90,307,893.99
Matara	520,812,508.17	188,052,951.58	-	61,723,353.14	126,329,598.44
Hambantota	239,473,000.00	99,368,368.99	-	21,216,015.54	78,152,353.45
Jaffna	190,890,000.00	37,397,543.46	-	13,067,178.78	24,330,364.68
Mannar	96,522,682.94	9,932,976.26	-	2,359,946.22	7,573,030.04
Mankulam	126,060,328.00	32,247,338.21	-	18,982,887.31	13,264,450.90
Batticaloa	164,660,000.00	38,554,975.83	-	15,609,775.79	22,945,200.04
Ampara	179,905,000.00	94,231,351.29	-	45,820,648.12	48,410,703.17
Trincomalee	194,591,000.00	97,950,063.14	-	14,218,687.08	83,731,376.06
Kurunegala	378,312,500.00	126,976,958.10	-	46,612,079.03	80,364,879.07
Puttalam	225,867,897.92	42,287,972.41	-	13,767,475.28	28,520,497.13
Anuradhapura	308,353,500.00	87,511,577.25	-	38,807,201.09	48,704,376.16
Polonnaruwa	186,101,349.74	56,167,010.54	-	22,291,031.87	33,875,978.67
Badulla	314,145,721.04	83,900,019.13	-	32,676,764.97	51,223,254.16
Monaragala	409,925,000.00	108,069,512.34	-	42,112,017.21	65,957,495.13
Ratnapura	247,446,239.60	84,400,165.13	703,364.02	32,322,091.70	52,781,437.45
Kegalle	489,528,500.00	152,128,782.79	-	59,129,006.67	92,999,776.12
Kilinochchi	140,409,272.25	41,640,562.17	-	10,621,799.02	31,018,763.15
Vavuniya	148,382,955.41	33,903,330.59	-	13,766,715.30	20,136,615.29
Kalmune	24,862,930.54	778,008.81	34,205,609.52	2,191,175.90	32,792,442.43
TOTAL	**9,614,296,097.32**	**3,264,674,948.94**	**50,391,656.74**	**1,091,912,277.41**	**2,223,154,328.27**

NOTE [13] - 2015 ,2016,2017,2018,2019 LOAN PROGRAMME

Rs.

DISTRICTS / OFFICE	TOTAL DISBURSEMENT 01.01.2020	BALANCE AS AT 01.01.2020	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2020
Colombo City (North)	121,115,000.00	91,659,690.53	-	11,957,479.30	79,702,211.23
Colombo City (South)	153,961,866.46	120,670,616.73	-	16,154,856.43	104,515,760.30
Colombo District	994,519,056.04	761,875,990.91	-	102,164,587.16	659,711,403.75
Gampaha	600,522,233.00	435,666,773.27	61,354,247.79	66,923,904.21	430,097,116.85
Kalutara	890,190,420.00	686,293,882.81	8,825,000.00	69,712,891.63	625,405,991.18
Kandy	790,250,674.00	562,303,146.26	227,940.00	85,217,901.23	477,313,185.03
Matale	755,658,880.46	590,942,383.19	-	62,073,680.52	528,868,702.67
Nuwara-Eliya	448,519,324.48	352,820,103.64	-	42,467,177.81	310,352,925.83
Galle	660,809,576.73	496,432,118.17	72,800.00	81,544,847.79	414,960,070.38
Matara	651,193,890.97	518,965,855.86	-	62,971,224.84	455,994,631.02
Hambantota	7,261,169,293.73	6,143,251,810.74	-	753,860,315.16	5,389,391,495.58
Jaffna	378,289,690.50	277,477,018.78	5,911,030.00	57,608,508.88	225,779,539.90
Mannar	194,214,200.00	134,895,469.72	-	29,239,858.17	105,655,611.55
Mankulam	295,586,078.50	231,650,638.43	-	36,930,051.51	194,720,586.92
Batticaloa	457,355,075.00	341,806,975.22	-	52,304,224.98	289,502,750.24
Ampara	573,003,145.00	474,484,285.99	-	59,773,657.18	414,710,628.81
Trincomalee	588,328,706.06	480,283,315.09	-	38,305,760.15	441,977,554.94
Kurunegala	2,403,568,235.00	1,945,816,728.78	2,977,468.00	218,533,424.77	1,730,260,772.01
Puttalam	895,645,341.62	704,693,516.29	4,284,738.30	78,033,308.73	630,944,945.86
Anuradhapura	1,200,133,223.68	943,209,367.88	1,897,800.00	138,370,756.22	806,736,411.66
Polonnaruwa	936,933,788.11	792,740,432.93	9,513,690.00	99,982,973.69	702,271,149.24
Badulla	590,202,251.82	409,739,547.24	-	61,786,382.20	347,953,165.04
Monaragala	632,319,419.59	505,284,716.01	-	61,544,133.02	443,740,582.99
Ratnapura	698,342,600.81	523,477,155.13	15,734,554.76	105,207,055.10	434,004,654.79
Kegalle	757,644,300.00	571,551,874.00	416,000.00	96,641,964.22	475,325,909.78
Kilinochchi	135,765,000.00	109,598,356.71	-	28,476,816.58	81,121,540.13
Vavuniya	170,964,000.00	97,726,594.28	-	29,496,953.54	68,229,640.74
Kalmune	231,875,450.00	171,729,402.11	15,252,536.17	31,171,562.43	155,810,375.85
TOTAL	**24,468,080,721.56**	**19,477,047,766.70**	**126,467,805.02**	**2,578,456,257.45**	**17,025,059,314.27**

NOTE [14] **2020 LOAN PROGRAMME TREASURY**

Rs.

DISTRICTS / OFFICE	BALANCE AS AT 01.01.2020	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2020
Colombo City (South)	-	7,435,000.00	100,977.25	7,334,022.75
Colombo District	-	5,390,000.00	-	5,390,000.00
Gampaha	-	23,567,000.00	-	23,567,000.00
Kalutara	-	2,355,000.00	-	2,355,000.00
Kandy	-	16,930,000.00	24,366.02	16,905,633.98
Matale	-	22,259,000.00	127,133.61	22,131,866.39
Galle	-	5,285,000.00	29,540.63	5,255,459.37
Matara	-	14,525,000.00	240,955.88	14,284,044.12
Hambantota	-	15,795,000.00	-	15,795,000.00
Jaffna	-	7,755,000.00	-	7,755,000.00
Mannar	-	2,070,000.00	78,011.93	1,991,988.07
Mankulam	-	5,450,000.00	3,476.62	5,446,523.38
Batticaloa	-	3,885,000.00	84,124.62	3,800,875.38
Ampara	-	18,160,000.00	-	18,160,000.00
Trincomalee	-	1,440,000.00	-	1,440,000.00
Kurunegala	-	10,305,000.00	-	10,305,000.00
Puttalam	-	4,240,000.00	-	4,240,000.00
Anuradhapura	-	9,930,000.00	-	9,930,000.00
Polonnaruwa	-	12,155,000.00	90,716.90	12,064,283.10
Badulla	-	13,693,175.00	26,910.16	13,666,264.84
Monaragala	-	4,860,000.00	-	4,860,000.00
Ratnapura	-	9,182,000.00	-	9,182,000.00
Kegalle	-	18,250,000.00	54,787.67	18,195,212.33
Kilinochchi	-	1,200,000.00	-	1,200,000.00
Vavuniya	-	1,615,000.00	-	1,615,000.00
Kalmune	-	31,895,000.00	-	31,895,000.00
TOTAL		**269,626,175.00**	**861,001.29**	**268,765,173.71**

NOTE [15] **2020 LOAN PROGRAMME IG**

DISTRICTS	BALANCE AS AT 01.01.2020	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2020
Colombo District	-	4,195,000.00	2,528.79	4,192,471.21
Kandy	-	3,900,000.00	-	3,900,000.00
Matale	-	9,130,000.00	-	9,130,000.00
Nuwara-Eliya	-	1,910,000.00	-	1,910,000.00
Galle	-	1,902,000.00	-	1,902,000.00
Matara	-	5,725,000.00	157,552.81	5,567,447.19
Jaffna	-	1,815,000.00	-	1,815,000.00
Mannar	-	850,000.00	14,684.15	835,315.85
Batticaloa	-	3,105,000.00	125,340.62	2,979,659.38
Ampara	-	10,380,000.00	-	10,380,000.00
Trincomalee	-	180,000.00	-	180,000.00
Kurunegala	-	1,610,000.00	-	1,610,000.00
Anuradhapura	-	13,616,250.00	-	13,616,250.00
Polonnaruwa	-	2,055,000.00	-	2,055,000.00
Badulla	-	3,360,000.00	-	3,360,000.00
Monaragala	-	680,000.00	-	680,000.00
Ratnapura	-	6,005,000.00	-	6,005,000.00
Kegalle	-	12,320,000.00	208,942.04	12,111,057.96
Kilinochchi	-	1,380,000.00	-	1,380,000.00
Vavuniya	-	2,225,000.00	-	2,225,000.00
TOTAL		**86,343,250.00**	**509,048.41**	**85,834,201.59**

