Annual Report 2019

National Housing Development Authority

Ministry of Housing Constructions and Cultural Affairs
Ministry of Urban Development, Water supply and Housing Facilities

CONTENTS

MESSAGE OF GENERAL MANAGER

The Year 2019 , can be mentioned as the year in which many challenges were faced in implementation of the planned programmers under " Semata Sevana" housing programme which has been implemented since 2015, with the intention of providing a permanent home to every citizen living in sri lanka.

At an unexpected moment, following the terrorist attack that destabilized the entire country. With the political and administrative changes at the end of the year, already planned development programmes were revised and implemented.

Although the programmes and projects were able to commence as planned at the beginning of the year, in the later half of the 2019, the National Housing Development Authority faced the real challenges of completing the housing projects and programmes due to the financial crisis.

It ia a great achievement that the National Housing Development Authority was able to collect a sum of Rs. 5985.6 million internally during the year under review from loan recovery, rent and property sales without hampering it's development activities at a time when most of the public and private sector institutions were facing crisis even for survival.

As an institution we humbly happy that it was able to earn Rs. 3598 million from internal collection and maintained the recurrent expenditure of the institution without any shortage for welfare activities of the staff.

Even though this critical situation, it was able to invest more than Rs. 11000 million form consolidated fund for housing sector and during the year, the N.H.D.A directly invested amount for housing purpose was Rs.13000 million.

As a result of this investment it was able to commence the construction work of 77,755 housing units and to complete 31,833 housing units. Accordingly 141 housing projects which were constructed under re-awakening village programme with the intention of providing permanent houses with all infrastructure facilities to homeless low income families. In parallel to this development activities it was possible to offer 1,224 title deeds under a programme implemented to confirm the property rights of the beneficiary families.

I take this opportunity to express my gratitude to entire staff members Who worked with dedication in the face of many challenges in achieving the goals of the institution.

Lalith Edirisinghe
Act. 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.

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 or buildings.
- To formulate schemes to establish housing development projects in order to alleviate the housing shortage.
- 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 the Authority.
- 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.

Objectives

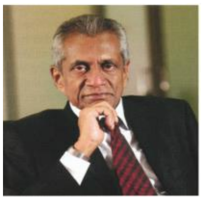
- Providing low-income families with facilities for the construction of houses.
- Providing the poorest segments in the society with assistance for the construction of houses.
- Directing involving and coordinating in providing housing to slum and shanty dwellers.
- Facilitating those engaged in construction 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.

1.2 Corporate Information

NAME	:	National Housing Development Authority
LEGAL FORM	:	Act No. 17 of 1979
YEAR OF INCORPORATION	:	1979
REGISTERED OFFICE	:	N.H.D.A 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, Department of Auditor General
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.

1.3 The Board of Directors

The details of Board of Directors



1. **Chairman**
   Mr. L.S.Palansuriya
   No.06, Sudarshana Road,
   Heel Weediya,
   Dehiwala

2. **Vice Chairman**
   Mr. Karunarathna Athukorala
   No.158, Dikhenapura,
   Munagama,
   Horana

3. **Working Director**
   Mr. K.G. Wickrama
   No.56/A, Udumulla Road,
   Battaramulla

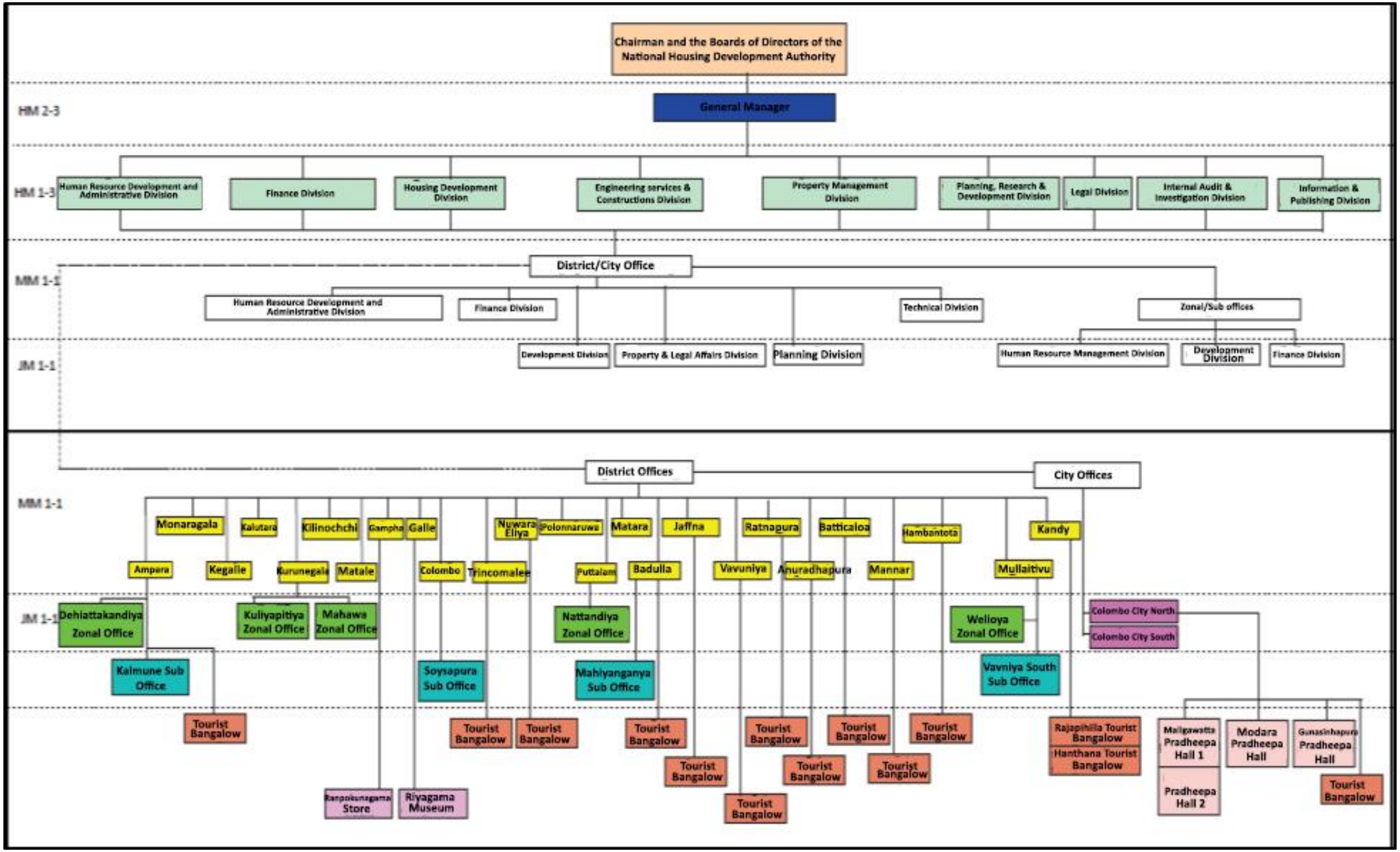
4. **Member**
   Mrs. R.A. Chulananda
   Additional Secretary,
   No. 17/43 5th Lane, Pubudu Road,
   Maththegoda

5. **Member**
   Mr. Amal Wickramathunga
   No. 134/F, Nagahawatta Road,
   Dalugama,
   Kelaniya

6. **Member**
   Mr. A.D.L.P. Kalansooriya

7. **Member**
   Mr. S.P.V.S.M. Gunasekara

1.4 Institute's Organization



1.5 Corporate Management

Mrs. M.S. Weerasinghe
General Manager (Up to October 2019)
Deputy General Manager (Engineering Services and Constructions)

Mr. P.M.L.P. Edirisinghe
Acting General Manager (From October 2019)
Deputy General Manager (Human Resources Management and Administration)
Acting Deputy General Manager (Information and Publicity)

Mr. E.A.D.S. Edirisinghe
Deputy General Manager (Finance)

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

Mrs. A.K. Pushpa Rohini
Deputy General Manager (Legal)

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

Mr. M. Premathilaka
Acting Deputy General Manager (Planning and Monitorring)

Mr. R.M.U.W. Rathnayake
Chief Internal Auditor

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

1.6 Decentralized administration of the National Housing Development Authority at District level

District offices' Addresses and Telephone numbers

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

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 the criteria given by our Ministry.

2.1 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 2019, 17 meetings were held.

2.2 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 2019, 05 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 Housing, Constructions and Cultural Affairs have served in the Audit and Management Committee as committee members during the year 2019.

1. Mr. M.D. Nawarathne - Chairman
   (Director, Ministry of Finance)

2. Mr. K. Athukorala - Member
   (Vice Chairman/ Board Member)

3. Mr. K.G. Wickrama - Member
   (Board Member)

4. Mr. R.S. Samarakkody - Member
   (Chief Internal Auditor- Ministry of Housing Constructions and Cultural Affairs)

5. Mrs. V.D. Seetha - Member
   (Audit Superintendent, Government Audit Division)

2.3 Monthly Progress Review Meetings

Headed by Hon. Minister, progress of the Authority is reviewed every week with the participation of the Secretary of the Ministry, Chairman, Vice Chairman, Working Director, General Manager and all Deputy General Managers, District Managers, officers of the top management of the institute related to the Ministry.

2.4 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 duty of 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.

2.5 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 the Senior District Manager/ District Manager and Manager.

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.

2.6 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.

2.6.1 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 risk involves ensuring that funds are available to fulfill financial obligations when they reach maturity and financial provisions are available to 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.
- 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

2.6.2 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.

2.6.3 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 and efficient 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.

2.7 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.

Awareness programmes for beneficiaries are implemented to protect the environment and balance ecosystems by creating plants and herbal gardens for each environment for the residents under model villages programmes with the aim of environment development under president special tasks force programme.

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.

The risk on terrorist calamities and infectious diseases.

3. Major Activities

Several major programmes and projects were implemented in order to achieve institute's main objectives through various strategies and activities.

3.1 Houses for low-income families

Assisting to construct houses through giving loan facilities.

- Providing with loan facilities under concessionary annual interest to develop living house or construct a new house.
- constructing new houses in model villages nu providing with loans and assistance low-income families without a house or land.
- Implementing Sonduru Piyasa loan programme joint with banks to develop the houses to be developed.

3.1.1 Making partly completed houses to completed conditions through providing loans + assistances.

- Making partly completed houses to completed condition by implementing Loans + assistance housing development programme for law-income families.

3.1.2 Assisting to construct houses by providing with financial assistance.

- Construction of new houses in Grama Shakthi Udagamana for low-income poor families who have no house or land and are unable to obtain and 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 by providing Sevana assistance for poor, disabled and needy families as well as families with special members who have rendered useful service to the country.

3.1.3 Fulfilling the housing needs of the families with kidney disease members.

3.1.4 India Aids Programme

- Construction of new housing projects in the northern and southern provinces through the financial support of the Government of India for low-income families who do not have a land or house.

3.1.5 Meeting housing needs of the families affected by the Easter attack.

3.2 Viru Sumithuru Housing Programme

- To meet the housing needs by helping the war heroes who died for the country and became totally disabled.

3.3 New houses for middle income families

- Construction of flats with all facilities to provide new houses through public and private contribution for public and private sector employees and middle income and high-income businessmen who have fixed monthly income.

3.4 Promotion of Home Construction through Public-Private Partnerships.

- Identifying suitable lands
- Negotiating with suitable developers and obtaining proposals.
- Evaluation of proposals and selecting developers.
- Designing Project Plans and signing Memorandum of Understanding. Implementation, administration, and quality assurance.
- Marketing and sale of houses.
- Incentive of recipients by establishing Management Corporations.

3.5 Developing basic infrastructure facilities related to human settlements.

3.6 Modernizing of old housing schemes

- Developing infrastructure in old blocks of flats.
- Repairing blocks of flats.

3.7 Housing Construction and Providing Support Services

- Studying suitability of housing.
- Informing and organizing the community.
- Creating of community development organizations.
- Providing technical assistance necessary for construction of houses.
- Dissemination of information on low-cost construction techniques.
- Providing financial assistance based on the need.
- Monitoring constructions to ensure their quality/compliance.
- Making infrastructure available and maintaining the connectivity

3.8 Implementation of the Urban Development Programme (Housing Projects)

- Identifying appropriate sites.
- Conducting surveying.
- Determining the level of financial capacity.
- Preparing plans and implementing the project.
- Establishing management Corporations.
- Transferring of ownership

3.9 Providing Plots of Land

- Identifying suitable lands.
- Conducting suitability studies.
- Preparing plot plans.
- Providing necessary infrastructure.
- Identifying and selecting recipients of land.
- Striking links with lending institutions if necessary.
- Transferring plots to selected recipients.
- Guiding the recipients to construct houses within prescribed time range.

3.10 Implementing Loan Recovery Programmes

- Setting annual targets, providing guidance necessary to achieve targets and implementing policies pertaining to it.
- Implementing loan and rent collection promotion programmes.
- Carrying out monthly progress reviews, identifying weaknesses and introducing remedies.
- Implementing awareness programmes on the responsibility of the lenders for re-payments of loans installments and the importance of loan repayments and funding those money for housing development again.
- Implementing training programmes for collection officers and collection agents.
- Implementing events to evaluate the contributions made in the income promotion programme.

3.11 Counseling Services Associated with Housing

- Establishing District Housing Consultation Centers.
- Preparing suitability reports
- Providing plans as and when necessary.
- Preparing quantity, material list and cost estimates.
- Obtaining approval for plans.
- Supervision of construction and quality assurance.

3.12 Transfer of Housing Schemes to the Provincial Authority together with their Common Areas, Infrastructure and Services.

- Demarcating the boundaries of common areas/ open areas.
- Preparing survey plans.
- Maintaining a databank on constructions
- Maintaining data on Low-Cost Construction Techniques.

3.13 Training for Skills Development

- Organizing training sessions in consultation with vocational institutions and agencies.
- Making available vocational training opportunities.
- Providing basic implement requisites.
- Inspecting the functioning.
- Maintaining a database to support gainful employment.
- Maintaining a list of persons possessing skills.

3.14 Maintaining Data on Housing Stocks.

- Coordinating with Grama Niladharis and Divisional Secretaries and collection of data.
- Coordinating with the consultancy centers of the National Housing Development Authority and collating information.
- Coordinating with Provincial Authorities and collection of data.
- Presenting data to the District Housing Committee.
- Lining up of data received by the Committee.
- Presenting data to the database biannually.
- Using data for future planning.

- Obtaining concurrence of the Provincial Authority.
- Transfer of property by a deed.
- Informing homeowners.

4 REPORTING Of OPERATIONAL ACTIVITIES

Housing Development Division

'Samata Sevana' housing Programme

During the year 2019, following housing programmes were implemented under the **'Samata Sevana' housing Programme.**

1. Udagammana Programme

- Model Villages loans Programme.
- Gramasakthi aids villages programme
- Aid programme of re-settlement of displaced persons in Norther / Eastern provinces (except Ampara district).
- Indian aid housing projects.

2. "Visiri Nivasa" (Scattered Houses) development programme

- Visiri Nivasa loans programme.
- Visiri Nivasa loans + aid programme.
- Gramasakthi Visiri Nivasa aid programme.
- Sevana aid housing programme.
- Sonduru Piyasa bank loans programme.

3. Viru Sumithuru housing aid Programme

4. Housing aid Project implemented to the families with kidney patients.

5. Weli-Oya special aid housing Project

6. Development Programme for the houses damaged from flood.

7. Sirasa housing Programme

8. Housing Programme for the families affected by easter attack.

9. Housing elated support services

- **Development of infrastructure facilities of rural settlements.**
- **Modernizing of infrastructure facilities and buildings of the housing projects made by the National Housing Development Authority.**

10. Giving deeds of transfer to confirm the possession for the residents.

Houses for rural and semi urban low-income earners

1. Udagammana Programme

1.1 Model Villages Programme

National Housing Development Authority gives a loan amount of Rs. 600,000/- and material aid of Rs. 150,000/- under participatory method by selecting families who do not have a permanent house for living and a land to construct a house and the aim of this is to give a plot of land with the coordination of Divisional Secretary and construct housing projects. Under this, the programme was implemented by targeting low-income families and professionals.

This programme has been planned to initiate 470 projects covering 18 districts except northern province, Trincomalee and Batticaloa and under this Rs. 10,762.50 million was estimated to construct 12,843 new houses. Rs. 1790.0 million was estimated within the provision limit allocated for the year 2019 by the government budget and under this, it was planned to complete the works of the 2500 houses during the year. In additions to that, Rs. 1971.0 million was estimated to commence the works of 5573 new houses of the housing projects continued in 2018 and complete only 3,250 houses within the provision limit allocated by the government budget.

Accordingly, during the year, constructions of 9,870 new houses of 455 new projects were initiated and 4,683 houses of indiscernible projects were newly initiated and the works of 1,869 houses were completed. During the year, total amount is Rs. 2,855.551 million.

1.2 Gramasakthi aids villages programme

This programme was implemented as projects (villages) by selecting poor families who do not have a land or house and who do not have the ability to get a loan and repay and giving an aid of Rs. 750,000/- and a plot of land with the coordination of Divisional Secretary.

Under this programme, in the year 2019, Rs. 1,776.75 million was estimated to construct 2,369 houses of 90 projects and Rs. 430 million was estimated for the year 2019 within the provision limit allocated by the government budget. It was planned to complete 250 houses in the year. Accordingly, constructions of 2,219 houses of 76 projects were commenced by 31.12.2019 and the number of completed houses are 7. During the year, investment amount is Rs. 134.668 million for it. In additions to that, estimates were made to complete the works of 303 indiscernible houses in the year 2018 and commence the works of 704 new houses. The works of 303 indiscernible houses were finished and money deployed is Rs. 393.58 million.

1.3 Re-settlement programme of displaced persons in norther/eastern provinces.

The aim of this programme is to construct the new houses for the families displaced due to the wat situation held in northern/eastern provinces. The National Housing Development Authority gives an aid amount of Rs. 600,000/- with material aid of Rs. 150,000/- for one family and actions were taken to provide a plot of land with the coordination of District Secretary and the Ministry of Re-settlement.

Under this programme, Rs. 4,596 million was estimated to construct 9,192 houses of 407 projects in the year 2019 and Rs. 1,020.465 million was estimated for the year 2019 within the provision limit allocated by the government budget.

It was planned to complete 750 houses during the year. Accordingly, actions have been taken to commence the constructions of 11,157 houses of 437 projects by 31.12.2019 and the number of completed houses is 33. For this, the investment amount is Rs. 1,350.5 million in the year. In additions to that, Rs. 972,146 million was estimated to complete the works of 3,200 houses continued from the year 2018. The works of 889 indiscernible houses were finished and 965 new houses were commenced in that projects and the total amount incurred for it is Rs. 986.264 million.

1.4 Indian aid housing programme

Housing aids were given at Rs. 500,000/- for the construction of house for one family to 1200 low-income families by using the files received as a grant from Indian government and National Housing Development Authority has given another financial aid of Rs. 250,000/-additionally and the construction of house were implemented. Rs. 150,000/- of Rs. 250,000/- given by the National Housing Development Authority was give as a material aid.

In the year 2019, under this programme, 50 housing projects was implemented at 24 houses in one village. Out of, it was planned to implement 25 projects of 600 houses in the Hambantota district by focusing the southern province and the balance 25 projects of 600 houses in the northern province.

Under this programme, construction of 519 houses of 22 projects were commenced in southern province and under the northern province programme, construction of 278 houses of 10 projects were commenced. The total amount incurred in the year 2019 is Rs. 82,824 million.

2. “Visiri Nivasa” development programme

The aim of this programme is to assist for the construction of houses scattered basis on the land belongs to the families who possess a land bot do not have a permanent house for living and the families who cannot complete the works of the living houses and who intend to expand the house due to the inadequacy of living house.

2.1 Visiri Nivasa loans programme

Under this programme, the National Housing Development Authority gives a housing loan from Rs. 200,000/- to Rs. 500,000/- under the annual interest rate of 5% for the beneficiaries whose maximum monthly income is Rs. 30,000/- or less under above criteria and thereby it aims to construct houses under this programme.

Rs. 1,100 million was estimated for the development of 15,000 houses in the year 2019 under this housing loan programme. Accordingly, during the year, 1,268 new houses and 28,285 developed houses were developed and the works of 3,258 houses from it were finished. The total amount incurred in the year is Rs. 1,572.102 million.

2.2 Visiri Nivasa loans aid programme

The aim of this programme is to make the partly completed house as the completed houses by giving a loan amount of Rs. 60,000.00 under the interest rate of 5% with the aid amount of Rs.40,000.00 to repair of living house or complete the partly completed house as the completed houses for the recipients whose maximum monthly income is Rs. 7,500 or less income.

Under this programme, Rs. 150 million was estimated to develop 3,000 houses. Accordingly, during the year, development works of 2,345 houses were commenced and out of them, works of 198 houses were finished. The total amount incurred in the year is Rs. 55.425 million.

2.3 Sevana Grant Programme

This programme was implemented by using Sevana fund under the approval of Sevana Control board to complete the requirement of houses for extremely poor and helpless families who have special person bringing the fame to the country and revealed by the various media.

Accordingly, during the year 2019, Rs. 30 million was estimated from Sevana fund to construct 200 houses. During the year, benefits have been given to 131 families and out of them, works of 3 houses were finished. For it, Rs. 10.063 million was expended.

2.4 Sonduru Piyasa loans programme

Under this programme, it was given a loan amount of Rs. 200,000/- with the technical assistance under the coercionary interest of annual interest of 6.75% to repair the house of 1500 square feet and extend the existing house up to 1500 square feet of the low-income families living all over the island.

Total interest of the loan amount is 13.5% and an interest of 6.75% is borne by the government. If the borrower neglect to pay the loan installments for any reason, there is the possibility to collect the interest percentage borne by the government from the borrower.

Under this programme, the number of houses commenced in the year 2019 is 6,474. Out of them, the number of completed constructions is 4,714 and the amount incurred for it is Rs. 999.82 million.

3. Viru Sumithuru housing aid programme

With the aim of upgrading the living condition of the families of war-heroes who died from the war and became full disability condition, this programme is implemented to fulfill the housing requirement of those families. These houses are developed with the labour contribution of the Ministry of Defense with the aid of Rupees 12 hundred thousand for a new house and 8 hundred thousand for a developed house.

Under this programme, during the year 2019, Rs 140 million was estimated for the development of 500 houses. Accordingly, constructions of 680 houses were initiated and the number of completed houses is 64. For it, Rs. 150.324 million has been expended.

4. Kidney housing aid programme

The main aim of this programme is to construct a permanent house for the families who has affected from physical kidney decease and do not have house and who cannot complete the works of the house to the suitable level for the residence. The National Housing Development Authority gives aid money of Rs. 500,000/- for a new house and Rs. 200,000/- for developed house with the technical assistance.

Under this programme, the aid amount estimated for the year 2019 is Rs. 130 million and the number of developing houses is 1,000/-. By the end of the year 2019, number of the houses commencing the development works is 1189. The number of works completed houses is 177. The amount deployed for it is Rs. 129.045 million.

5. Weli-Oya Special Aid Housing Project

This is a special project that was implemented to meet the housing requirement of the families who were settled by the Mahaweli Development Authority on the lands of Mahaweli Development Authority in the Weli-Oya area in Mullaitivu District under the re-settlement programme.

Under this programme, the aid amount estimated in the year 2019 is Rs. 66.3 million and the number of houses that were planned to construct is 256 During the year 2019 an amount of Rs. 33.648 has been expended for this programme and the number of developed houses is 147.

The drastic water scarcity prevailed in the area has affected to decrease the progress of housing constructions and decrease the beneficiaries on the constructed houses.

6. Flood aid housing programme

The main aim of this programme is to normalize the life of the people by making the 4996 houses that damaged from the flood hazard in Kilinochchi and Mullaitivu District in northern province in the month of December 2018 as the secured houses with basic facilities.

Here, the National Housing Development Authority gives an aid amount of rupees 05 hundred thousand for new house and an aid amount of rupees 03 hundred thousand for house improvement with technical assistance.

Under this programme, the amount estimated in the year 2019 Rs. 1,291.679 million and by the end of the year, the number of houses under construction is 4818, and the number of houses completed is 36. The amount spent during the year is Rs.747.809 million.

7. Sirasa housing aid programme

This "Sirasa House" housing assistance program is implemented by contributing to meet the housing needs of the eligible families who were selected after testing for eligibility under the National Housing Development Authority's criteria for providing assistance from the very poor people identified with the support of MBC Network (Private) Company.

The aim of this programme is to resolve the housing issues of the selected families from the people who lives in huts without basic facilities and the houses with less facilities and they has become very poor or lost permanent houses as a result of their family members are suffering from incurable deceases and upgrade their living conditions through a economic and social development. Under this, it was planned to construct 25 houses in 25 districts.

For this, MBC Network (Private) Company will be given following assistances.

1. Roofing sheets for the roof
2. Water pumps and water pumps appliances
3. Paints and potty required for the house.
4. Instruments related to supply electricity to the house. (Without wires)
5. Water tanks and related appliances

Under this programme, the estimated amount for the year 2019 to construct 25 houses is Res. 12.5 million and by the end of that year, constructions of 22 houses were commenced and the amount incurred for it is Rs. 5.73million. During the year, 05 houses have been completed.

8. Housing programme for the affected persons from the easter attack

Rs. 283.427million was estimated to complete the housing needs of 276 devotees who affected from the easter attack made by focusing three catholic church (Kochchikade St Anthony Church, Negombo Katuwapitiya St Sebastian Church and Batticaloa Siyon Church) on easter Sunday.

Even though community participatory development prosses is used to construct the houses related to the housing programme implemented by the National Housing Development Authority, as there is an issue to get financial contribution of these Beni fisheries to that task, the housing authority has to bear all expenditure to construct the houses. Even though it has been planned to construct the housing works through the direct construction method, arrangements were made to provide non-refundable assistance when constructing a new house and developing a house for one beneficiary because of many beneficiaries agree to construct their house.

Under this programme, an amount of Rs. 283.427 million has been estimated to construct 276 houses in the year 2019 and Rs. 12.215 million has been spent for 190 houses of which the constructions were commenced.

Property Management Division

The number of beneficiaries files referred in the year 2019 by the District Offices to obtain Approval under Section 8/1 of the National Housing Development Authority Act for disposal of houses and lands in schemes belonging to the Authority was 1,800. Out of them, the number of files that has been checked and obtained the approval of the Minister and sent to the District Offices for preparing the deeds is 1018.

Acquisition of lands for housing development purposes implemented by the National Housing Development Authority is done as follows.

- ❖ Acquisition of Government Lands by the grants under the Crown Land Ordinance.
- ❖ Acquisition of private lands under the Land Acquisition Act.
- ❖ Purchasing of private lands according to the tender procedure as per the powers of the National Housing Development Authority.
- ❖ Acquisition of private lands under donations.
- ❖ Acquisition of private lands possessed by other government institutions.