NOTE [16] INVESTMENTS

NOTE 16 - 1 LONG TERM	NHDA 2020 Rs.	CONSOLIDATED 2020 Rs.	NHDA 2019 Rs.	CONSOLIDATED RESTATED 2019 Rs.
Hou. Deve. Fin. Corp. Bank - Shares (Note 14-1)	330,133,334.00	330,133,334.00	330,133,334.00	330,133,334.00
Ocean View Development Co. Ltd. - Shares	120,000,000.00	-	120,000,000.00	-
	450,133,334.00	330,133,334.00	450,133,334.00	330,133,334.00

NOTE 16 - 11 SHORT TERM

Treasury Bills - P/B & B/C	1,597,238,176.29	1,597,627,510.29	883,375,000.00	883,744,141.00
- HDFC Invest Bonds	223,983,219.48	223,983,219.48	181,087,041.40	181,087,041.40
Fixed Deposits - OVDC	-	32,140,534.00	-	32,699,735.00
	1,821,221,395.77	1,853,751,263.77	1,064,462,041.40	1,097,530,917.40
TOTAL	**2,271,354,729.77**	**2,183,884,597.77**	**1,514,595,375.40**	**1,427,664,251.40**

Note 16 - 1 Investment on Shares (Housing Dev. Fin. Corp.Bank)

	No of Shares	Nominal Value	Cost
Opening Balance	4,530,000	45,300,000.00	53,633,334.00
Bonus	27,650,000	276,500,000.00	276,500,000.00
	32,180,000	**321,800,000.00**	**330,133,334.00**

NOTE [17] DIRECT CONSTRUCTION PROGRAMME

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2020		2019	
	Rs.	Rs.	Rs.	Rs.
Balance as at 01st January 2020				
Working Progress - NHDA - Office Building	34,424,361.05	34,424,361.05	24,200,140.76	24,200,140.76
Working Progress - NHDA - Housing Scheme	56,116,792.01	69,697,894.01	51,699,405.06	65,230,507.06
	90,541,153.06	104,122,255.06	75,899,545.82	89,430,647.82
ADDITION DURING THE YEAR				
PRE-CONSTRUCTION COST				
Settlement of Contractors Bills - NHDA	13,149,120.11	13,711,900.11	28,968,027.51	29,018,027.51
LESS : Value of the Completed Houses - NHDA	12,356,847.35	14,106,847.35	14,326,420.27	14,326,420.27
	91,333,425.82	**103,727,307.82**	**90,541,153.06**	**104,122,255.06**
Balance as at 31 st DECEMBER 2020				
Working Progress - NHDA - Office Building	26,642,267.79	26,642,267.79	34,424,361.05	34,424,361.05
Working Progress - NHDA - Housing Scheme	64,691,158.03	77,085,040.03	56,116,792.01	69,697,894.01
	91,333,425.82	**103,727,307.82**	**90,541,153.06**	**104,122,255.06**

NOTE [18] STOCK OF BUILDING MATERIALS , STATIONERY & HOUSES FOR SALES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2020		2019	
	Rs.	Rs.	Rs.	Rs.
Stationery & Office Requisites	8,678,176.26	8,678,176.26	10,146,396.50	10,146,396.50
Electrical Goods & Other Items	173,462.86	173,462.86	398,100.12	398,100.12
Printing Press Materials	705,915.05	705,915.05	619,522.35	619,522.35
Other - Stock	1,089,155.21	1,089,155.21	1,561,119.80	1,561,119.80
	10,646,709.38	10,646,709.38	12,725,138.77	12,725,138.77
Balance Houses	44,334,503.91	44,334,503.91	44,334,503.91	44,334,503.91
Reserve Houses	17,761,481.39	17,761,481.39	24,417,306.44	24,417,306.44
WIP- Mattegoda Hosing Project	-	13,263,067.00	-	13,263,067.00
Kahathuduwa Housing Project	-	95,277,543.00	-	94,848,962.00
Park Road Housing Project	-	25,183,741.00	-	25,183,741.00
Delkanda land		106,345,401.00		106,345,401.00
	72,742,694.68	**312,812,446.68**	**81,476,949.12**	**321,118,120.12**

NOTE [19] INTEREST RECEIVABLE

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2020		2019	
	Rs.	Rs.	Rs.	Rs.
Treasury Bills	17,384,642.67	17,384,642.67	16,071,165.24	16,071,165.24
	17,384,642.67	**17,384,642.67**	**16,071,165.24**	**16,071,165.24**

NOTE [20] DEBTORS & OTHER RECEIVABLE

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2020		2019	
	Rs.	Rs.	Rs.	Rs.
Rural & Urban Housing Rental	215,745,574.56	215,745,574.56	209,000,087.54	209,000,087.54
LESS Provision for Bad Debts	192,064,884.30	192,064,884.30	189,987,706.31	189,987,706.31
	23,680,690.26	23,680,690.26	19,012,381.23	19,012,381.23
National Housing Dept.House Rent	21,699,112.06	21,699,112.06	19,216,886.93	19,216,886.93
LESS Provision for Bad Debts	19,147,801.19	19,147,801.19	17,351,704.55	17,351,704.55
	2,551,310.87	2,551,310.87	1,865,182.38	1,865,182.38
Loan Instalments - 1 & 1.5 MHP	515,313,449.94	515,313,449.94	518,701,427.19	518,701,427.19
Loan Instalments Under NHFS	137,932,758.68	137,932,758.68	135,346,889.41	135,346,889.41
Loan Programme	758,285,869.38	758,285,869.38	681,039,200.07	681,039,200.07
Fisheries Loan Programme	11,490,884.91	11,490,884.91	11,623,871.91	11,623,871.91
Loan Instalments Under Diripiyasa Loan	3,232,745.28	3,232,745.28	2,695,985.31	2,695,985.31
Gamanaguma loan programme	111,851,350.11	111,851,350.11	107,485,702.09	107,485,702.09
Loan Instalments - Janasevana (Treasury & IG Loan)/9%	1,145,013,763.98	1,145,013,763.98	915,652,804.11	915,652,804.11
Loan Instalments - Janasevana (Banks) I 12%	66,889,791.44	66,889,791.44	55,165,474.69	55,165,474.69
Loan Instalments - Janasevana 11 10%	491,173,081.72	491,173,081.72	381,023,546.69	381,023,546.69
Lease Rent Receivable	4,063,114.70	4,063,114.70	4,063,114.70	4,063,114.70
Loan Instalments - 2015-2019 Loan Programme	3,728,458,729.93	3,728,458,729.93	1,674,532,845.10	1,674,532,845.10
Estate Housing Programme	11,399,688.01	11,399,688.01	5,375,533.78	5,375,533.78
2020 Loan Programme -Treasury	322,927.33	322,927.33		
2020 Loan Programme -IG	229,864.58	229,864.58		
LESS Provision for Bad Debts	2,983,803,767.99	2,983,803,767.99	2,464,721,996.31	2,464,721,996.31
	4,001,854,252.00	4,001,854,252.00	2,020,994,412.46	2,020,994,412.46
Loan Instalments - NHD	37,661,067.58	37,661,067.58	37,703,463.89	37,703,463.89
LESS Provision for Bad Debts	37,661,067.58	37,661,067.58	37,703,463.89	37,703,463.89
	-	-	-	-
Debtors - Sale of Houses	102,526,874.67	102,526,874.67	66,975,342.27	66,975,342.27
LESS Provision for Bad Debt	61,698,386.74	61,698,386.74	23,186,792.07	23,186,792.07
	40,828,487.93	40,828,487.93	43,788,550.20	43,788,550.20
Salary Loans to Staff (Property)	7,667,936.63	7,667,936.63	7,147,626.70	7,147,626.70
Sale of Land	48,617,002.05	48,617,002.05	32,776,481.57	32,776,481.57
LESS Provision for Bad Debt	29,954,753.15	29,954,753.15	23,420,151.48	23,420,151.48
	18,662,248.90	18,662,248.90	9,356,330.09	9,356,330.09
Sundry Debtors NOTE [20] SUB	498,116,466.09	572,541,159.09	497,880,587.02	563,345,177.02
Other Receivable NOTE [20] SUB 2	203,214,673.11	203,284,673.11	274,743,413.91	275,108,914.91
	4,796,576,065.79	**4,871,070,758.79**	**2,885,153,511.74**	**2,950,983,602.74**