Meeting the targets

- ➢ In year 2019, possession of the 15 lands has been obtained by the National Housing Development Authority.
  - ➢ Works are currently being completed of the 298 lands to be acquired by the grants under the Crown Land Ordinance.'
  - ➢ In year 2019, 02 lands have been acquired by the certificate under section 44 of the Land Acquisition Act.
- ➢ The number of lands that finished fully by paying the compensation and interest to get section 44 is 09. The provisions have been applied for 19 lands to pay the compensation and interest under section 17 of the Land Acquisition Act by the relevant divisional secretaries after completing lands entitlements.
- ➢ In year 2019, Rs.41,237,542.60 has been spent as compensation, compensation interest and basic deposit for 15 lands.
- ➢ After the compensation was paid for the land owned by the Land Reform Commission, it has come to the final stage of obtaining deeds for obtaining the possession of 16 lands.
- ➢ Further actions are being taken to pay compensation further for the land owned by the Land Reform Commission and identify the 66 compensation paid lands issues and acquire those lands to the National Housing Development Authority.
- ➢ Rs. 360,035,000.00 has been sent under the purchasing of private lands and 22 lands containing the extent of 130 acres, 00 rood and 3.83 perches have been purchased. Those lands have been registered by the deed of transfer and obtained to the National Housing Development Authority.
- ➢ Further actions are being taken regarding for obtaining compensation to the National Housing Development Authority for the lands given in relations to the projects implemented by the government.

The duties made by the survey branch in the year 2019 are indicated below.

Vacant lands of which the surveys works have been completed								
No	District	Name of the land	Task	Plan No:	Extent			
					A	R	P	He
1	Colombo	Maligawatta railway flat land	Condominium survey	541	1	2	9.68	0.6315
2	Do	Anderson 2047	Reservation of 7 perches	459	0	0	7.00	0.0171
3	Do	Ranajayagama, Lot No: 2881 and 2882 in FVP 7206	Sub-divisions	579	0	0	16.41	0.0415
4	Do	Land near the Maththamagoda Buddha Medura, Survey of 2473 and 7/95	Sub-divisions	587	0	3	29.52	0.3782
5	Do	Sidhdharthapura Lot No: 3378 and 3391 of FVP 6759	Sub-divisions	613	0	0	11.52	0.0291
6	Do	Homagama, Kalumuthuketiya Lot No: 39 in No: 309	Condominium survey	590	0	0	19.4	0.3526
7	Do	Kammalawatta Flats	Condominium survey					0.1424
8	Do	For Temple of Soyzapura F.P. 7984	Reservation of 6 perches	588	0	0	6.0	0.0152
9	Do	Soyzapura T2 Flat	Condominium survey	494	0	0	20.22	0.0511
10	Do	Halpewatta Boralutenna	Sub-divisions	Not finished	14	0	3.840	5.7763
11	Do	Ayarwatta	Sub-divisions	450				0.7325
		Ayarwatta	Sub-divisions	457A				1.3867
		Ayarwatta	Sub-divisions	457				0.3787
12	Do	Kotte Siyambalawatta SurveyLot No: 17 of F.P.A 4942	For settlement of boundaries		0	0	38.2	0.0961
13	Do	Ambanawatta Lot No: 92 of FVP 2274	For water tank	581	0	2	30.0	0.2782
14	Gampaha	Ranpokunagama Lot No: 1220 and 2101 in VP 147	Teachers' village	530	2	2	15.13	1.0496
15	Kandy	Hanthana Watta Lot No: 2 of No: 1291	Reservation of 06 perches	Minimum sub-divisions as pe the slip of this land. 20 perches	0	0	27.71	0.0701
16	Do	Hanthana Watta Lot No: 29 of FVP No: 3580	Reservation of 30 perches	620	0	0	30.0	0.0759
17	Do	Watapuluwa Watta Lot No: 4 and 8 of No: 102	Sub-divisions	562	0	0	10	0.0253
18	Kegalle	Polperowa Watta Lot No: 150 in FVP 2186	Godanegilla Watta Lot No: 150 in FVP 2186	Allocation of 6 perches with building	Cannot to allocate of 6 perches with building			0.0481
19	Galle	Umalgama Lot No: 855 in FVP 658	Settlement of boundaries					1.428
20	Hambantota	Oraketiya	Sub-divisions	452				8.1521
21	Matara	Kimbulagalahena FVP 1417	Sub-divisions	621				0.1659
Total								**21.3222**

Selling of houses -2019					
Serial No:	**Year**	**Disposed person**	**Housing scheme**	**Value**	**Received approval**
1	2019	P.B. Sujeewa Sampath	Aramaya Place E35/17/1/1	1,852,500	Approval of Hon. Ministry
2	2019	Wasana de Silva (On lease basis)	Soyzapura T/2/4	15,500	Approval of Hon. Ministry

Disposal of adjoining/tax from 31st December 2019

Serial No:	District	Plan No:	Lot No:	Extent	Assessment	Other
01	Gampaha	F.V.P. 147	979	Perches 60	Annual tax 192,000.00	To make further action, informed to District Manager, Gampaha
02	Colombo	664	09	Perches 10.87	Annual tax 370,000.00	Informed to District Manager
03	Anuradhapura	F.V.P. 02 No: 16	442	Rood 2 Perches 29	Monthly 5200.00	Informed to District Manager
04	Colombo	2065/72	02,03	Perches 6.87 and perches 6.28		Informed to District Manager
05	Kegalle	261	02	Perches 5.54	Obtaining adjoining assessment	Informed to District Manager
06	Gampaha	1347	01	Perches 0.85	Current- 34,000	Informed to District Manager
07	Colombo	344	01	Perches 7.20	Annual tax - 1,600,000.00	Informed to District Manager
08	Kalutara	2344	01	Perches 98.42	Annual tax - 12000.00	Informed to District Manager
09	Kandy	2532	15	Perches 79.27 (A copy is attached)	Annual tax – 557,400.00	Informed to District Manager

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 2019.

- **Renovation of Housing scheme (Nagamu Purawara)**

The main objectives of the 'Nagamu Purawara Programme are to make modernization, repairs and renovate all the infrastructure facilities that cannot be done by intervening the residents and management committees/Corporations of old flats constructed by the National Housing Development Authority and convert them to resident-friendly habitats and establish Management Corporations and hand over the responsibility of maintaining them to residents. Under this, following programmes have been implemented.

01. Gamperaliya Housing Programme

The amount allocated from Treasury provisions is Rs. 300.00 million. Under this, renovation works of 6 projects had been proposed and out of them, 2 projects have not been implemented because of qualified tenderers did not represent.

	Project	Number of beneficiary's families	Estimated amount Rs.M (10%+5%+15%)	Progress as at 31.12.2019
1	Weluwanarama housing scheme	136	33.6	100%
2	Mawlanawatta housing scheme Stage I Stage II	62 56	38.64 33.93	30% 30%
3	New Ham housing scheme	105	50.05	22%
4	St James Street housing scheme	180	54.61	90%
			210.29	

02. Nagamu Purawara 2019 Renovation Programme

Rs. 200.0 million of treasury provisions was allocated Nagamu Purawara Programme in the year 2019. Under this, it had been proposed to make infra-structure facilities and renovation works of 33 projects. As a result of none representing of tenderers, renovation works have been done only for20 projects.

	Project	Number of beneficiary's families	Estimated amount Rs.M	Physical Progress as at 31.12.2019
1	Repairs of Central Road housing scheme	48	15.00	55 %
2	Repairs of A, B, C, buildings, and community hall of St Sebastian housing scheme	95	38.13	95 %
3	Repairs of toilets of 8 houses of Building D of Mohideen Masjid housing scheme	08	1.82	5 %
4	Repairs of Crock Island housing scheme community hall, repairs of drains system	353	0.80	100 %
5	Repairs of toilets and bathrooms of Fobus lane housing scheme	-	6.81	20 %
6	Repairs of employee toilets and water pump houses of Anderson stage II houses and building	16	4.80	10 %
7	Water braking of the house No: A/3/1/4 od Soyzapura housing scheme	01	0.30	2 %
8	Developing and Making changes of drainage system of Narahenpita Mel Watta housing scheme	1792	19.50	Estimates are being made by the Colombo Municipal Council
9	Making of remaining repairs of Mel Watta low-income housing scheme		10.00	Works were completed. Bills must be paid
10	Repairs of 07 buildings of Sanchi Arachchiwatta housing scheme	221	9.30	15%
11	Repairs of BP building of Manning town housing scheme	40	8.49	100 %
12	Repairs of B and C buildings of Mihindu Mawatha housing scheme	24	3.50	60%
13	Repairs of drainage system of Gothamipura housing scheme – Stage III	48	8.00	Estimates are being made by the Colombo Municipal Council
14	Maintenance of pump houses of housing scheme	-	4.50	50%
15	Renovation of buildings of Manning town housing scheme	-	8.50	35%
16	Renovation of Jayawadanagama pond	-	8.60	35%
17	Covering of water tanks of building IV of 797 watta housing scheme	16	0.73	100%
18	Renovation of Abdul Hameed housing scheme	56	12.3	60%
19	Repairs of Jalthara drainage system	-	0.66	100 %

03. Nagamu Purawara 2018 (Continuation project)

	Project	Number of beneficiary's families	Contract amount Rs.M.	Progress as at 31.12.2019
1	Repairs of drainage system and toilet system of Samagipura housing scheme stage	87	16.66	100%

04. Projects implemented under internal provisions – 2019.

	Project	Contract amount Rs.M.
1	Construction of pantry cupboard of the General Manager office at 5th floor	0.13
2	Renovation of District Manager Office of Hambantota	2.45
3	Repairs of No: 115 houses of Diyawanna Gardens, -Wickramasinghepura, Battaramulla	0.24
4	Partitioning of D.G.M. (Finance) office of Headquarters	0.1
5	Maintenance works and implementation of drainage system of Mulleriyawa Himbutu Uyana	1.0

- **Public and Private Joint housing development Projects**

This is a methodical programme established to meet the housing deeds of middle-class houses recipients. The National Housing Development Authority enter into public-private agreement with local/foreign private institutes and these houses will be constructed based on post-sale.

Projects Implemented within the Year 2019

	Project	Number of beneficiary's families	Progress as at 31.12.2019
1	Sobha Uyana housing project, Siyane Uyana, Yakkala	42	80%
2	Regency housing project, Kalugala, Pallekele Stage I Stage II	21	85 % 50 %
3	Hanthana Residencies housing project, Kandy	102	5%

- **Middle Class Housing Projects**

The aim of the project is to construct five hundred thousand houses within 05 years to middle class communities.

A middle-class housing project unit has been established at CHPB building, Pelawatta, Battaramulla to make success this project and all the duties have been assigned to that unit under the direct supervision of the Ministry. The National Housing Development Authority gives instructions and leads when necessary. As per the approval of the Cabinet of Ministers, actions have been taken to implement the projects through the selected developers on the following land owned by the National Housing Development Authority.

Progress

Dambuwatta, Ragama - Lawanya Heights	116 houses	45%
Nugagahakanaththa Watta, Panadura - Seebris	196 houses	45%
Jalthara Second stage, Athurugiriya – Green Wally	352 houses	88%
Mount Clifford Range, Homagama	860 houses	90%

- **Bridges and streams constructions**

Bridges –

Contactor	-	State Development & Construction Corporation
Supply of instructions and services	-	Road Development Authority

The approval of Cabinet of Ministers has been received to make these constructions by using the provisions allocated to the Ministry for the year 2019. 4 bridges have been constructed in the year 2019 in Hambantota district and its progress as at 31.12.2019 is 45%. Under the 2018 continuation works, 23 bridges have been constructed in Hambantota district. Out of this, the works of 10 bridges have been finished and the progress of 13 bridges is 70%.
It was unable to complete above projects die to non-receiving of financial provisions.

Streams –

Contactor	-	National Machinery Institute
Supply of instructions and services	-	Department of Irrigation

The progress of the works of extending the Ranminitenna scheme way commenced in the year 2018 is 37% as at 31.12.2019.

- **Community Water Projects**

With the aim of promoting the capacities of existing water projects for the peoples in severe water scarcity in Hambantota district, those projects have been improved and repaired and a special water project has been commenced newly to supply drinking water for the Modi village.

The State Engineering Corporation has acted as the contract institute of this water projects. The provisions allocated from the treasury for this is Rs. 158 million. The progress those water projects are as follows.

	Progress as at 31.12.2019
Community water projects - 14	100 %
Modi village special water project	5 %
Repair of Kirindi-oya water project of Lunugamwehera	35 %

Further, the works of 10 water projects commenced in the year 2018 have been finished by 31.12.2019.

- **Construction of Primary Medical Centers.**

The National Housing Development Authority has made the construction of Primary Medical Centers by using the aid given by the external institutes on the current requirement in the areas of Hambantota district. Here, the State Engineering Corporation has acted as the contractor. The number of projects is 6. Out of them, works of 3 projects have been finished and the progress of remaining 3 projects as at 31.12.2019 is 30%.

- **Pre-sold flats housing projects**

The constructions of the Tangalle housing project containing 5 floors and 30 houses have been commenced in the year 2019. The progress as at 31.12.2019 is 10%.

Further, it has been obtained the approvals of local government and the approval of the Board of Directors required to commence the projects of Dahaiyagama, Anuradhapura and Koholankala of Hambantota.

- **Procurement works.**

The number of the tenders is 34 called in the year 2019 by following the procurement procedure for the modernizations works of flats and infra-structure facilities. The letters of offering contracts have been issued for 21 projects.

- **Pump houses maintenance works**

The maintenance works of the drainage system of Himbutu Uyana and Mulleriyawa housing scheme were made by the National Housing Development Authority through a contractor.

- **Electricity maintenance works**

According to the service requirement, maintenance works of the Head Office and housing schemes have been made.

Human Resources Management and Administration Division

The Human Resources Management and Administration Division consist of the following sections.

1. Human Resources Management Section
2. Administration Section
3. Staff Housing Section
4. Security Section
5. Training Section
6. Disciplinary Section
7. Sevana Study Centre
8. Welfare Society

1. Human Resources Management Section

The changes occurred in the 2019 Human Resources division in the year 2019.

1.1 The composition of the staff as at 31.12.2019 is as follows.

Serial No:	Service Level	Approved cadre	Physical Staff			
			Permanent	Contract	Daily	Secondment
01	Senior	115	100	-	-	-
02	Tertiary	157	397	-	-	-
03	Secondary	899	994	-	-	-
04	Primary	205	224	-	-	-
		1376	1715	2637	74	01

1.2 Recruitments have been made as at 31.12.2019 as follows.

Direct Recruitments				Re- Recruitments (After the retirements)		Total
Permanent		Contract	Daily	Executive	None-Executive	
Executive	None-Executive					
-	13	1685	02	1	10	1711

- ❖ Further, permanent appointments have been given for 119 employees who were on contract and daily basis during the year 2019.

1.3 Promotions given for the employees of the National Housing Development Authority in the year 2019 (Internal)

Serial No:	Service Level	Promotions
01	Senior	38
02	Tertiary	07
03	Secondary	-
04	Primary	-
	Total	45

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	12	09	05	-
02	Tertiary	47	08	68	01
03	Secondary	16	10	45	07
04	Primary	19	04	24	15
	Total	**94**	**31**	**142**	**23**

1.5 The number of deceased persons who engaged in the service of this authority during the year is 04.

1.6 The trainees who get the practical training in the authority are as follows.

The number of trainees recruited for the training - 284

The number of trainees who are training now - 21

2. Administration Section

Administration Division of the National Housing Development Authority intervenes in administrative affairs of the Head Office and the District Offices including issuing Circulars and office management directives; approving overtime payment, subsistence allowance, travelling allowance, house rent allowance and other allowances; processing the daily mail; managing daily attendance and leave; paying distress loans, bonuses, incentives, vacation leave allowances and payment of medical benefits; and insuring the Head Office building etc. The Division performs the following functions as well.

01. Electric lifting services

02. Receptionist services

03. Maintaining and maintenance works of the auditorium of lecture hall 5

04. Maintaining works of automatic telephone services and internal telephones

05. Book Binding works

06. Maintenance of record room of the Housing Department

07. Maintenance of record room of the National Housing Development Authority

Employees are serving in this division as following manner.

Post	Service category	Number of staff
Manager	JM 1-1-i	01
Administrative Officer	JM 1-1-ii	02
Management Assistant	MA 1-ii-i	01
Management Assistant	MA 1-ii-iii	06
Receptionist	JM 1-1-ii	01
Record keeper	PL 1-i	02
Computer operator	MA 1-ii-i	01
Typewriter & Steno	JM 1-i-ii	01
Electric lifting operator	PL 1-i	02
Office tasks assistant-	PL 1-i	01
Office assistant (From above 06 Office assistants, two persons serve for the clerical duties, two persons for Electric lifting operators and one person for telephone exchange)	PL 1-iii	06
Tourist bungalow keeper	PL ii-ii	01
Total		**25**

The bonus has been given to the employees in the year 2019 and action were made to approve the distress 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
59	14,025,000.00

Payments have been made as following manner for the medical benefits for the members who get the salary from head office and the relevant circulars have been issued to give these benefits to the employees who attached to district offices.

<table>
<tr><th></th><th colspan="2">Information of Benefits</th><th>Members who have got benefits</th><th>Amount (Rs.)</th></tr>
<tr><td>01</td><td colspan="2">External treatments (Rs)</td><td>460</td><td>6,789,859.00</td></tr>
<tr><td>02</td><td colspan="2">Residential treatments test and medical fees (Rs.)</td><td>21</td><td>624,644.00</td></tr>
<tr><td>03</td><td colspan="2">Residential treatments surgeries and medical services fees (Rs.)</td><td>13</td><td>616,291.00</td></tr>
<tr><td>04</td><td rowspan="2">Medical expenses for severe surgeries (Rs.)</td><td>severe surgeries</td><td>09</td><td>506,163.00</td></tr>
<tr><td>05</td><td>Cancer decease</td><td>02</td><td>160,670.00</td></tr>
<tr><td>06</td><td colspan="2">Residential treatments for government hospitals (Rs.)</td><td>29</td><td>56,400.00</td></tr>
<tr><td>07</td><td colspan="2">Infectious and pandemic disease (Rs.)</td><td>03</td><td>15,200.00</td></tr>
<tr><td>08</td><td colspan="2">Benefits as per the 08 para of 2016/04 (Rs.)</td><td>02</td><td>4800.00</td></tr>
</table>

Expenditure related to the year 2019: -

	Description	(Rs.)
01.	Office telephones	-
02.	Postage	968,535.00
03.	Invitation card express mail	432,164.00
04.	Petty Cash	54,080.00
05.	Head office insurance coverage	1,615,285.00
06.	40 the anniversary	1,816,984.00
07.	Housing news collection	39,0470.50
08.	Matale district office rental (125,000x12)	1,500,000.00
09.	Hambantota zonal office (107,100x12) = 1,285,200.00 Furniture of that office (12,000x12) 144,000.00 Weeraketiya zonal office (40,000x12) = 480,000.00	1,909,200.00
10.	Kandy district office insurance	107,511.48
11.	Southern province Manager office Building rent (58,800x12)	705,600.00
12.	Expenditure of head office news papers	884,230.00
13.	Difficult service house rent allowance has been given	-
14.	Motorcycles allowance has been given	-
15.	Amount spent for the purchasing in the year 2019 by the petty cash imprest	6,435.00

3. Staff Housing Loan Section

Set targets:

Estimated amount for Staff Housing Loan for the year 2019

	(Rs.)
Head office	195,000,000.00
District office	232,700,000.00
Total	**427,700,000.00**

Housing loans were approved from those provisions as following manner.

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	03	2,155,000.00	03	2,988,700.00	5,143,700.00
MA 2-2-MA 1-2	-	-	10	12,354,000.00	12,354,000.00
PL 1-PL3	-	-	-	-	.
Total	03	2,155,000.00	13	15,342,700.00	17,497,700.00

Approved provisions and the money spent, and the balance are indicated below.

Office	Approved provisions (Rs.)	Moony paid (Rs.)	Balance (Rs.)
Head office	195,000,000.00	2,155,000.00	192,845,000.00
District office	232,700,000.00	15,342,700.00	217,357,300.00
Total	**427,700,000.00**	**17,497,700.00**	**410,202,300.00**

Actions taken to achieve the targets.

Since the documents of many files received from district offices for the approval of housing loans have defects, those documents were checked and the officers of relevant district office were informed, and those defects were completed and sent for the approval. Forwarding for loans approval and paying the payments at the head office were made without delay until the staff housing loan payments are temporary suspended according to the management decisions from the August 2019. The necessary arrangement was planned to make a register on the tasks to be done in order from the preparing of staff housing loan file up to finishing of the works of obtaining the approval and making the payments and make aware the district offices' management assistants.

Issues faced by achieving the targets.

After assuming the letter of confirmation in the appointment of the permanent staff who completed the 03 years' probation period on 24.10.2017, based on that a group of them will be applied housing loans, more provisions were allocated for the year 2019. However, as those staff were confirmed in the post in the month of December 2019, they lost the chance to apply the housing loans in the year 2019 and as a result, expending of the provisions was fallen.

According to the management committee decisions, as the payments of staff housing loans have been temporally suspended from the month of August 2019 up to now, expending of the provisions was fallen.

As a result of the staff consisting of three officers in the staff housing loans was not positioned in one place, it has to face to difficulties when making the duties and exchanging information and as the section haven't an office assistant, it has to face to difficulties when sending files to another sections.

4. Security Section

The security section can be identified as the section that works with dedication to protect the moveable/ immoveable properties, Human Resources, reputation, and worker discipline of the district offices including the head office of the National Housing Development Authority. Following officers are serving by now in this section by attaching to the head office.

01. Set Targets

I. The security section of the National Housing Development Authority worked with its full potential using appropriate methodologies to protect the moveable and immoveable properties, Human Resources, reputation, and worker discipline of the Authority.

II. Due to the terrorist activities occurred on 21st day of April in last year, steps have been taken to strength the protection of the institute and due to the insufficient security personnel, retired security personnel were called to service again on contract basis and nevertheless there is no their service, security works were made by deploying two women security officers from an approved private security service to maintain the security service continuously in previous condition up to now.

III. The Security staff dropped to 68 by January 2019 and nevertheless, security services had to be maintained continuously.

IV. Security officers had to ensure security at the Head Office and several places controlled by the Head Office using various tactics.

Service stations that were deployed security officers.

1. Jalthara public service housing project
2. Soyzapura zonal office
3. Mihindupura housing scheme

02. Step taken to achieve the targets.

i. Inspecting the vehicles and persons arriving at the Head Office and the offices located in the Housing Secretariat Building and their bags etc. and directing them towards relevant offices.

ii. Conducting classes to enhance skills and knowledge of security officers, issuing necessary official instructions to the District Offices and all duty points in writing, informing the Divisional heads and District Managers of those instructions and Makin aware the security personnel on the responsibilities and duties of security officers and maintaining the security works in district offices by using approved private security services and informing the administrative section of those offices regarding supervision works.

iii. Maintaining records on official attendance and departure of the employees and taking steps for the protection of time records machines.

iv. Prevention of acts that will tarnish the reputation of the National Housing Development Authority, investigation of acts committed with the intention of causing losses or fraudulent acts, reporting such acts, and helping maintain discipline.

v. Representing at the security committee meetings organized by the Slave Island Police Station with the participation of the institutions located within the High Security Zone and acting in accordance with the instructions issued therein and decision made at it and enlightening security personnel on it.

vi. Maintaining the Deploying security personnel at minimum level for the service stations on the decision of the control authority and taking the actions to decrease the overtime and even though actions were taken to protect the financial situation of the authority, it has been difficult to control it due to the lack of the current security personnel.

vii. Deploying armed guards for the protection of Housing Secretariat Building.

viii. The requirement of a high-power fire preventive water pump system to face emergency fire disaster was empathized continuously and even though the request were made to implement it again, it was not implemented in the year 2019. Currently, it is important to inspect the none-functioning of electric lifting machines fixed in the building duly and by now, actions are being taken to fix two new electric lifting machines.

ix. As it is suitable to use modern technical method to make easy the security works, a CCTV camara system has been installed in the office premises and it is very important in the affairs of protection.

x. Courts orders were taken, and the security personnel were participated to the operation of removing unauthorized residents and actions were taken to organize and implement the security works to avoid re-entering to the houses of which the empty possessions were accepted and prepared initial investigation reports.

Issues faced by achieving the targets.

i. Due to the lack of sufficient security personnel to cover the 24 hours controlled by the head office in 03 service stations including the head office, having to work overtime due to the need of the service. Strict control over the obtaining of leave.

ii. Even though there were 05 female security officer vacancies, a problematic situation had arisen in maintaining the security situation due to nor filling those vacancies, and since April 2019, the services of two female security officers have been received.

iii. As a small number of the total number of security personnel take more no pay leave as a hobbit and even if it is referred to the administrative division, no action shall be taken other than treating it as no-pay leave.

iv. Non-implementation of the proposed high-power fire prevention system in the year 2019.

v. Absence of a vehicle allocated to the security section for specific duties such as carrying out emergency duties assigned to the security section, necessary construction inspection and removal, and preliminary investigation activities.

vi. Even though more requests have been made for a photocopy machine to the security section that is a special section where there are more employees, that request has not fulfilled up to now.

vii. It is important to issue a letter by appreciating the service after the security personnel who were deployed for special service has completed the assigned duties duly.

The top management has taken following measures for the lack of security personnel.

- ❖ Assigning the security duties of the vacant district offices to an approved private security service by referring the security personnel employed throughout the island to a few selected district offices.
- ❖ Making plans to deploy an administrative security officer to oversee security on behalf of these offices.
- ❖ Preparing reports regarding the recruitment of personnel to the National Housing Development Authority and taking measures to inform the relevant sections by the top management.

<u>Special Matters</u>

i. Sending the security personnel of the National Housing Development Authority various training programmes.

ii. As it has been unable to implement the duties duly due to the vacancies of the security personnel, The recruitment affairs should be done as early as possible. If it is unable to make the recruitments, it is important to find out the future actions to deploy the personnel from a training security service.

iii. From the number of years, it has been unable to give the live shooting trainings and those training programmes will be implemented.

iv. Security personnel who were deployed for training programmes have protected the reputation of the National Housing Development Authority by displaying various talents. It should be appreciated the steps taken by the Deputy General Manager (HRM and Ad) to deploy the security personnel security training programmes and various training programmes.

v. Since a problematic situation has arisen when providing the uniforms given to the security personnel annually in time, actions will be taken to focus the attention on those issues and provide the uniforms in time.

vi. Due to the delays arises when handing over the houses of many housings scheme accepted by security section after the constructions were finished, the security personnel have to engage in the service for a long period of 03, 04 and 05 years and as a result, unnecessary expenses have to be borne.

vii. Preparing an arrangement for the welfare of security personnel.