NOTE [20] SUB 1 SUNDRY DEBTORS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2020		2019	
	Rs	Rs	Rs	Rs
Sevana Media	68,613,457.70	68,613,457.70	67,829,669.06	67,829,669.06
Supply of Security Services	7,823,779.87	7,823,779.87	6,224,118.42	6,224,118.42
Reimbursable Expenses by Other Institutions	72,101,810.76	72,101,810.76	74,369,843.68	74,369,843.68
National Equipment & Machinery Organisation	230,807,533.29	230,807,533.29	230,807,533.29	230,807,533.29
C.G.R. Maligawatta Project	58,125,000.00	58,125,000.00	58,125,000.00	58,125,000.00
U D A	104,357,083.80	104,357,083.80	104,357,083.80	104,357,083.80
C H P	29,575,690.07	29,575,690.07	29,396,258.40	29,396,258.40
Manikkawatta Housing Programme - Receivable	51,241,227.12	51,241,227.12	51,241,227.12	51,241,227.12
Trade Receivable	-	82,734,649.00	-	62,870,033.00
Pre Payments	-	1,738,356.00	-	1,347,748.00
Tax Receivable (WHT)	-	6,576,584.00	-	5,111,599.00
Loan & Other Receivables	-	6,251,736.00	-	9,644,496.00
Rental Equalization Reserve	-	3,733,796.00	-	3,590,174.00
LESS Provision for Bad Debt	(124,529,116.52)	(151,139,544.52)	(124,470,146.75)	(141,569,606.75)
	498,116,466.09	**572,541,159.09**	**497,880,587.02**	**563,345,177.02**

NOTE [20] SUB 2 OTHER RECEIVABLE

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2020		2019	
	Rs	Rs	Rs	Rs
Festival Advances to Staff	1,433,898.16	1,433,898.16	2,689,810.62	2,689,810.62
Distress Loan to Staff	139,051,303.11	139,051,303.11	142,189,106.17	142,189,106.17
Scholarship Training Loan Programme	799,630.03	799,630.03	1,068,686.84	1,068,686.84
Tsunami Distress Programme to staff	1,216.73	1,216.73	164,243.51	164,243.51
Moter Cycle Leasing Programme	89,540.88	89,540.88	89,540.88	89,540.88
Other Receivable	60,995,494.88	60,995,494.88	126,903,628.74	126,903,628.74
Vehicle Loans	15,703.40	15,703.40	15,703.40	15,703.40
Flood Relif loan	-	-	981,901.58	981,901.58
Loss of Cash Recoverable	540,941.51	540,941.51	540,941.51	540,941.51
No Pay Recoverable	51,850.66	51,850.66	99,850.66	99,850.66
Hiring of Machinery	235,093.75	235,093.75	-	-
Advances Given to Staff	-	70,000.00	-	365,501.00
	203,214,673.11	**203,284,673.11**	**274,743,413.91**	**275,108,914.91**

NOTE [21] DEPOSITS, ADVANCES & RECEIVABLE

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2020		2019	
	Rs	Rs	Rs	Rs
Travelling Advances	45,078.55	45,078.55	58,078.55	58,078.55
Salary Advances	305,798.39	305,798.39	690,688.39	690,688.39
Miscellaneous Advances D P	514,650,472.42	514,650,472.42	613,088,876.43	613,088,876.43
Electricity - Jaltara	2,500.00	2,500.00	2,500.00	2,500.00
Electricity - NHDA	900,131.06	900,131.06	900,131.06	900,131.06
Fuel Advances	24,000.00	24,000.00	64,000.00	64,000.00
Rent	2,053,278.74	2,053,278.74	1,327,278.74	1,327,278.74
Security	561,002.62	561,002.62	561,002.62	561,002.62
Consolidated fund C/B	47,462,688.25	47,462,688.25	47,462,688.25	47,462,688.25
P P P Project	10,876,949.93	10,876,949.93	15,818,229.50	15,818,229.50
Deposits at Rural Bank & Savings Bank	6,150.00	6,150.00	6,150.00	6,150.00
Other Special Advances to Staff	90,885.33	90,885.33	70,900.00	70,900.00
Survey Fees	3,244,755.99	3,244,755.99	3,236,062.32	3,236,062.32
Miscellaneous Advances	5,852,636.19	5,852,636.19	6,762,209.19	6,762,209.19
Deposits for Water Supply	59,018.40	59,018.40	59,018.40	59,018.40
Advances to Suppliers	37,241,985.29	37,241,985.29	40,839,941.48	40,839,941.48
Salary Advance to Medical Leave	5,850.00	5,850.00	5,850.00	5,850.00
Receivable For Sevena -Lotteries Board	95,035,732.00	95,035,732.00	71,587,164.00	71,587,164.00
Receivable from Trusary	15,824,087.90	15,824,087.90	-	-
Imprest to Skill Trainnig	58,800.00	58,800.00	212,100.00	212,100.00
Deposits for Construction of Estate Workers Houses	374,379,383.72	374,379,383.72	405,822,576.09	405,822,576.09
	1,108,681,184.78	**1,108,681,184.78**	**1,208,575,445.02**	**1,208,575,445.02**

NOTE [22] CASH AND BANK BALANCES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2020		2019	
	Rs	Rs	Rs	Rs
Colombo City North	198,259.94	198,259.94	660,763.73	660,763.73
Colombo City South	452,882.39	452,882.39	871,500.28	871,500.28
Colombo District	459,110.55	459,110.55	4,883,794.13	4,883,794.13
Gampaha	15,766,540.78	15,766,540.78	3,773,510.72	3,773,510.72
Kalutara	1,553,774.30	1,553,774.30	999,211.06	999,211.06
Kandy	509,603.18	509,603.18	1,758,002.18	1,758,002.18
Matale	2,312,782.13	2,312,782.13	2,545,860.95	2,545,860.95
Nuwara-Eliya	932,903.84	932,903.84	591,807.73	591,807.73
Galle	3,498,920.02	3,498,920.02	4,659,883.06	4,659,883.06
Matara	2,169,485.74	2,169,485.74	4,234,407.05	4,234,407.05
Hambantota	1,940,251.41	1,940,251.41	22,290,066.96	22,290,066.96
Jaffna	686,219.13	686,219.13	688,276.59	688,276.59
Mannar	620,590.91	620,590.91	498,709.24	498,709.24
Mankulam	2,764,113.00	2,764,113.00	7,692,385.84	7,692,385.84
Kilinochchi	1,013,180.75	1,013,180.75	588,056.39	588,056.39
Vavuniya	735,945.73	735,945.73	2,549,425.11	2,549,425.11
Batticaloa	232,366.62	232,366.62	597,586.54	597,586.54
Ampara	498,393.43	498,393.43	2,311,309.75	2,311,309.75
Trincomalee	858,312.30	858,312.30	2,128,070.28	2,128,070.28
Kurunegala	323,630.23	323,630.23	11,654,312.19	11,654,312.19
Puttlam	3,032,134.08	3,032,134.08	2,586,096.10	2,586,096.10
Anuradhapura	1,904,155.25	1,904,155.25	1,454,242.29	1,454,242.29
Polonnaruwa	307,054.40	307,054.40	754,438.90	754,438.90
Badulla	2,138,280.46	2,138,280.46	1,328,952.98	1,328,952.98
Monaragala	1,155,170.27	1,155,170.27	5,834,129.02	5,834,129.02
Ratnapura	1,070,247.35	1,070,247.35	653,407.08	653,407.08
Kegalle	3,253,285.41	3,253,285.41	2,855,055.51	2,855,055.51
Kalmunai	87,635.17	87,635.17	3,316,932.69	3,316,932.69
National Savings Bank - NHD	32,383.43	32,383.43	32,383.43	32,383.43
Soysapura	50,000.00	50,000.00	10,164,143.02	10,164,143.02
Cash and Bank Balances H/O	1,007,572,755.69	1,007,572,755.69	318,953,534.48	318,953,534.48
Cash at Bank.	-	6,620,777.00	-	(22,569,667.00)
Cash in Hand	-	2,059,766.00	-	3,401,283.00
Cash in Transit	(14,041,324.33)	(14,041,324.33)	(14,267,868.89)	(14,267,868.89)
	1,044,089,043.56	**1,052,769,586.56**	**409,642,386.39**	**390,474,002.39**