5. Training Section

The progress report as at 31.12.2019

Budget	For the year 2019 (Rs.)
Trainings and scholarships	9,860,000.00
Trainings and loans	4,500,000.00
	14,360,000.00

Allocations for the year 2019				
Serial No:	**Description**	**Allocated money as per the budget 2019 (Rs.)**	**Allocated money by the Training unit (Rs.)**	**Total Amount (Rs.)**
1	Allocated money for the year 2019	8,230,000.00		
2	Internal Training Programmes		4,500,000.00	
3	External Training Programmes (Local) (90%)			
4	Head office		1,360,000.00	
5	District office		1,500,000.00	
6	External Training Programmes - Foreign scholarships		2,500,000.00	9,860,000.00
7	Volunteer Training Programmes	4,500,000.00		4,500,000.00
Grand total allocated for the training in year 2019				14,360,000.00

Progress related to the year 2019				
Programme Description		**Number of programmes**	**Number of the participants**	**Cost (Rs.)**
1	Internal Training Programmes	8	813	374,302.40
2	External Training Programmes (Local) (90%)			
	Head office	20	54	387,810.00
	District office		80	268,650.00
3	Foreign scholarships	2	10	486,027.00
4	Foreign tours	1	1	825,494.67
5	Volunteer Training Programme	3	13	934,500.00
Grand total		34	971	3,276,784.07

Summary of expenditure related to the year 2019				
	Description	**Amount allocated by training unit (Rs.)**	**Expenses to be borne to the training unit (Rs.)**	**Final Balance (Rs.)**
1	Allocated money for the year 2019			
2	Internal Training Programmes	4,500,000.00	374,302.40	4,125,697.60
3	External Training Programmes (Local) (90%)			
4	Head office	1,360,000.00	387,810.00	972,190.00
5	District office	1,500,000.00	268,650.00	1,231,350.00
6	External Training Programmes - Foreign scholarships	2,500,000.00	486,027.00	2,013,973.00
7	Volunteer Training Programmes	4,500,000.00	934,500.00	3,565,500.00
Grand total spent for year 2019		14,360,000.00	2,451,289.40	11,908,710.60
Foreign tours		4,000,000.00	825,494.67	3,174,505.33

Internal Training Programmes held in the year 2019				
	Programme Description	**Number of programmes**	**Number of the participants**	**Cost (Rs.)**
1	Implementation of president task force programme in Semata Sevana model villages and making as green villages	1	120	144,362.40
2	Social discussion workshop cooperation	1	55	0.00
3	Implementation of president task force programme in Semata Sevana model villages and making as green villages	1	120	0.00
4	Workshop on Recovery Management	1	145	143,440.00
5	Awareness Programme on NVQ-Level 05	1	103	0.00
6	Workshop on File System & Motivation	1	140	20,000.00
7	With the President Office, implementation of foods production national programme in Semata Sevana model villages	1	100	66,500.00
8	Workshop on Condominium Management	1	30	0.00
Grand total		**8**	**813**	**374,302.40**

6. Disciplinary Section

Progress as at 31.12.2019.

Minor misconducts

Disciplinary matters as at 31.12.2018

40

Disciplinary matters reported up to 31.12.2019

207

Total number (247)

(Advises)

06

(Pending disciplinary Matters)

201

Severe misconducts

(Disciplinary matters as at 31.12.2018)

61

Disciplinary matters reported up to 31.12.2019

29

Total number (90)

Inspections held 18
Number of completed and given
Disciplinary orders 03

Interdictions 28
Number of completed by
not holding the inquires and
Asking the meters for the release 73

(Pending disciplinary Matters)

4. During the year 2019, 18 formal disciplinary inquires have been held and out of them, 03 have been completed and disciplinary orders have been issued. By 31.12.2019, the number of the formal disciplinary inquires that cannot be completed is 15 and by the year 2020, out of those inquiries, 11 inquiries have been completed and disciplinary orders have been issued by now. The number of disciplinary inquires to be held in the future is 02.

Other duties made by the disciplinary section.

1. Participating to the cases with the case related files and documents held in the court/labour tribunal and the human rights commission in the year 2019.
2. Preparing required papers of director of board to take decisions regarding the formal disciplinary inquires.
3. During the year 2019, it was unable to reach to prescribed targets due to the interruption that had to face to the disciplinary section. When reaching the targets, it had to face to the following interruptions.

- It had to face to the problematic situation when preparing charge sheets as well as conducting formal disciplinary inquires due to the weakness of the audit and investigation reports.
- It takes a time to terminate the disciplinary inquires due to the limited spaces of the disciplinary section.
- Even though formal disciplinary inquires have been finished and inquiries reports have been issued, accused officers has focused for courts actions due to the delay of giving disciplinary orders.
- In the year 2019, it had to postpone the cases sine die due the change of the government machinery while the formal disciplinary inquiries are pending.

To avoid the above-mentioned weakness, and maintain the works of this section efficiently, following proposals are submitted.

1. Taking actions to implement awareness programmes on disciplinary affairs of the institute and rules and lows/circulars and office method of the authority all over the island.
2. Focusing the attention on the measures of avoiding the frauds and errors than beginning an anti- disciplinary act later.
3. Taking necessary actions to submit the reports with full matters at the end of the audit and investigations made regarding the anti- disciplinary acts.
4. Amending the disciplinary code
5. Due to the ignorance on current rules and lows/circulars and office method and the administrative weakness of the authority, it has been reported as a whole that anti-disciplinary acts have occurred in the years of 2018 and 2019 that the year 2017.
6. Creating a group of disciplined staff by more considering the above-mentioned maters and implementing personal developing programmes for the staff when reaching the targets of the authority.

7. Library of the National Housing Development Authority

Even though there were only printed books in the libraries in the past, by now that situation has changed, and the libraries have gone ahead with the technology and become information centers. Accordingly, by now, information has been stored in audio-visual medium and there is the ability to find the information quickly and for minimum space.

The National Housing Development Authority was started by his excellency the former President, Late Ranasinghe Premadasa in the year 1979 and a special library related to the subject of houses was established in the authority in 1987 for the use of its officers and the employees as well as university students and lecturers and the employees of public and private institutes. Here, a collection has been filed for housing, building and related construction, engineering, architecture, quantity surveying, land as well as the sub-disciplines under it among the publications included in the authority which is the main government body related to the subjects related to housing.

Further, when gathering information, not only books, but also magazines, newspaper clippings and information related to housing proposals, in addition to this, a collection of legal reports, government Acts, etc. are also stored here.

The information in the library is given to the permanent officers and employees of the Housing Development Authority to dispose of the book, but it is also given to other readers for reference purposes.

This library, which was located in the Colombo City North office premises with a collection of about 7000 valuable books, has been re-established in the Head office.

8. Welfare Society

Information about the activities of the Welfare Society of the National Housing Development Authority in the year 2019 is as follows.

1. The amount of money spent on the total loan paid to the members in the year 2019 under the paying period of 10 months under the concessionary interest rate is Rs.13,012,500/-.

2. With the beginning of the new year, providing a tea party to the entire staff of the housing authority, including the district offices.

3. Conduct an All-island Carrom Tournament to develop the sports skills of the members.

4. Providing textile loan concessions under interest-free for welfare association members and providing other electrical appliances, gold items on payment basis under discount concessions.

5. Providing a set of prizes to the children who passed the 05-year scholarship of the members of the Welfare Association.

6. Offering awards to retired members of the National Housing Development Authority. (Including a commemorative award) The total amount spent on retirement benefits for the year 2019 is Rs.1,173,250/-.

7. Conducting "New Year fair" for the whole staff including welfare association members to buy goods at concessional prices.

8. On every salary day, providing the employees of the National Housing Development Authority with the goods sold by other organizations (milk/banking and insurance services/textiles/biscuits/other items) at a discounted price.

9. In the year 2019, the total amount spent on funeral benefits paid in case of death of member or member relative is 1,545,000.00 rupees.

10. In addition to the above amount of Rs. 20,000.00 paid when a welfare association member dies while working, an amount of Rs. 440,000.00 has been awarded to the dependents of the concerned member under the widow and orphan benefit payment program in 2019.

11. A sum of Rs.88,480.00 has been paid to the members for the expenses incurred for the wreaths and related dry food items carried by the concerned section or the concerned district office for the death of a member.

12. Lottery tickets were printed to raise the funds of the Welfare Society and the total income was Rs.460,590.00.

9. Transport Section

Staff of the Transport Section.

- Internal staff - 20
- Drivers - 42
- Driver assistants - 02

64

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

Description	Head Office	District Offices	Total
Permanent	19	33	52
Daily	02	06	08
Contract	21	14	35
	42	53	95

01. Information of the vehicles as at 31.12.2019 of the National Housing Development Authority.

Description	Car	Jeep	Double Cab	Van	Lorry	Crue Cab	Total
Vehicles of the National Housing Development Authority	06	08	48	03	09	02	75
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**	**111**

02. 03 jeeps obtained under the operational lease basis were deployed for the top management duties of the head office, and 15 cabs were attached to the district offices for development purposes. Rs.43,912,543/- has been spent as lease rent for these vehicles in the year 2019.

03. For the year 2019, Rs.10,927,242.11 has been spent for the repair of vehicles and 36 vehicles have been repaired and put into running. In the year 2019, 06 vehicles which had been removed from the running were disposed and sold for Rs. Rs. 5,338,792.20.

04. Rs.190,980/= has been spent as insurance premium money in 02 stages for insuring the vehicles and Rs.217,432.50 has been received as insurance compensation in the year 2019.

05. Rs.598,000/= has been spent for obtaining all vehicle licenses. An amount of Rs.53,565/= has been spent for obtaining emission test reports before obtaining licenses.

06. 06. For the year 2019, the budget allocation for supply of fuel to reserve vehicles is Rs. 60.857 have been allocated, and Rs. 11, 611,878.53 have been spent to provide fuel for the use of vehicles in the year 2019.

07. In the periodical servicing of vehicles, periodical service is made after approximately running of 4000 km and Rs.2,922,541.09 have been spent for periodic servicing of only the vehicles deployed in the head office in the year 2019.

08. Due to the growth of the development programmes of the National Housing Development Authority and the inability to provide transport services according to the increase in transport requirements for higher positions, vehicles had to be rented by adopting the procurement method on a monthly rental basis in the year 2019. Accordingly, rental vehicles have been obtained for providing transport facilities to 16 officers and for other special functions in the head office alone and an amount of Rs. 20,854,378.51 has been spent for that purpose.

09. A cash imprest of Rs.75,000/= is maintained in two monthly terms for vehicle repair and other maintenance expenses in the transport section. In the year 2019, Rs. 1,690,759.11 have been spent as cash imprest. Purchase of spare parts and making of minor repairs under a maximum of Rs. 5,000/- for the garage in the transport sector and the settlement of bills for the running of vehicles on the expressway have been done from the cash imprest.

10. Actions have been taken to minimize the cost of repairs by making minor repairs in the garage of transport section.

11. Due to the increase in repair and maintenance cost and decrease in fuel efficiency, actions have been taken to dispose 16 very old vehicles and 04 more vehicles have been removed from operation.

12. Since the vehicles owned by the transport reserve are very old vehicles, although the necessary arrangements were made to purchase new vehicles based on the minimum requirement in order to make the transport services efficient and to reduce the need for rental vehicles, it was not possible to purchase them due to the cancellation of the relevant circulars.

13. Therefore, although the existing vehicles in the transport reserve are very old, the disposal of old vehicles has been delayed due to lack of adding new vehicles.

Age-wise classification of the vehicles reserved owned by the 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**

14. As most of the vehicles in the reserve are more than 15,20 years old, many problems have to be faced when providing f transport services and it has affected to the development work of the organization.

15. Since these old vehicles are very inefficient when using for duties, it has to get vehicles on rental basis to provide transportation services to distant duties and officials and more money has to be spent as rental money in the year 2019 than in the year 2018. Also, the vehicle repair cost has also increased compared to the year 2018.

The budget of the transport section during the year 2019.

Serial No:	Description	Receipts (Rs.)	Cost (rs.)
1	Vehicle license fee		598,000.00
2	Foe vehicles		53,565.00
3	Insuring all vehicles		190,980.00
4	Selling of vehicles	5,338,792.20	
5	Payments for operational lease vehicles Jeep 03 Cabs 15		 8,741,656.00 35,170,887.00
6	Payments for rented vehicles		20,854,378.27
7	Fuel expenses		11,611,878.00
8	Repairs of vehicles		10,927,242.11
9	Servicing the vehicles		2,922,541.09
10	Providing tires, tubes, and batteries		2,578.00
11	Purchasing of vehicles		-
12	Repairs of vehicles from cash imprest		1,690,759.11
13	Settlement of bills including the expressway and ex (from cash imprst)		189,800.00
14	Receiving insurance compensation /paying fees	217,432.50	
Total		**5,556,224.70**	**95,529,949.58**

Legal Division

Functions

As other Divisions of the Authority, the Legal Division also provides the necessary support in achieving the objectives of the Authority.

01 Providing freehold deeds for lands and houses.

02 Preparing condominium declarations necessary for issuing deeds for flats.

03 Dealing with the complaints with regard to matters that are prejudicial to the society involving properties relevant to the National Housing Development Authority.

04 Taking legal action against persons or institutions when necessary.

05 Filing cases against those who illegally possess lands and houses belonging to the National Housing Development Authority and securing the clear possession.

06 Preparing contracts agreements and other agreements in affairs between the National Housing Development Authority and external parties

07 Giving necessary legal instructions by covering all the second of all district offices and head office.

08 Taking legal action against residents and tenants who are in arrears in installments or rents and obtaining due money to the authority.

09 Legal Division fulfils the various activities such as giving contribution for recovery of the National Housing Development Authority by implementing the legal notifications and orders of ejectment.

Issuing of Deeds

Awarding of deeds freehold to recipients of housing schemes who have paid all dues is one of the main tasks of the Legal Division. Here, Freehold deeds are given in respect of none-condominium properties and lands.

Although, the annual target for issuing deeds for the year 2019 was 3,000, the Legal Division received only 1,363 files for issuing deeds and out of them, works have been completed in respect of 1165 files.

As a new programme for those whom freehold deeds cannot be granted, a process of issuing deeds of lease through District Offices throughout the island has been commenced from the year 2016. Accordingly, the number of deeds issued in the year 2019 are as follows.

Issuing Deeds of Lease: -

District	The number of given deeds
Colombo district	44
Soyzapura	20
The number of given deeds	64

Details on the cases handled by the Head Office:-

According to the Acts of the National Housing Development Authority, Leading the cases filed against the default's persons of housing loan, tenants who have defaulted and in arrears, unauthorized persons who remain in the lands and buildings of National Housing Development Authority and those filed by other parties against the National Housing Development Authority.

- Providing legal instructions.
- Acting regarding human rights complaints.
- Assisting regarding the cases sent to the Attorney General's Department.

During the year 2019, the cases handled by the head office and the matters for these cases are as follows.

❖ **Supreme Court**

Regarding lands	02
Housing issues	01
Against the interdictions	01
Total	**04**

❖ **Appeal Court**

Regarding lands	03
Employees' provident issues	02
Regarding constructions works	01
Total	**06**

❖ **Labour Tribunal**

Against the interdictions	04
Issues on transfer	01
Issues on arrears salary payments	01
Total	**06**

❖ **High Court/Commercial High Court**

Against the interdictions	01
Issues on constructions	02
Regarding lands	01
Total	**04**

❖ **Magistrate Court**

Regarding money frauds	01
Regarding health issues	01
Employees' provident issues	01
Total	**03**

❖ **Human Rights Commission**

Issues regarding lands	02
Total	**02**

❖ **District Court**

Issues on violating agreement	02
Issues on lease rents	01
Total	**03**

Number of total cases	**28**

Planning and Progress Division

Before the beginning of the year, this division prepares corporate place including the strategies, plans and targets and annual actions plan including the physical and financial targets related to the programmes, projects and activities against the medium-term plan that are expected to follow for fulfilling the targets of the National Housing Development Authority with the period of next five years according to the current government policies by achieving the sustainable development goals.

The progress of implementing the set programmes and targets of actions plan through the district offices are obtained at the end of every month and the progress of achieving the targets and the occasions of not achieving the targets are reported to the management and the external parties including the Ministry, Treasury by this division. Also, during the year, this authority prepares the annual report including the activities of the institute and the roles fulfilled and give information on operational affairs of the institute for the central bank report and provide the necessary information for the Parliament, Ministry, and top management for budget debates.

Annual target for 2019

Physical target

Housing units	-	64,336
Works completions	-	60,277

(Including the 35,941 continuation houses from 2018)

Total Estimate for the year- Rs.20,632.61 million

Treasury funds	-	Rs. 18,831.13 million
Internal provisions	-	Rs. 510.00 million
External funds	-	Rs. 1291.48 million

Achieving target
Physical and financial progress (Loans programme)

Works initiations	New houses	-	14,137
	Developed houses	-	39,149
Works completions	New houses	-	3,698
	Developed houses	-	25,466
Money spent (Rs.M.)		-	6,680.78

Physical and Financial progress (Aid programme)

Works initiations	- New houses	-	21,988
	- Developed houses	-	2,481
Works completions	- New houses	-	1,659
	- Developed houses	-	1,010
Money spent (Rs.M.)		-	4,941.86

Money spent from treasury fund - Rs. 11,069.553million
(Rs. 907,623 million spent for housing related services in included above treasury expenses)

Samata Sevana Housing Development Programme – Performance as at 31.12.2019

Housing Programme	Annual target		Achievement	
	Physical	Financial (Rs.M.)	Physical	Financial (Rs.M.)
Treasury Funds				
1. Construction of houses for low-income earners				
Uda Gammana Programme (Model Villages)	12843 Projects 470	1790.0	9845 Projects 454	710.3
Grama Sakthi model villages/Visiri	2369 Projects 90	430.0	3230 Projects 76	225.4
Visiri houses – New/Developed	15000	1100.0	29553	1572.1
Viru Sumithuru	500	140.0	680	150.3
Kidney Patients' Houses	1000	130.0	1189	129.1
Additional provisions for Indian housing programme	-	30.0	-	-
2. Completion of party completed Houses				
Visiri houses loans/aids	3000	150.0	2345	55.4
3. North-Eastern re-settlement programme				
Model villages	9192 Projects 407	1020.5	11157	1350.5 Projects 437
Weli-oya housing programme	256	66.3	147	33.6
Houses for the affected persons from the flood	4796	1291.7	4818	747.8
4. Horana special housing projects	30	22.0	25	9.8
Sub-Total (Housing) Treasury	**48,986**	**6170.5**	**62,989**	**4984.3**
5. Houses related support services				
Lands compensations	-	100.0	-	44.4
Modernization of old housing schemes	Projects 23	200.0	Projects 33	19.1
Kirindi-oya water project	-	298.0	-	50.7
Modi village water project	-	50.0	-	30.4
Developments of roads of the model villages	-	40.0	-	9.2
Community water projects	-	100.0	-	132.7
Gam Peraliya	-	300.0	-	63.290
Removing of B 12 unit of Maligawatta	-	20.0	-	-
Tangalle housing projects	-	100.0	-	-
Bere lake restoration projects	-	269.0	-	-
Trincomalee foods productions programme	-	0.2	-	0.2
6.Providing od Sanitary facilities	53333	4000.0	-	-
7 Narangala Indian housing projects	-	6.9	-	3.7
Sub-Total	**53,335**	**5,484.1**	**-**	**353.69**
Treasury - Total	**102319** Projects **968**	**11,654.1**	**62989 Projects 1009**	**5,337.99**
External Funds				
8. Purchasing of lands for model villages	Lands 27	410.0	Lands 27	409.9
9. Additional provisions for model villages	-	250.0	-	-
10. Indian housing programme	1200 Projects 50	600.0	797 Projects 32	82.8
11. Sevana aids	200	30.0	131	17.1
13. Sampath Sevana	2000	400.0	356	39.5
14. Sirasa houses and others	25	12.5	27	6.4
15. Sonduru Piyasa bank loans	5000	-	6474	999.8
Sub-Total External (Housing)	**8425**	**1702.5**	7785	1555.5
Total	**110744 Projects 018**	**13377.1**	70774 **Projects 1041**	6893.49
15. Continued Programme – works completion (Works initiations – 6925 units)	35941 Projects 556	74687.6	23248 Projects 280 Works commenced 6981	6018.2
16. Training workshops for technical officers	-	10.0	-	2.4
17. Issuing deeds	3000	-	1224	-

In additions to that, answering for the oral questions asked by the Hon Members of Parliament and answering for the questions arisen at the sectorial supervision committee meetings are among the duties made by this division.

Actions are taken to make necessary coordination with the National Lottery Board to promote the Sevana Lottery and this division make the calling of Sevana controlling board to get funds for deploy the receiving funds to the Sevana fund and obtain the relevant controlling board papers from the relevant divisions and submission to the controlling board. Accordingly, during the year, 05 Sevana controlling board meetings have been conducted.

Preparing programmes, estimates and project proposals to allocate the budget provisions for the next years and forwarding them to the planning department and the treasury are among the duties made annually by this division. Accordingly, it is victory to allocate Rs. 11,375.688 million that is the highest treasury fund received to the institute in the year 2019. That amount is an increase of 33% compared to the year 2018.

In additions to that, providing the information related to the institute to 1919 Government information center and updating that information and making the coordination with the technical agencies selected by the government are among the duties fulfilled by this division.

As a remedy for the skilled labour shortages prevailed in the construction field in the island and, with the aim of creating local and foreign job opportunities for the unemployed youths, joining with the vocational training authority, it was able to create craftsman in every fields such as carpenters, masons, plumbers, welders under the technical officers of the National Housing Development Authority in the Uda Gammana constructed by the National Housing Development Authority in the year 2019. A full-time training was given to these trainees for 03 months and at the end of the training, a practical test was held with the participation of the authority. Necessary building materials for these practical tests were purchased through the procurement prosses by intervening the district managers of the National Housing Development Authority. When implementing the programme, Planning and Progress Division of the National Housing Development Authority coordinate with the Vocational Training Authority and contribute to implement the programme successfully.

An amount of Rs. 30,000.00 at Rs 10,000.00 per month was paid as an attendance allowance to the trainees who successfully completed the training period, and an allowance was given under the maximum of Rs. 30,000.00 per month according to the number of trainees to the district managers of the National Housing Development Authority who supervise and facilitate the programme and an allowance was given at Rs. 160.00 per day for one trainee to technical officers who gave the trainings at the projects. Planning and Progress Division implement the coordination affairs to recommend for giving the relevant money and giving the approvals for obtaining and releasing the relevant provisions to them by checking the contribution given by the district managers and technical officers of the National Housing Development Authority.

Confirmation of the right to information of the people.

According to the Rights to Information Act No: 12 of 2016, Deputy General Manager of the Planning and Progress Division acts as the information officer for providing information requested by the Sri Lanka community on the operational works and the functionality of the National Housing Development Authority. Accordingly, the public requests and the actions taken for it in the year 2019 are as follows: -

<u>Year 2019</u>

Number of total requests	-	123
Number of given answers	-	89
Number of requests for the appeals	-	12

5. REVIEW OF OPERATIONAL RESULTS

Activities of the recovery Section

Alteration of internal income of the National Housing Development Authority Housing Loans (Upahara and Visiri Loans) - 2019

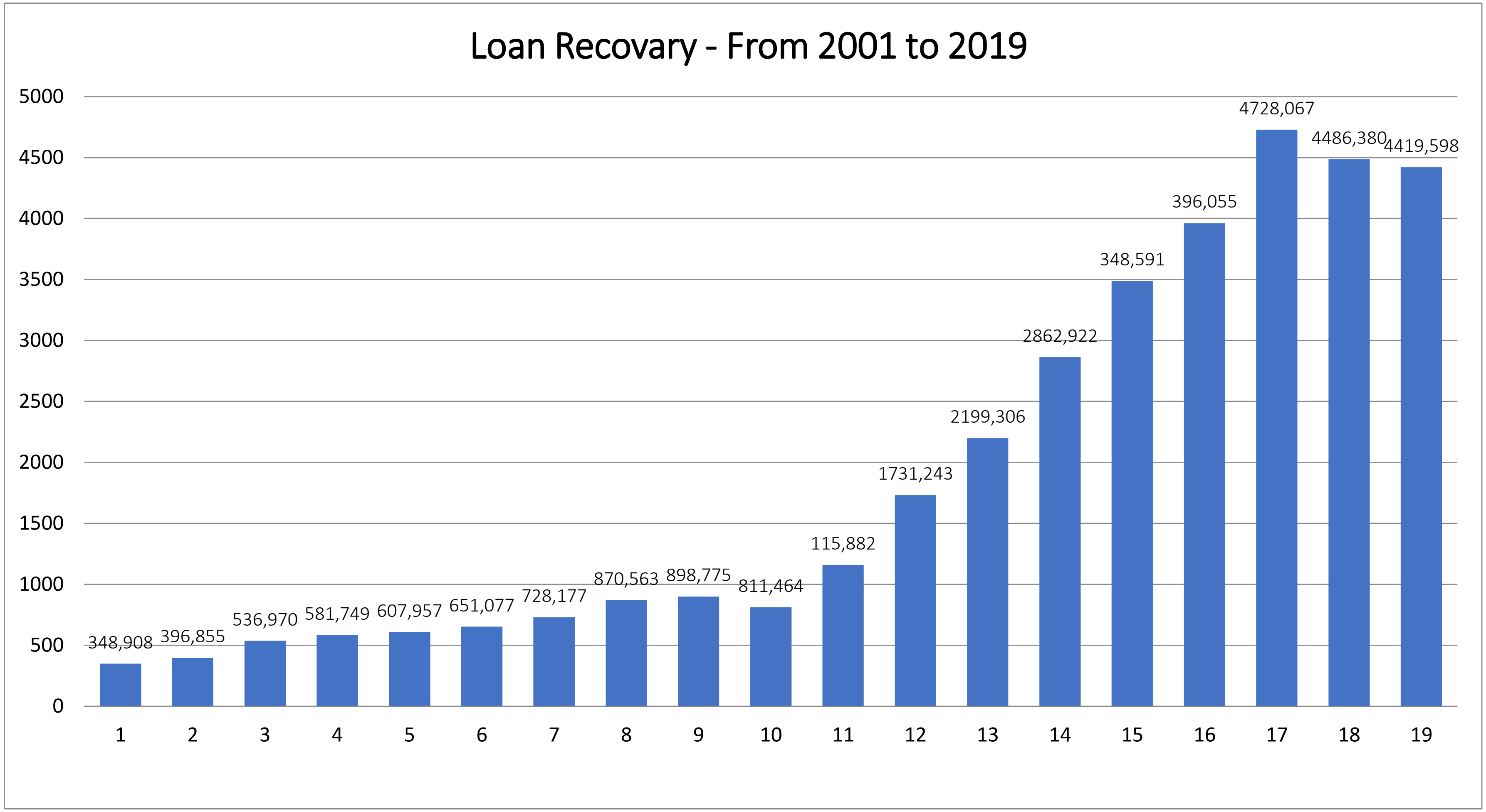
(Rs.M.)