NOTE [23] RESERVES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
GOVT GRANTS	2020		2019	
	Rs.	Rs.	Rs.	Rs.
Balance as at 01st January 2020	40,304,533,026.64	40,304,533,026.64	34,430,114,123.73	34,430,114,123.73
Coast Line Project	44,000,000.00	44,000,000.00	44,000,000.00	44,000,000.00
	40,348,533,026.64	40,348,533,026.64	34,474,114,123.73	34,474,114,123.73
For the Year	5,828,749,655.90	5,828,749,655.90	11,527,611,491.04	11,527,611,491.04
	46,177,282,682.54	46,177,282,682.54	46,001,725,614.77	46,001,725,614.77
LESS :Grant - Disbursed	4,645,940,942.97	4,645,940,942.97	5,653,192,588.13	5,653,192,588.13
	41,531,341,739.57	41,531,341,739.57	40,348,533,026.64	40,348,533,026.64
OTHER GRANTS				
Balance as Per last Balance Sheet	1,844,359,191.66	1,844,359,191.66	1,807,902,109.13	1,807,902,109.13
For the Year	99,478,618.06	99,478,618.06	249,858,622.22	249,858,622.22
	1,943,837,809.72	1,943,837,809.72	2,057,760,731.35	2,057,760,731.35
LESS :Grant - Disbursed	72,669,391.54	72,669,391.54	213,401,539.69	213,401,539.69
	1,871,168,418.18	1,871,168,418.18	1,844,359,191.66	1,844,359,191.66
Value of Assets Taken Over				
- Commissioner of NHD	455,806,301.03	455,806,301.03	455,806,301.03	455,806,301.03
- Director of Establishment	15,260,000.00	15,260,000.00	15,260,000.00	15,260,000.00
	2,342,234,719.21	2,342,234,719.21	2,315,425,492.69	2,315,425,492.69
RESERVES				
Reserves - Jaltara Project	17,653,779.98	17,653,779.98	17,653,779.98	17,653,779.98
Other Reserves (HDFC Shares)	276,500,000.00	276,500,000.00	276,500,000.00	276,500,000.00
	44,167,730,238.76	**44,167,730,238.76**	**42,958,112,299.31**	**42,958,112,299.31**

NOTE [24] LOANS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2020		2019	
	Rs.	Rs.	Rs.	Rs.
Ministry of Rehabilitation	130,950,398.90	130,950,398.90	130,950,398.90	130,950,398.90
CHP Bond	14,070,900.00	14,070,900.00	14,070,900.00	14,070,900.00
EDCF Loan for Jaltara Project	3,423,589.00	3,423,589.00	3,423,589.00	3,423,589.00
Loan From Fisheries Ministry	89,141,173.84	89,141,173.84	89,141,173.84	89,141,173.84
UDA - Nupewala Project	2,121,500.00	2,121,500.00	4,243,000.00	4,243,000.00
Plantation Housing & Social Welfare Trust	18,460,613.30	18,460,613.30	18,460,613.30	18,460,613.30
Loan under Janasevana I	73,500,977.88	73,500,977.88	118,617,489.70	118,617,489.70
Loan under Janasevana II	467,416,027.99	467,416,027.99	653,541,914.03	653,541,914.03
Loan under Janasevana 13%	1,251,868,067.35	1,251,868,067.35	1,548,271,889.07	1,548,271,889.07
Loan under Janasevana 13% 2014	857,720,330.74	857,720,330.74	1,013,306,665.08	1,013,306,665.08
Loan under Janasevana Pro. NSB 1000 M	258,195,969.37	258,195,969.37	363,877,018.38	363,877,018.38
Loan under Janasevana Pro .NSB 345 M	91,769,627.71	91,769,627.71	134,680,746.40	134,680,746.40
Loan under Janasevana Pro. RDB 250 M	35,700,527.78	35,700,527.78	54,456,527.78	54,456,527.78
	3,294,339,703.86	**3,294,339,703.86**	**4,147,041,925.48**	**4,147,041,925.48**

NOTE [25] CREDITORS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2020		2019	
	Rs	Rs	Rs	Rs
Sundry - (NOTE [25] SUB1)	1,302,200,583.23	1,452,028,012.23	1,471,178,219.14	1,607,723,362.14
Retention Fees - Contrcactors	217,531,801.23	217,531,801.23	211,986,759.64	211,986,759.64
Unpaids - (NOTE [25] SUB2)	194,123,622.84	208,588,604.84	194,505,745.60	207,120,067.60
Land Compensation	164,148,991.96	164,148,991.96	137,920,300.74	137,920,300.74
National Water Supply & Drainage Board	35,249,722.31	35,249,722.31	35,249,722.31	35,249,722.31
Creditors for Work done on Contract	31,084,897.89	31,084,897.89	49,084,897.89	49,084,897.89
Director of Buildings	46,359,687.44	46,359,687.44	46,359,687.44	46,359,687.44
	1,990,699,306.90	**2,154,991,717.90**	**2,146,285,332.76**	**2,295,444,797.76**

NOTE [25] SUB1 SUNDRY CREDITORS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2020		2019	
	Rs	Rs	Rs	Rs
Rent Received in Advance	43,884,266.62	43,884,266.62	45,015,592.21	45,015,592.21
Loan Installment Received in Advance	243,795,515.95	243,795,515.95	330,742,762.21	330,742,762.21
Sale of Housing Installment Received in Advance - U.H	21,618,901.78	21,618,901.78	19,651,292.96	19,651,292.96
Money Received From Other Institutions	90,982,958.84	90,982,958.84	94,360,107.27	94,360,107.27
Stamp fees Received	453,722.72	453,722.72	427,525.22	427,525.22
Tax payable	7,114,485.49	7,114,485.49	7,114,485.49	7,114,485.49
Estate Housing Programme - Livestock & Rural Community Councils	780,547,412.16	780,547,412.16	772,774,061.04	772,774,061.04
Creditors for Ministry of Livestock	13,315,764.41	13,315,764.41	13,315,764.41	13,315,764.41
Sevena Media Creditors	4,478,996.27	4,478,996.27	3,464,134.80	3,464,134.80
C H P Creditors	19,814,310.36	19,814,310.36	19,810,810.36	19,810,810.36
U D A Creditors	52,513,798.27	52,513,798.27	52,513,798.27	52,513,798.27
B M C Creditors	5,989,700.25	5,989,700.25	-	-
With Holding Tax /Tax Payable	232,152.25	232,152.25	343,478.97	343,478.97
Peramaga Magizine	270,960.00	270,960.00	227,260.00	227,260.00
Covid 19 Fund	14,904.50	14,904.50	-	-
Accelerated Programme-Sea Breeze Project	12,103,625.58	12,103,625.58	102,737,561.65	102,737,561.65
Lavanya Heights Project	5,069,107.78	5,069,107.78	8,679,584.28	8,679,584.28
Advance Received	-	85,217,072.00	-	70,369,260.00
Refundable Deposit	-	63,027,216.00	-	64,592,742.00
Dividend Payable	-	910,840.00	-	910,840.00
Urban Development Authority	-	672,301.00	-	672,301.00
	1,302,200,583.23	**1,452,028,012.23**	**1,471,178,219.14**	**1,607,723,362.14**

NOTE [25] SUB 2 UNPAIDS CREDITORS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2020		2019	
	Rs	Rs	Rs	Rs
Salaries	2,042,738.18	2,042,738.18	3,071,013.93	3,071,013.93
Travelling	51,115.03	51,115.03	48,580.00	48,580.00
Overtime	113,844.93	113,844.93	110,844.88	110,844.88
Notary Fees	44,264,581.10	44,264,581.10	45,093,300.66	45,093,300.66
Stamp Fees	25,049,722.53	25,049,722.53	25,735,870.60	25,735,870.60
Bonus	43,388.66	43,388.66	53,388.66	53,388.66
Otheres	7,008,495.24	21,473,477.24	6,556,414.44	19,170,736.44
Accured Expenses	111,485,157.22	111,485,157.22	109,785,785.43	109,785,785.43
Accured Expenses for Jaltara Project	1,467,057.49	1,467,057.49	1,482,807.49	1,482,807.49
Accured Expenses Sevana Media Service	2,597,522.46	2,597,522.46	2,567,739.51	2,567,739.51
	194,123,622.84	**208,588,604.84**	**194,505,745.60**	**207,120,067.60**

NOTE [26] CURRENT LIABILITIES FOR LOANS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2020		2019	
	Rs.	Rs.	Rs.	Rs.
Instalment Payable President's Fund Loan	128,000,000.00	128,000,000.00	137,000,000.00	137,000,000.00
Interest Payable Treasury Loan	132,730,736.69	132,730,736.69	132,730,736.69	132,730,736.69
Interest Creditors Debentures	1,354,356.33	1,354,356.33	1,354,356.33	1,354,356.33
Instalment Payable Treasury Loan	370,195,559.13	370,195,559.13	370,195,559.13	370,195,559.13
Interest Payable CHP	11,093,775.44	11,093,775.44	10,924,843.77	10,924,843.77
Instalment Payable Rehabilitation Authority	61,715,000.00	61,715,000.00	70,715,000.00	70,715,000.00
Interest Payable Diripiyasa Loan	665,008.77	665,008.77	1,239,576.24	1,239,576.24
Instalment Payable On Diripiyasa Loan	1,176,915.52	1,176,915.52	4,137,958.92	4,137,958.92
Instalment Payable Nupeweela Loan	40,308,500.00	40,308,500.00	38,187,000.00	38,187,000.00
Interest Payable Nupeweela Loan	64,723,303.17	64,723,303.17	64,279,357.50	64,279,357.50
	811,963,155.05	**811,963,155.05**	**830,764,388.58**	**830,764,388.58**