Serial No:	District/Office	Annuals target- Loans	Loans achievement	%
1	Colombo City (North)	31.398	14.315	46
2	Colombo City (South)	27.348	20.175	74
3	Colombo District	76.781	449.833	59
4	Gampaha	350.070	218.075	62
5	Kalutara	452.227	270.933	60
6	Kandy	376.130	251.944	67
7	Matale	166.497	142.927	86
8	Nuwaraeliya	258.913	126.966	49
9	Galle	279.905	184.418	66
10	Matara	237.969	191.680	81
11	Hambantota	702.997	544.455	77
12	Kurunegala	399.163	299.125	75
13	Puttalam	194.433	118.307	61
14	Anuradhapura	270.408	183.495	68
15	Polonnaruwa	188.733	110.876	59
16	Badulla	334.603	143.521	43
17	Monaragala	291.760	162.398	56
18	Ratnapura	153.327	129.895	85
19	Kegalle	220.086	196.784	89
20	Batticaloa	116.671	101.878	87
21	Ampara	227.346	113.639	50
22	Trincomalee	166.778	107.660	65
23	Jaffna	83.037	97.755	118
24	Mannar	47.442	47.443	100
25	Vavuniya	76.352	67.226	88
26	Mullaitivu	50.678	62.282	123
27	Kilinochchi	49.473	61.593	124
	Grand Total	**6520.526**	**4419.598**	**68**

Housing Loans (Upahara and Visiri Loans) and urban and Rural Rents-2019

(Rs.M.)

Serial No:	District/Office	Annuals target	Achievement	Target		Annuals target	Achievement		Achievement	Loans. urban and Rural Rents		%
		Loan		Rural Rents	Urban	urban and Rural Rents	Rural Rents	Urban		Annuals target	Achievement	
1	Colombo City (North)	31.398	14.315		58.772	58.772		35.941	35.941	90.170	50.256	56
2	Colombo City (South)	27.348	20.175		58.399	58.399		44.457	44.457	85.747	64.632	75
3	Colombo District	766.781	449.833	0.666	36.592	37.258	0.120	23.924	24.044	804.039	473.877	59
4	Gampaha	350.070	218.075	3.564	63.199	66.763	0.761	25.076	25.837	416.833	243.912	59
5	Kalutara	452.227	270.933	1.092		1.092	0.046		0.046	453.339	270.979	60
6	Kandy	376.130	251.944	3.300	16.500	19.800	0.123	9.932	10.055	395.930	261.999	66
7	Matale	166.497	142.927	0.072		0.072	0.000		0.000	166.569	142.927	86
8	Nuwaraeliya	258.913	126.966	3.396		3.396	0.572		0.572	262.309	127.538	49
9	Galle	279.905	184.418	4.116		4.116	0.472		0.472	284.021	184.890	65
10	Matara	237.969	191.680	0.678	19.504	20.182	0.271	1.741	2.012	258.151	193.692	75
11	Hambantota	702.997	544.455	0.966		0.966	0.061		0.061	703.963	544.516	77
12	Kurunegala	399.163	299.125	0.828		0.828	0.012		0.012	399.991	299.137	75
13	Puttalam	194.433	118.307	0.858		0.858	0.660		0.660	195.291	118.967	61
14	Anuradhapura	270.408	183.495	0.000		0.000	0.000		0.000	270.408	183.495	68
15	Polonnaruwa	188.733	110.876	0.252		0.252	0.002		0.002	188.985	110.878	59
16	Badulla	334.603	143.521	0.276		0.276	0.385		0.385	334.879	143.906	43
17	Monaragala	291.760	162.398	3.168		3.168	2.119		2.119	294.928	164.517	56
18	Ratnapura	153.327	129.895	0.330		0.330	0.364		0.364	153.657	130.259	85
19	Kegalle	220.086	196.784	0.240		0.240	0.225		0.225	220.326	197.009	89
20	Batticaloa	116.671	101.878	0.408		0.408	0.408		0.408	117.079	102.286	87
21	Ampara	227.346	113.639	9.504	2.457	11.961	1.366	0.693	2.059	239 .307	115.698	48
22	Trincomalee	166.778	107.660	1.182		1.182	0.176		0.176	167.960	107.836	64
23	Jaffna	83.037	97.755	1.062	3.066	4.128	0.415	1.273	1.688	87.165	99.443	114
24	Mannar	47.442	47.443	0.348		0.348	0.039		0.039	47.790	47.482	99
25	Vavuniya	76.352	67.226	3.018		3.018	3.247		3.247	79.370	70.473	89
26	Mullaitivu	50.678	62.282	0.000		0.000	0.000		0.000	50.678	62.282	123
27	Kilinochchi	49.473	61.593	0.024		0.024	0.000		0.000	49.497	61.593	124
	Grand Total	**6.520.526**	**4.419.598**	**39.348**	**258.489**	**297.837**	**11.844**	**143.037**	**154.881**	**6818.363**	**4574.479**	**67**



Year – from 2001 to 2019

National Housing Development Authority
Housing Loans - 2019

(Rs M.)

Serial No:	District/Office	Target	Achievement	%
1	Colombo City (North)	0.00	0.00	
2	Colombo City (South)	0.655	0.76	88
3	Colombo District	33.262	22.721	70
4	Gampaha	14.918	119.915	80
5	Kalutara	214.875	150.220	70
6	Kandy	104.935	89.411	85
7	Matale	48.113	46.442	97
8	Nuwaraeliya	43.096	34.957	81
9	Galle	89.469	81.108	91
10	Matara	84.145	81.423	97
11	Hambantota	40.788	32.034	79
12	Kurunegala	56.724	58.402	103
13	Puttalam	28.233	26.326	93
14	Anuradhapura	48.861	38.819	79
15	Polonnaruwa	27.245	27.913	102
16	Badulla	68.710	40.465	59
17	Monaragala	75.782	62.747	83
18	Ratnapura	30.452	35.681	117
19	Kegalle	68.458	70.681	103
20	Batticaloa	29.183	22.262	76
21	Ampara	34.545	21.784	63
22	Trincomalee	35.886	25.475	71
23	Jaffna	28.553	30.266	106
24	Mannar	10.530	7.76	74
25	Vavuniya	40.174	36.669	91
26	Mullaitivu	17.648	17.052	97
27	Kilinochchi	28.809	27.033	94
	Grand Total	**1729.049**	**1411.188**	**82**

National Housing Development Authority
Visiri Loans - 2019

(Rs M.)

Serial No:	District/Office	Target	Achievement	%
1	Colombo City (North)	31.398	14.315	46
2	Colombo City (South)	26.693	19.599	73
3	Colombo District	44.519	224.112	51
4	Gampaha	200.152	98.160	49
5	Kalutara	237.351	120.713	51
6	Kandy	271.195	162.533	60
7	Matale	118.383	96.485	82
8	Nuwaraeliya	215.817	92.009	43
9	Galle	190.436	103.310	54
10	Matara	153.824	110.257	72
11	Hambantota	662.209	512.421	77
12	Kurunegala	342.439	240.723	70
13	Puttalam	166.200	91.981	55
14	Anuradhapura	221.548	144.676	65
15	Polonnaruwa	161.489	829.63	51
16	Badulla	265.893	103'056	39
17	Monaragala	215.978	99'651	46
18	Ratnapura	122.875	94'214	77
19	Kegalle	151.628	126.103	83
20	Batticaloa	87.89	79.616	91
21	Ampara	192.801	91.855	48
22	Trincomalee	130.892	82.185	63
23	Jaffna	54.484	67.489	124
24	Mannar	36.913	39.667	107
25	Vavuniya	36.179	30.527	84
26	Mullaitivu	33.030	45.230	137
27	Kilinochchi	20.664	34.560	167
	Grand Total	**4791.477**	**3008.410**	**63**

National Housing Development Authority
Rural rentals - 2019

(Rs.M)

Serial No:	District/Office	Target	Achievement	%
1	Colombo City (North)	No	No	No
2	Colombo City (South)	No	No	No
3	Colombo District	0.66	0.120	18
4	Gampaha	3.564	0.761	21
5	Kalutara	1.092	0.046	4
6	Kandy	3.300	0.123	4
7	Matale	0.072	0.000	0
8	Nuwaraeliya	3.396	0.572	17
9	Galle	4.116	0.472	11
10	Matara	0.678	0.271	40
11	Hambantota	0.966	0.061	6
12	Kurunegala	0.828	0.012	1
13	Puttalam	0.858	0.660	77
14	Anuradhapura	0.000	0.000	
15	Polonnaruwa	0.252	0.002	1
16	Badulla	0.276	0.385	139
17	Monaragala	3.168	2.119	67
18	Ratnapura	0.330	0.364	110
19	Kegalle	0.240	0.225	94
20	Batticaloa	0.408	0.408	100
21	Ampara	9.504	1.366	14
22	Trincomalee	1.182	0.176	15
23	Jaffna	1.062	0.415	39
24	Mannar	0.348	0.039	11
25	Vavuniya	3.018	3.247	108
26	Mullaitivu	0.000	0.000	
27	Kilinochchi	0.024	0.000	
	Grand Total	**39.348**	**11.844**	**30**

National Housing Development Authority
Urban rentals – 2019

(Rs M.)

Serial No:	District/Office	Target	Achievement	%
1	Colombo City (North)	58.772	35.941	61
2	Colombo City (South)	58.399	44.457	76
3	Colombo District	36.592	23.924	65
4	Gampaha	63.199	25.076	40
5	Kalutara	0.000	0.000	
6	Kandy	16.500	9.932	60
7	Matale	0.000	0.000	
8	Nuwaraeliya	0.000	0.000	
9	Galle	0.000	0.000	
10	Matara	19.504	1.741	9
11	Hambantota	0.000	0.000	
12	Kurunegala	0.000	0.000	
13	Puttalam	0.000	0.000	
14	Anuradhapura	0.000	0.000	
15	Polonnaruwa	0.000	0.000	
16	Badulla	0.000	0.000	
17	Monaragala	0.000	0.000	
18	Ratnapura	0.000	0.000	
19	Kegalle	0.000	0.000	
20	Batticaloa	0.000	0.000	
21	Ampara	2.457	0.693	28
22	Trincomalee	0.000	0.000	
23	Jaffna	3.066	1.273	42
24	Mannar	0.000	0.000	
25	Vavuniya	0.000	0.000	
26	Mullaitivu	0.000	0.000	
27	Kilinochchi	0.000	0.000	
	Grand Total	**258.489**	**143.037**	**55**

National Housing Development Authority
Property income - 2019

(Rs M.)

Serial No:	District/Office	Target	Achievement	%
1	Colombo City (North)	36.000	34.348	95
2	Colombo City (South)	24.475	54.378	222
3	Colombo District	26.166	28.230	108
4	Gampaha	38.628	25.446	66
5	Kalutara	6.096	5.365	88
6	Kandy	18.648	18.274	98
7	Matale	0.683	0.312	46
8	Nuwaraeliya	3.246	0.438	13
9	Galle	3.708	5.497	148
10	Matara	7.134	5.984	84
11	Hambantota	10.620	0.368	3
12	Kurunegala	0.048	4.500	9375
13	Puttalam	13.224	3.094	23
14	Anuradhapura	0.000	0.383	
15	Polonnaruwa	0.306	0.939	307
16	Badulla	1.704	7.005	411
17	Monaragala	0.000	1.094	
18	Ratnapura	0.060	0.403	672
19	Kegalle	3.024	0.379	13
20	Batticaloa	0.000	0.000	
21	Ampara	0.000	1.171	
22	Trincomalee	0.000	0.156	
23	Jaffna	0.000	0.167	
24	Mannar	0.000	0.000	
25	Vavuniya	0.000	0.000	
26	Mullaitivu	0.000	0.000	
27	Kilinochchi	0.000	0.000	
	Grand Total	**193.770**	**197.931**	**102**

Internal Audit Division

The Internal Audit Division has been in existence since the inception of the National Housing Development Authority and later it was amalgamated with the Investigation Section. This Division functions according to an Annual Audit Plan and in addition, performs special duties and investigations assigned to it. Its main functions are as follows:

- Keeping a continuous independent evaluation regarding the adequacy and effectiveness of the internal control systems that have been introduced by the management.
- Reviewing the progress of the development projects and schemes that have been implemented and reporting to the top management to what extent they have reached their targeted objectives.
- Functioning as a coordinator between the upper and lower management, contributing to the production of relevant information.

This Division has, in pursuant of the Annual Audit Plan, performed the following tasks during the year 2019.