NOTE [27] DEPOSITS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2020		2019	
	Rs.	Rs.	Rs.	Rs.
Refundable Deposits NOTE [27] SUB 1	336,601,625.21	336,601,625.21	336,919,636.71	336,919,636.71
Housing Schemes Maintenance	60,123,223.41	60,123,223.41	55,865,404.74	55,865,404.74
Deposit For Sale of Houses	184,027,787.27	184,027,787.27	184,007,214.06	184,007,214.06
Scholarship programme	9,734,564.93	9,734,564.93	7,720,695.61	7,720,695.61
Deposit For Sale of Land	369,212,048.06	369,212,048.06	360,659,646.23	360,659,646.23
	959,699,248.88	**959,699,248.88**	**945,172,597.35**	**945,172,597.35**

NOTE [27] SUB 1 REFUNDABLE DEPOSITS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2020		2019	
	Rs.	Rs.	Rs.	Rs.
Tender Deposit	4,956,650.00	4,956,650.00	5,150,270.00	5,150,270.00
Security Deposit	6,451,703.51	6,451,703.51	6,688,348.71	6,688,348.71
Sundry Deposit	223,567,189.39	223,567,189.39	223,149,795.14	223,149,795.14
Urban Housing Programme	47,674,307.97	47,674,307.97	47,096,807.97	47,096,807.97
Commercial Buildings	10,934,992.45	10,934,992.45	11,723,764.37	11,723,764.37
Deposit for Development Activities	37,557,642.43	37,557,642.43	37,557,642.43	37,557,642.43
Purchase of Materials	-	-	81,513.60	81,513.60
Rent Deposit	3,615,748.36	3,615,748.36	3,613,103.39	3,613,103.39
Refundable Deposits - NHD CHP	177,727.00	177,727.00	177,727.00	177,727.00
Deposit Under Rent Act.	450,000.00	450,000.00	450,000.00	450,000.00
Deposit Housing Societies NHD	1,147,998.75	1,147,998.75	1,147,998.75	1,147,998.75
Rent Agents Deposit UH Collection	67,665.35	67,665.35	82,665.35	82,665.35
	336,601,625.21	**336,601,625.21**	**336,919,636.71**	**336,919,636.71**

NOTE [28] PROVISIONS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2020		2019	
	Rs.	Rs.	Rs.	Rs.
Audit fees	4,443,440.00	4,443,440.00	4,363,836.00	4,363,836.00
Pending Court Cases	361,814,195.14	361,814,195.14	361,809,195.14	361,809,195.14
EPF,ETF & Surcharges	410,169.53	410,169.53	437,169.53	437,169.53
	366,667,804.67	**366,667,804.67**	**366,610,200.67**	**366,610,200.67**

NOTE [29] REVENUE	**NHDA**	**CONSOLIDATED**	**NHDA**	**CONSOLIDATED RESTATED**
	2020		**2019**	
	Rs.	**Rs.**	**Rs.**	**Rs.**
Sale of Houses	12,062,056.00	12,062,056.00	3,150,465.20	3,150,465.20
Sale of Land	52,825,373.54	52,825,373.54	70,085,155.01	70,085,155.01
	64,887,429.54	64,887,429.54	73,235,620.21	73,235,620.21

NOTE [30] COST OF SALES

	NHDA	**CONSOLIDATED**	**NHDA**	**CONSOLIDATED RESTATED**
	2020		**2019**	
	Rs.	**Rs.**	**Rs.**	**Rs.**
HOUSES				
Opening Stock	68,751,810.35	68,751,810.35	69,827,146.35	69,827,146.35
Transfer from Working Progress & Others	-	-	-	-
	68,751,810.35	68,751,810.35	69,827,146.35	69,827,146.35
Closing Stock	(62,095,985.30)	(62,095,985.30)	(68,751,810.35)	(68,751,810.35)
Cost of Sales - NHDA	6,655,825.05	6,655,825.05	1,075,336.00	1,075,336.00
	-	-	2,523.12	2,523.12
	-	-	-	-
	6,655,825.05		1,077,859.12	1,077,859.12
LAND				
Cost of Land - NHDA	172,800.00	172,800.00	57,500.00	57,500.00
	-	-	-	-
Total Cost of Sales	**6,828,625.05**	**6,828,625.05**	**1,132,836.00**	**1,132,836.00**

NOTE [31] OTHER REVENUE

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2020		2019	
	Rs.	Rs.	Rs.	Rs.
Revenue Form Rent NOTE [31] SUB 1	133,592,683.83	214,639,834.83	180,103,949.76	271,168,129.76
Revenue From Interest NOTE [31] SUB 2	1,688,275,483.27	1,692,229,033.27	1,849,473,602.04	1,854,693,873.04
Revenue From Others NOTE [31] SUB 3	4,724,909,107.38	5,051,264,849.38	5,767,308,996.62	5,820,358,503.62
Non Refundable Deposits NOTE [31] SUB 4	47,000.00	47,000.00	515,351.75	515,351.75
	6,546,824,274.48	**6,958,180,717.48**	**7,797,401,900.17**	**7,946,735,858.17**

NOTE [31] SUB 1 REVENUE FORM RENT

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2020		2019	
	Rs.	Rs.	Rs.	Rs.
NHD House Rent	3,200.00	3,200.00	1,350,587.86	1,350,587.86
Residential Houses	53,786,327.16	53,786,327.16	58,990,500.93	58,990,500.93
Public Servants Quarters	4,257,883.30	4,257,883.30	4,743,156.22	4,743,156.22
Commercial Building	57,726,271.60	138,773,422.60	67,493,399.07	158,557,579.07
Lease Rent	16,254,265.10	16,254,265.10	44,664,200.61	44,664,200.61
Circuit Bungalow Rent	1,564,736.67	1,564,736.67	2,862,105.07	2,862,105.07
	133,592,683.83	**214,639,834.83**	**180,103,949.76**	**271,168,129.76**

NOTE [31] SUB 2 REVENUE FROM INTEREST

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2020		2019	
	Rs.	Rs.	Rs.	Rs.
Fixed Deposits	-	3,060,556.00	-	3,745,223.00
Distress Loans	5,550,055.01	5,550,055.01	6,418,528.89	6,418,528.89
Interest on Sale of Houses Instalments	17,938,754.65	17,938,754.65	8,747,006.47	8,747,006.47
Interest on Sale of Land Instalments	1,106,839.31	1,106,839.31	2,968,682.87	2,968,682.87
Interest on Loan NHFS	-	-	327,462.42	327,462.42
Interest on Treasury Bills	75,263,564.17	75,263,564.17	150,619,628.42	150,619,628.42
Interest on Loan Under Diripiyasa	561,761.56	561,761.56	528,978.56	528,978.56
Interest on Gamanaguma Programme	4,756,545.31	4,756,545.31	5,412,900.15	5,412,900.15
Interest on Janasevana I 12% (Banks)	81,288,257.45	81,288,257.45	87,770,534.11	87,770,534.11
Treasury Fund & IG Loan Interest 2011	163,341,606.95	163,341,606.95	193,800,616.97	193,800,616.97
Interest on Janasevana II 10% (Banks)	278,007,024.64	278,007,024.64	404,137,516.17	404,137,516.17
Staff Housing Loan	7,517,512.44	7,517,512.44	11,553,466.66	11,553,466.66
Interest on Fisheries Houses & Estate	6,741,340.86	6,741,340.86	7,052,061.87	7,052,061.87
Loan Programme	39,615,323.89	39,615,323.89	13,683,559.41	13,683,559.41
2015 Loan Programme	979,958,999.39	979,958,999.39	926,213,743.35	926,213,743.35
Interest Income from Middle Income Housing Project	7,451,607.10	7,451,607.10	10,589,794.43	10,589,794.43
Interest on 2020 Loan Programme(Trasury)	908,311.33	908,311.33	-	-
Interest on 2020 Loan Programme(IG)	326,822.94	326,822.94	-	-
Other Interest	17,941,156.27	17,991,582.27	19,649,121.29	19,679,182.29
Loans and Other Receivables	-	842,568.00	-	1,444,987.00
	1,688,275,483.27	**1,692,229,033.27**	**1,849,473,602.04**	**1,854,693,873.04**

NOTE [32] INSTITUTIONAL & ADMINISTRTIVE EXPENSES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2020		2019	
	Rs.	Rs.	Rs.	Rs.
Board Expenses	312,000.00	312,000.00	611,000.00	611,000.00
Salaries and Wages	909,286,977.99	952,932,981.99	1,530,626,104.12	1,584,378,025.12
Remuneration to Key Management Personnel	1,782,903.81	4,299,570.81	2,107,000.00	8,189,254.00
Overtime	46,614,297.99	46,614,297.99	103,302,016.37	103,302,016.37
Other Allowances	24,981,077.46	24,981,077.46	88,368,405.44	88,368,405.44
Cost of Living Allowances	192,498,134.68	192,498,134.68	389,161,029.79	389,161,029.79
Incentive Payments	6,303,579.45	6,303,579.45	33,200,104.63	33,200,104.63
Bonus	6,350,941.56	6,350,941.56	4,315,969.56	4,315,969.56
Incentive Payments- Bonus	1,424,835.06	1,424,835.06	1,815,699.87	1,815,699.87
E P F Contributions	135,237,138.00	139,014,271.00	235,508,133.04	239,585,441.04
E T F Contributions	34,568,396.73	35,323,823.73	59,644,632.70	60,460,094.70
Compensation	804,580.00	804,580.00	2,080,012.00	2,080,012.00
Holiday Payment	16,194,912.55	16,194,912.55	34,554,115.31	34,554,115.31
Training & Scholarships	61,120.00	61,120.00	1,198,353.40	1,198,353.40
Encashment of Vacation Leave	22,935,451.70	22,935,451.70	23,464,836.07	23,464,836.07
Reimbursment of Membership Fees	39,737.00	39,737.00	64,467.00	64,467.00
Staff Medical Scheme	32,630,962.75	32,630,962.75	30,569,108.41	30,569,108.41
Medical Report Charges	-	-	37,227.00	37,227.00
Gratuity Provision	114,370,212.00	116,748,035.00	109,044,858.93	110,560,092.93
Allowance for Board of Survey	577,214.60	577,214.60	1,218,910.00	1,218,910.00
Travelling - Local	34,640,694.32	36,620,773.32	83,174,569.06	85,461,333.06
Travelling - Foreign	-	-	1,339,871.01	1,339,871.01
Payment on Security Services	18,496,596.87	18,496,596.87	22,006,822.19	22,006,822.19
Stationery & Office Requisites	21,598,395.67	29,770,235.67	57,839,027.73	66,695,249.73
Fuel for Motor Vehicles	23,913,883.75	23,913,883.75	47,874,357.03	47,874,357.03
Transport & Hiring of Machinery & Equipment Etc.	374,914.26	374,914.26	3,477,332.00	3,477,332.00
Health Sanitary & Other Services	3,770,143.61	3,770,143.61	4,235,846.17	4,235,846.17
Printing Charges	1,223,050.00	1,223,050.00	54,478,058.81	54,478,058.81
Newspapers & Periodicals	475,345.45	475,345.45	1,246,660.12	1,246,660.12
Uniforms	75,833.00	75,833.00	997,262.50	997,262.50
Services-Tea Supply Employees Welfare	4,307,161.66	4,307,161.66	7,318,303.83	7,318,303.83
Welfare	2,528,488.08	2,528,488.08	16,595,621.03	16,595,621.03
Name Boards	50,050.00	50,050.00	62,859,625.75	62,859,625.75
maintance -Buildings & Structures	6,508,620.30	12,766,565.30	12,767,460.30	29,079,367.30
Plant, Machinery & Office Equipment	7,148,479.26	9,422,927.26	10,588,490.91	14,649,830.91
Motor Vehicles	10,340,751.46	10,340,751.46	18,648,659.21	18,648,659.21
Furniture	23,300.00	23,300.00	81,883.50	81,883.50
Housing Scheme	4,004,912.27	4,004,912.27	6,376,863.73	6,376,863.73
Circuit Bungalow Expenses	951,678.84	951,678.84	1,787,490.99	1,787,490.99
Rewamping of Condominiums	215,240,973.34	215,240,973.34	178,171,480.15	178,171,480.15
Hiring of Motor Vehicles	47,517,153.44	47,517,153.44	77,384,590.56	77,384,590.56
Telephone	10,492,518.75	10,492,518.75	16,367,341.36	16,367,341.36
Electricity	12,056,993.06	12,056,993.06	17,785,639.74	17,785,639.74
Water	2,393,659.47	2,393,659.47	3,934,105.76	3,934,105.76
Rent for Office Buildings	2,596,040.03	2,596,040.03	4,527,231.47	4,527,231.47
Rates	8,830,382.53	8,830,382.53	8,343,604.20	8,343,604.20
Advertisement	2,224,547.60	2,224,547.60	3,761,020.83	3,761,020.83
Legal Fees	5,770,008.32	7,281,758.32	19,197,958.89	22,497,785.89
Postage	5,826,769.31	5,826,769.31	10,716,316.09	10,716,316.09
Insurance	2,591,181.14	4,207,874.14	3,998,989.06	5,482,847.06
Licence Fees	452,438.31	452,438.31	575,560.00	575,560.00
Information & Publicity	11,405.00	11,405.00	188,669,767.88	188,669,767.88
Administrative Expenses	-	3,748,971.00	-	9,356,401.00
	2,003,410,842.43	**2,082,045,622.43**	**3,598,019,795.50**	**3,709,918,293.50**

NOTE [33] FINANCE EXPENSES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2020		2019	
	Rs.	Rs.	Rs.	Rs.
Bank Charges	978,345.12	3,576,616.12	2,688,473.59	5,366,606.59
Rebates to Tenants	256,074.50	256,074.50	1,154,309.55	1,154,309.55
Interest Payment -Commercial Banks On Diripiyasa Loan	-	-	40,795.26	40,795.26
Interest Payment Bank loan Upahara	423,568,587.17	423,568,587.17	544,177,246.22	544,177,246.22
Interest Payments Other Loans	10,290,922.81	10,290,922.81	3,195,866.76	3,221,017.76
Economics Service Charges (Tax)	-	-	6,219,531.59	6,219,531.59
VAT	1,961,936.36	1,961,936.36	1,953,562.19	1,953,562.19
Value through Profit and Loss	-	1,229,046.00	-	-
Interest on Lease	-	-	-	713,632.00
Income Tax Credit / (Expense)	-	8,824,914.00	-	3,004,957.00
Revaluation Loss on Owner - Occupied Property	-	-	-	1,800,000.00
Remeasurement (Loss)/Gain on Defined Benefit Liability	-	171,427.00	-	22,352.00
	437,055,865.96	**449,879,523.96**	**559,429,785.16**	**567,674,010.16**

NOTE [34] OTHER EXPENSES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2020		2019	
	RS	RS	RS	RS
Mobile Office Expenses	-	-	2,315,904.25	2,315,904.25
Audit Fees	2,000,000.00	2,564,000.00	2,500,000.00	3,004,000.00
Stamp Duty	816,018.25	816,018.25	354,076.13	354,076.13
Survey Expenses/Valuation	134,652.67	134,652.67	20,284,933.02	20,284,933.02
WHT And Other	597,598.39	597,598.39	14,393,659.94	14,393,659.94
NBT	1,565.09	1,565.09	1,316,117.15	3,562,990.15
Expenses on CHP Board of Review	-	-	527,000.00	527,000.00
Consultant Fees	110,000.00	110,000.00	-	-
District Housing Committee Expenses	1,640,119.39	1,640,119.39	1,831,235.00	1,831,235.00
Expenditure on Exhibition	187,155.00	187,155.00	7,107,821.32	7,107,821.32
Public Function Activities	1,637,895.50	1,637,895.50	129,240,743.39	129,240,743.39
Removing of Unauthorized Tenants	60,000.00	60,000.00	144,611.00	144,611.00
Infrastructure facil. For Model Village	147,461,309.20	147,461,309.20	977,235,644.72	977,235,644.72
Bad & Doubtful Debts	567,846,505.96	577,357,473.96	455,747,610.07	466,108,529.07
Infrastructure facil. For Other Programme	-	-	57,314,384.07	57,314,384.07
Commission Paid - Loan Collection	81,467,532.85	81,467,532.85	135,571,878.64	135,571,878.64
Commission Paid - Rent Collection	2,496,361.37	2,496,361.37	3,908,388.84	3,908,388.84
Sevana Grant Expenses	-	-	33,117,500.00	33,117,500.00
Other Grant Payment	43,580,247.48	43,580,247.48	-	-
Provision of Compensation(Legal)	5,000.00	5,000.00	356,670,620.85	356,670,620.85
Grant Expenses	4,281,967,450.51	4,281,967,450.51	4,464,667,963.26	4,464,667,963.26
Depreciation on Fixed Assets	58,920,801.95	68,722,377.95	59,587,578.34	69,556,609.34
Sevana Fund Expenses	-	-	13,554,702.28	13,554,702.28
	5,190,930,213.61	**5,210,806,757.61**	**6,737,392,372.27**	**6,760,473,195.27**

STATEMENT OF CHANGES IN NET ASSETS/EQUITY FOR THE YEAR ENDED 31 DECMBER 2020

Rs.Mln

	CAPITAL	CAPITAL RESERVE	ACCUMULATED SURPLUSES/ DEFICITS	MINORITY INTEREST OVDC
Balance as at 01 st January 2019	40.000	37,178.919	(13,641.562)	1,086.337
Change in net Asset / equity for 2019		5,910.876		
Surplus / Deficit for the period			(3,025.340)	
Minority Interest OVDC			3.458	2.652
Balance as at December 31,2019	40.000	43,089.795	(16,663.444)	1,088.989
Balance as at 01 st January 2020	40.000	43,089.795	(16,663.444)	1,088.989
Change in net Asset / equity for 2020		1,209.618		
Surplus / Deficit for the period			(1,026.514)	
Surplus / Deficit for the period (OVDC)			169.812	130.209
Balance as at December 31,2020	**40.000**	**44,299.413**	**(17,520.146)**	**1,219.198**

NATIONAL HOUSING DEVELOPMENT AUTHORITY AND SUBSID1ARY COMPANY
CASH FLOW STATEMENT FOR THE YEAR ENDED 31st DECEMBER 2020

Cash flows from operating activities

		NHDA 2020 Rs.Ml	OVDC 2020 Rs.Ml	CONSOLIDATED 2020 Rs.Ml	CONSOLIDATED 2019 Rs.Ml
Surplus/deficit before taxation		(1,026.514)	306.177	(720.337)	(3,014.409)
Non-Cash movements					
Increase / Decrease in Gratuity Provition	33.527		1.267	34.794	17.185
Increase / Decrease in Provision for Audit fees	0.079			0.079	0.756
Increase / Decrese in EPF,ETF & Surcharges	(0.027)			(0.027)	(0.005)
Depreciation	58.921		9.801	68.722	69.556
Income Tax Set off ovdc				-	(0.960)
Amortization of intangible assets			0.022	0.022	0.022
Over Provision of pending courts cases NHDA	0.005			0.005	356.671
Fair value gain from Investment			0.002	0.002	-
Fair value gain on Investment property			(286.227)	(286.227)	(8.846)
Gain/Loss from fixed Assets	(0.229)			(0.229)	(17.609)
Interest income	(75.264)		(3.953)	(79.217)	(155.840)
Increase / Decrease in Current Assests	(1,861.323)		(6.681)	(1,868.004)	(937.857)
Increase / Decrease in Payable	(160.432)		15.606	(144.826)	290.065
		(2,021.755)			
Net cash from operating Activities		(3,031.257)	34.737	(2,996.520)	(3,402.619)
Cash flows from investing activities					
Purchase Of property Plant & Equipment	(2.846)		(0.367)	(3.213)	(43.534)
Increase / Decrease in development Assets.	3,951.318			3,951.318	(2,401.092)
Proceeds from sale of fixed assets	0.229			0.229	20.764
Additions to Investment property			(7.973)	(7.973)	(1.954)
Interest received	73.950		3.993	77.943	158.596
Net proceeds from investment			(0.027)	(0.027)	9.998
		4,022.651		-	-
Net cash used in investing activities		991.394	30.363	1,021.757	(5,659.841)
Cash flows from financing Activities					
Grant Received	5,928.228				
Grant payment	4,718.610	1,209.618		1,209.618	5,910.876
Loans payment		(852.702)		(852.702)	(1,217.483)
Net Additions finance lease liabilities			(2.494)	(2.494)	6.318
Net increase in cash & cash equivalents		1,348.310	27.869	1,376.179	(960.130)
Cash & Cash equivalent as at beginning of period		1,293.017	(18.799)	1,274.218	2,234.348
Cash & Cash equivalent at end of period		**2,641.327**	**9.070**	**2,650.397**	**1,274.218**

Notes to the cash flow Statements

Cash and cash Equivalents

Cash and cash equivalents consist of cash on hand and balances with banks and investments in money market instruments. Cash and cash equivalents included in the cash flow statement comprise the following statement of financial position amounts :

	2020	2019
Cash on hand and balance with bank	1052.770	390.474
Short - term investments	1597.627	883.744
	2650.397	**1274.218**

HUD/A/NHDA/01/20/08 23 December 2021

Chairman
National Housing Development Authority

Report of the Auditor General on the Financial Statements and Other Legal and Regulatory Requirements of the National Housing Development Authority and its subsidiary for the year ended 31 December 2020 in terms of Section 12 of the National Audit Act, No. 19 of 2018.

---

1. Financial Statements

1.1 Qualified Opinion

The audit of the financial statements of the National Housing Development Authority for the yearended 31 December 2020 comprising the statement of financial position as at 31 December 2020 and the statement of financial performance statement**,** 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 Lankaread in conjunction with provisions of the National Audit Act No. 19 of 2018 and Financial Act No.38 of 1971. My report to Parliament in pursuance of provisions in Article 154 (6) of the Constitution will be tabled in due course.

In my opinion, except for the effects of the matters described in the basis for Qualified Opinion section of my report, the accompanying financial statements give a true and fair view of the financial position of the National Housing Development Authority and its subsidiary as at 31 December 2020, and of its financial performance and its cash flows for the year then ended in accordance with Sri Lanka Public Sector Accounting Standards.

1.2 Basis for Qualified Opinion

(a) According to Paragraph 76 of the Sri Lanka Public Sector Accounting Standard No. 01, the assets which could not be realized within 12 months after the respective reporting date, should be categorized as non current assets. However, 15 no of fixed deposits totaling to Rs.58,010,000 invested for more than one year (not redeemable in the year under review) had been shown in the statement of financial position under the current assets.

(b) The value of a land extent of 170.56 perches belong to the Hanthana Holiday Resort which had been acquired as a non – exchange transaction in the years 1987 and 1988 had been shown in the financial statements at a cost of Rs.2,520 as at end of the year under review. However, action had not been taken to estimate the fair value of that land in order to show the fair value in the financial statements as per paragraphs 27 and 47 of Sri Lanka Public Sector Accounting Standard No.07. Further, even though the land value of the Authority had been identified as Rs.55,319,710, value of 8,286 no of land plots belonging to the offices and rented out buildings and lands extent of 473.15 hectares remaining from the housing projects had not been valued in order to show their fair values in financial statements.

(c) There were hundred and thirty five motor vehicles bearing cost of Rs.269,362,610 which had been purchased since the year 1985 and a large number of other assets costing to Rs.200,198,467 which had been purchased before 2015, are being still in used though they are fully depreciated. However, the particulars of those assets had not been disclosed in the financial statements according to Sri Lanka Public Sector Accounting Standard No.07. As well, according to Sri Lanka Public Sector Accounting Standard No.03, action had not been taken to rectify the estimation error of useful life of those assets and adjust in the accounts.

(d) The assets valued at Rs.131,682,451 received under the foreign grants during the period from 1981 to 1995 had been shown as foreign funds in the financial statement as at end of the year under review, without being amortized the related assets. Further, the particulars relating to some foreign grants, included in the above amounting to Rs.96,707,280, had not been furnished to audit.

(e) Even though a sum of Rs.47,462,689 had been shown in the financial statements since the year 2010 as receivable amount from the Consolidated Fund, the Ministry of Finance and Planning had informed in 2014 that said amount would not be reimbursed again. However, action had not been taken to write-off that amount. As a result, the current assets of the Authority had been overstated by that amount.

(f) The value of the stock of houses, and 43 units of rent/ lease houses had been shown in the financial statements at the cost of Rs.68,751,810 as at 31 December 2020. Out of that, 8 houses and shops cost of Rs.6,263,121 had been disposed on rent basis. As well, another 74 houses and shops had not been brought to the financial statements due to legal proceedings. However, a disclosure had not been made in the financial statements in that regard. Further, 117 houses and shops which have been held to dispose on rental/ lease basis had not been identified as the investment properties in terms of Sri Lanka Public Sector Accounting Standard No. 13.

(g) Detailed schedules relating to advances, deposits and receivables amounting to Rs.3,351,405 were not submitted for audit.

(h) Schedules and supporting documents and detailed information to identify the beneficiaries of the lands and houses given on long term to make payments on installment basis amounting to Rs.21,823,692,283 shown under non-current assets were not submitted to the audit.

(i) A difference of Rs.14,268,868 was observed between the cash remittances to the Weeraketiya District office from the Head office, due to either not being accounted the remittances or omission from the accounts. Hence, that difference had been deducted from the cash balance and shown in the financial statements. As a result, the cash balance of the year had been under stated in the financial statements.

I conducted my audit in accordance with Sri Lanka Auditing Standards (SLAUS). 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 Other information included in the Authority's 2020 Annual Report.

The other information comprises the information included in the Authority's 2020 Annual Report but does not include the financial statements and my auditor's report thereon, which is expected to be made available to me after the date of this auditor's report. Management is responsible for the other information.

My opinion on the financial statements does not cover the other information and I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial statements, my responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit or otherwise appears to be materially misstated.

When I read the Authority's 2020 Annual Report, if I conclude that there are material misstatements therein, I am required to communicate that matter to those charged with governance for correction. If further material uncorrected misstatements are existed those will be included in my report to Parliament in pursuance of provisions in Article 154 (6) of the Constitution that will be tabled in due course.

1.4 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 Public Sector 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 Authority'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 Authority or to cease operations, or has no realistic alternative but to do so.

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

As per Section 16(1) of the National Audit Act No. 19 of 2018, the Authority 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 Authority.

1.5 Auditor's Responsibilities for the Audit of the Financial Statements

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 scepticism 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 Authority'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 Authority'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 Authority 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.

I communicate with those charged with governance regarding, among other matters, significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

2. Report on Other Legal and Regulatory Requirements

2.1 National Audit Act, No. 19 of 2018 include specific provisions for following requirements.

2.1.1 Except for the effects of the matters described in the basis for Qualified Opinion section of my report, I have obtained all the information and explanation that required for the audit and as far as appears from my examination, proper accounting records have been kept by the Authority as per the requirement of section 12 (a) of the National Audit Act, No. 19 of 2018.

2.1.2 The financial statements presented is consistent with the preceding year as per the requirement of section 6 (1) (d) (iii) of the National Audit Act, No. 19 of 2018.

2.1.3 The financial statements presented includes all the recommendations made by me in the previous year as per the requirement of section 6 (1) (d) (iv) of the National Audit Act, No. 19 of 2018.

2.2 Based on the procedures performed and evidence obtained were limited to matters that are material, nothing has come to my attention;

2.2.1 to state that any member of the governing body of the Authority has any direct or indirect interest in any contract entered into by the Authority which are out of the normal cause of business as per the requirement of section 12 (d) of the National Audit Act, No. 19 of 2018.

2.2.2 to state that the Authority has not complied with any applicable written law, general and special directions issued by the governing body of the Authority as per the requirement of section 12 (f) of the National Audit Act, No. 19 of 2018 except for:

Reference to law/ direction	**Observations**
(a) Section 11 (b) of the Finance Act No.38 of 1971	Concurrence of the Finance Minister had not been obtained for the short term and long term investments made totaling to Rs.2,271,354,730.
(b) Financial Regulations of the Democratic Socialistic Republic of SriLanka (I) FR 371(5) and Paragraph (d) of the State Finance Circular No.03/2015 dated 14July 2015.	(i) Two advances given to the officers in the years 1998 and 2019 amounting to Rs.200,000 and Rs.42,272,005 respectively had not been settled up to end of the year under review. Further, action had not been taken to recover the salary advances given to the officers amounting to Rs.122,798 even after lapsed of over 5 years. (ii) Action had not been taken to recover the advances amounting to Rs.514,650,472, that had been given to various 73 projects, even after lapse of 1 to5 years.
(II) Financial Regulation 396	Necessary actions had not been taken relating to 69 cheques issued from 2 bank accounts of the 02 District offices amounting to Rs.602,142 though they were remained uncashed for more than 6 months.
(c) Public Finance Circular No. 02/2015 dated 10 July 2015 .	Even though disposing process of unused motor vehicles should be conducted as at 31 March in every year after being identified the disposable motor vehicles, action had not been taken to dispose 11 motor vehicles cost of Rs.16,143,675 which were decided to disposed since the year 2017 up to end of the year under

review.

(d) Paragraph 8.2.2 of the Public Enterprises Circular No.PED/12 dated 02 June 2003 and section 11 of the Finance Act No.38 of 1971.	Deviating from the main objective of the Sevana Fund, providing of facilities poor families for fulfillment of their housing needs, action had been taken to made investments continuously in order to earn the interest. Thus, a sum of Rs.328,000,000 had been invested without obtaining the approval of the Minister of Finance.
(e) Paragraph 3:1 of Public Administration Circular No. 30/2016 dated 29 December 2016	The consumption of fuel must be re-tested after a period of 12 months from each fuel test or after running a distance of 25,000 km or after carring out a repair to the engine, whichever occurs first. However, the fuel tests had not been conducted for 36 motor vehicles of the Authority up to 31 December 2020, since the date of purchase the motorvehicles.
(f) Para 9:4 of Management Services Circular No. 12 dated 30 May 2003	The officers of an institute should not be released to the Line Ministry or to any other institution without obtaining the approval of cabinet of Ministers and if it release with the approval, any payment should not be made during the period. However, contrary to that requirement, 12 officers had been released to external institutions without having said approval. Although three officers who had been released without pay basis, a sum of Rs.7,782,481 had been paid as salaries and allowances for them up to end of the year under review. A sum of Rs.164,657 to be receivable for an officer who had been released on the reimbursement basis up to 30 April 2021, since a period over 4 years.

2.2.3 to state that the Authority has not performed according to its powers, functions and duties as per the requirement of section 12 (g) of the National Audit Act, No. 19 of 2018.

2.2.4 to state that the resources of the Authority had not been procured and utilized economically, efficiently and effectively within the time frames and in compliance with the applicable laws as per the requirement of section 12 (h) of the National Audit Act, No. 19 of 2018.

2.3 Other Matters

(a) According to the financial statements, the advances and loans given by the Authority to the employees and to external parties aggregating to Rs.4,001,854,250. Out of that, the recoverable amount since 3-5 years and for over 5 years amounted to Rs.963,293,386 and Rs.2,652,095,768 respectively. However, action had not been taken to recover those receivables up to end of the year under review. As well, the receivables for over 5 years were represented 33 per cent of the total debtor balances.

(b) In the year 2011, according to the relevant agreement of the State Tribute Loan Program, although provisions were made to recover the loan installments from the borrower's salary or from the guarantors, the outstanding balance at the end of the year under review was Rs. 343,530,000/-, of which Rs.259,847,000 was outstanding more than 02 years.

(c) The approved cadre of the Authority as at 31 December 2020 was 2,164 and the actual cadre as atthat date was 1,978 comprisingpermanent staff of 1,175 personal recruitments of 446, on contract basis 282 employees and 75 daily paid employees. When it analyses the each staff category 665 vacancies and 295 excess staff was observed.

(d) Out of the payables to the creditors, sums of Rs.202,530,915 and Rs.1,828,306,764 had not been settled for over 10 years and over 5 years respectively up to end of the year under review. As well, action had not been taken to write – off the non – liable creditor balances, after being conducted investigations.

(e) Although the finance department, property department and district offices maintained separate data related to the activities of the institution, the authority did not maintain a centralized register to identify the number of houses and shop units available for sale/rent/leasing.

(f) There were 43 houses and shops with a cost of Rs: 6,263,123/- after completion of construction work and available for sale by the authority had been included in the market stock for more than 03 years without taking any action for sale.

(g) According to the guideline for implementation of the model villages, the main criteria for the selection of beneficiaries are, lack ofa houses to the beneficiary or to the spouse and have a real requirement of a house. According to the information furnished for audit, due to receiving of another houses, 182 beneficiaries had not been resided in the houses and 9 beneficiaries had sold the houses given for them. Thus, it was observed that without conducting a correct examination, the houses had been provided.

(h) According to section 2.1 of the Guideline (Handbook) for implementing of model villages, suitable lands for the housing schemes had not been selected. Due to that weakness, the beneficiaries of 1,089 houses, situated in model villages in 25 Districts, had not been resided in the houses due to the lack of Common facilities and threats from wild animals. As a result, the costs incurred to construct those houses had been become fruitless expenditure. The particulars of those expenditure had not been furnished to audit. Further, the non - occupying percentage of the beneficiaries in 133 model villages in 12 Districts opened in the year 2109 were ranging from 15 per cent to 42 per cent.

(i) Even though it had been planned to start the construction works of 10,000 housing units and to complete 5,000 housing units in the year under review at the estimated cost of Rs.5,271,500,000 under the “Obata Geyak – Ratata Hetak” Programme, only 3,949 housing units had been completed. Although 90 per cent of the estimated provisions had been received, 6,051 housing units were remained as uncompleted.

(j) Even though it had been planned to construct 300 housing units during the year under review under the other funding programme of Sevana Housing grants, benefits had been provided only for 22 family units. As well, it had been planned to construct 1,860 housing units under the Indian donation Progamme, only 520 housing units had been constructed and 8 projects shedulded to be implemented under the above programme had not been conducted.

(k) Out of the various grants and loan programms conducted to construct 111,214 housing units under the 13 programmes, during the period from 2016 to 2019, only 37,408 housing units or 34 per cent had been completed up to end of th e year under review. The construction works of 3,656 housing units conducted under those programmes had been abandoned.

(l) Five housing projects implemented under the shelter for all programme, in the year 2106 comprising of 2,503 housing units, which had been scheduled to be completed 11 April 2018, 07 December 2018, 22 November 2019 and 12 June 2020 respectively. Nevertheless, only 262 housing units, out of 2503 housing units, had been completed up to 31 December 2020. Action had not been taken to construct 1,815 housing units.

(m) The works of rehabilitation and development of infrastructure facilities in 33 housing schemes had been planned to carry out at an estimated cost of Rs.200,000,000 in the preceding year. However, the progress of the scheduled works in 17 housing schemes was in zero level.

(n) The compensation payables to the private sector for the acquisition of lands as at end of the year under review amounted to Rs.101,209,033 and the interest payable due to the delaying the payment of compensation amounted to Rs.33,852,455, the payable interests due to delaying the payment were exceeded, that the compensation in 24 instances.

Signed/ W.P.C. Wickramaratne
Auditor General