1. **Audit Quarries**
   - Government audit queries - 08
   - Internal audit queries - 54
2. **Submitting Reports pertaining to Investigations**
   - Investigations into accidents - 16
   - Misconduct and investigations affairs - 21
3. **Property disposal function**
   - Number of deeds inspected - 1375
   - Number inspected under section 8/1 - 1425
4. **Conducting meetings of Audit and Management Committee**
   - Meetings of National Housing Development Authority - 03
   - Meetings of the Ministry of Housing and Construction - 04
   - Pre-Audit Meetings -
5. **Providing information necessary for queries by other government institutions and follow-ups**
   - Forwarding of information the Secretary of the Ministry - 01
   - Commission to Investigate Allegations of Bribery or Corruption - 01
   - Checking of payments related to the gratuity allowances 2019 - 135
6. **Participating in and Functioning as an observer in District Revenue Operations Committees and Procurement**
7. **Conduct of sample field test by covering all the district of Samata Sevana programme 2018 (Model villages/Loans/aids)**
8. **Verification of money related to the district in Annual board of Survey**
9. **Performance evaluation has been made in the human resources and management control and development section.**

Information and Publicity Division

The Information and Publicity Division implemented programmes in print and electronic media in the year 2019 in order to fulfill the communication needs of house owners who participate in housing programmes of the National Housing Development Authority.

- Information and Publicity Unit
- Sevana Media Service
- Printing Unit

Information and Publicity Unit

The Information and Publicity Unit implemented the following courses of action under the derict supervision of Hon. Chairman in the year 2019.

- Media coverage activities pertaining to the Samata Sevana Housing Programme implemented by the National Housing Development Authority and informing the general public through print and electronic media.
- Under the Samata Sevana Programme, 141 model villages were bestowed to people in the year 2019. They are:

1.	Hambantota	-	Sadaweera Keppetipolagama
2.	Batticaloa	-	Palamudirchole
3.	Hambantota	-	Saranigama
4.	Anuradhapura	-	Jayanethugama
5.	Hambantota	-	Sobhithanahimigama
6.	Hambantota	-	Sirisaranagama
7.	Matale	-	Vijayaminigama
8.	Kurunegala	-	Dambaranpura
9.	Kurunegala	-	Bosevanagama
10.	Anuradhapura	-	Viharamahadevigama
11.	Anuradhapura	-	Dudly Senanayakagama
12.	Kalutara	-	Indradasa Hettiarachchigama
13.	Ampara	-	Gayathripuram
14.	Hambantota	-	Sandalugama
15.	Batticaloa	-	Anandapuram
16.	Colombo	-	Sagaviru Sibhitha Nahimigama
17.	Galle	-	Sri Lalitha Rajapaksagama
18.	Hambantota	-	Sadasethgama
19.	Monaragala	-	Minipahangama
20.	Ampara	-	Suniladiyagama
21.	Batticaloa	-	Manikkanagar
22.	Hambantota	-	Siripenanadagama
23.	Ampara	-	Milidupura
24.	Ratnapura	-	Sri Wipulatissa Nahimigama

25.	Kegalle	-	Sivanoligamam
26.	Kandy	-	Sanhidigamam
27.	Puttalam	-	Ranbselagama
28.	Anuradhapura	-	Dharmabhiwandanagama
29.	Kurunegala	-	Sri Niwasamahimigama
30.	Jaffna	-	Ponnolinagar
31.	Batticaloa	-	Katpahantharugamam
32.	Batticaloa	-	Nehidalgramam
33.	Hambantota	-	Senasiligama
34.	Hambantota	-	Siyathlankagama
35.	Hambantota	-	Sirikalanagama
36.	Kalutara	-	Meryl Kariyawasamgama
37.	Hambantota	-	Siharadagama
38.	Hambantota	-	Sobhamathagama
39.	Puttalam	-	Miladun Nabi Gramam
40.	Hambantota	-	Senpathi Gotaimbaragama
41.	Ampara	-	Digawewpura
42.	Hambantota	-	Sandasisilagama
43.	Hambantota	-	Sivarajagama
44.	Kandy	-	Isuru Uyanpura
45.	Ampara	-	Sathnimgama
46.	Hambantota	-	Ethrajagama
47.	Kurunegala	-	Gajamuthugama
48.	Anuradhapura	-	Dr. D.M. Amarathunghegama
49.	Batticaloa	-	Ganapathipuram
50.	Monaragala	-	Muppane Rateralagama
51.	Hambantota	-	Senpathi Suranimalagama
52.	Kurunegala	-	Somananda Nahimigama
53.	Anuradhapura	-	Arafagamam
54.	Kilinochchi	-	Aradhi Nagara
55.	Kilinochchi	-	Sanjeewi Nagara
56.	Batticaloa	-	U.L. Dahidgramam
57.	Hambantota	-	Sahasaragama
58.	Ratnapura	-	Katurodagama
59.	Hambantota	-	Sahasragama
60.	Puttalam	-	Aiyanarpuram
61.	Puttalam	-	M.H.M Neina Marikkargama
62.	Kurunegala	-	Sawsethagama
63.	Anuradhapura	-	Arunalugama
64.	Anuradhapura	-	Warunagama
65.	Mannar	-	Kurunchinagar
66.	Hambantota	-	Sadahasagama
67.	Gampaha	-	Ranidugama
68.	Colombo	-	Sobhasirigama

69.	Hambantota	-	Sevevirajagama
70.	Galle	-	Abhisesgama
71.	Kalutara	-	Wimalawikumgama
72.	Matale	-	Maharawanagama
73.	Matale	-	Wijerathne Bandagama
74.	Anuradhapura	-	D.M. Ariyadasagama
75.	Anuradhapura	-	Most Ven. Girambe Ananda Nahimigama
76.	Nuwaraeliya	-	Jayalathgama
77.	Mullaitivu	-	Udayam Nagar
78.	Mullaitivu	-	Adivan Nagara
79.	Trincomalee	-	Pawanasapuram
80.	Trincomalee	-	Tholkappiyanagar
81.	Hambantota	-	Kumarisithupahangama
82.	Hambantota	-	Sithkalugama
83.	Hambantota	-	Senpathi Nandimithragama
84.	Ampara	-	Sadasethgama
85.	Ampara	-	Sarukethagama
86.	Batticaloa	-	Gandhi Nagara
87.	Batticaloa	-	Muhaideen Abdul Kadder Gramam
88.	Monaragala	-	Pubbare Ranbandagama
89.	Monaragala	-	Bakinigamawela Rateralagama
90.	Monaragala	-	Pagure Gamaralagama
91.	Kurunegala	-	Sandungirigama
92.	Kurunegala	-	Gajasumithurugama
93.	Mannar	-	Josephwas Nagar
94.	Mannar	-	Josephpuram
95.	Vavuniya	-	Sabaripuram
96.	Vavuniya	-	Abhathiyapuram
97.	Vavuniya	-	Kalaimahalnagar
98.	Jaffna	-	Sendamal Gramam
99.	Jaffna	-	Thiruwerapuram
100.	Anuradhapura	-	Sedasungama
101.	Anuradhapura	-	Pandukabhayagama
102.	Hambantota	-	Saruthuruliyagama
103.	Hambantota	-	Sobhanillagama
104.	Hambantota	-	Saraharithagama
105.	Puttalam	-	Ranmithugama
106.	Puttalam	-	Ranaviru Nero Village
107.	Polonnaruwa	-	Soriwila Kotaralagama
108.	Polonnaruwa	-	Jeewahaththagama
109.	Polonnaruwa	-	Disalagama
110.	Matale	-	Randadagama
111.	Matale	-	Srimath Elik Aluviharegama
112.	Colombo	-	Munamalegama

113.	Hambantota	-	Sithupiyagama
114.	Hambantota	-	Sahaspathgama
115.	Ampara	-	Wewasaragama
116.	Ampara	-	Senanigama
117.	Ratnapura	-	Sahirugama
118.	Kalutara	-	Wasanaudagama
119.	Kalutara	-	Sethsisilagama
120.	Ampara	-	Almeengramam
121.	Ampara	-	Sri Buddha Rakkitha Nahimigama
122.	Batticaloa	-	Kumaran Kidiuruppu
123.	Batticaloa	-	Kalikapuram
124.	Matara	-	Hasthrajagama
125.	Hambantota	-	Siyamithurugama
126.	Hambantota	-	Silsuwandagama
127.	Jaffna	-	Pokkanai Gramam
128.	Kilinochchi	-	Nakapuram
129.	Kilinochchi	-	Othiyanagar
130.	Kilinochchi	-	Solachainam
131.	Kilinochchi	-	Allalan Solate
132.	Kurunegala	-	Nawangama
133.	Kurunegala	-	Methsirigama
134.	Kurunegala	-	Kawiminigama
135.	Puttalam	-	Ranminipura
136.	Hambantota	-	Sathismathagama
137.	Hambantota	-	Sirikathamawgama
138.	Hambantota	-	Sasirimagama
139.	Hambantota	-	Sasethmathagama
140.	Hambantota	-	Sandakusumgama
141.	Hambantota	-	Sedethisgama

Following tasks were also made by the Information and Publicity Unit

1. Making all propaganda for the opening ceremonies of model villages.
2. Preparing the souvenirs pertaining to all ceremonies of the Samata Sevana Programme.
3. Capturing the necessary photos and obtaining information.
4. Coordinating all District Offices pertaining to publicity work.
5. Posting on the boards on the 5th Floor all photos pertaining to the ceremonies.
6. Preparing newspaper latter related to the opening ceremonies of model villages.
7. Organizing activities for art and essay competitions held in every year to mark the World Habitat Day.

8. Obtaining paintings and essays, submitting for adjudication, selecting winners, and awarding certificates and cups.
9. Clipping news items on housing activities published in daily newspapers and forwarding them to higher management.
10. Preparing and disseminating news and announcements to be broadcast daily.
11. Playing the National Anthem and other compositions in the morning.
12. Preparing and advertising the notices to be published within the institute.
13. Giving speakers for the opening ceremonies and foundation stone laying ceremonies of Samata Sevana Udagammana and fulfilling the related to the duties,
14. Fulfilling the speakers' duties for other ceremonies held at the head office and district offices.
15. Conducting photograph exhibitions associated with villages that are given to the people.
16. Designing decorations necessary for other events and exhibition stalls necessary for exhibitions.
17. Capturing photos of the ceremonies in model villages and those held at the Authority.
18. Issuing books containing development information pertaining to Districts.
19. Producing documentary films on development programmes.
20. Collecting information pertaining to development programmes.
21. Preparing gardening certificates and obtaining copies and printing of instrument of titles for the beneficiaries.

Sevana Media Unit

- The Sevana Media Service published advertisements of various institutions such as the National Housing Development Authority, the State Engineering Corporation, the Constructions industrial Development Authority, the Government Factory, the State Development Construction Corporation, the Building Materials Corporation Limited, the National Buildings Department, Central Cultural Fund, National Machinery Institute, the Urban Habitat Development Authority, the Ocean view Development Private Limited, Archeology Department, the Ministry of Housing, Construction and Cultural Affairs, Housing Development and Financial Corporation Bank, National Archives Department, Home Lands Skyline Institute, Ranminitenna National Tele Cinema Village, Janakala Kendraya, and Middle income housing and infra-structure development in various newspapers in the year 2019.

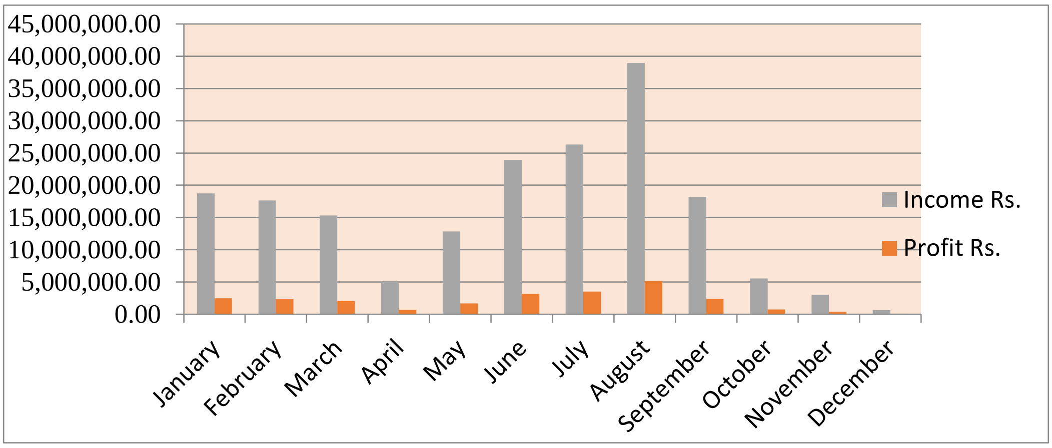
- The Annual estimated profit of the Sevana Media Service was 6.0 million rupees in the year 2019. The income generated up to December 2019 was 186,277 million rupees and the profit was 24,693 million rupees.
- All earnings of the Sevana Media Service are credited to a separate account titled “Chairman, National Housing Development Authority” and this money is used for housing development programmes of the National Housing Development Authority.

Newspaper Advertisements

Income and profits earned in related to the year 2019.

Month	Income (Rs.)	Profits (Rs.)
January	18,725,007.74	2,483,700.75
February	17,666,198.91	2,344,206.00
March	15,307,808.29	2,023,316.21
April	5,126,249.88	679,407.75
May	12,833,974.77	1,704,311.25
June	23,913,956.93	3,167,939.25
July	26,295,505.34	3,500,030.63
August	38,957,804.46	5,174,248.50
September	18,199,635.20	2,404,824.75
October	5,545,645.57	732,937.88
November	3,045,148.40	388,040.25
December	659,858.40	89,706.78
Total	**186,276,793.90**	**24,692,670.00**

Income target for the year 2019Rs.6.0 million



Printing Unit

Our Printing Press, which is a grant from the Government of Japan in the year 1985, is operated with the assistance of three employees. It carries out all printing related activities including.

1. Printing of all documents and books and files pertaining to the Head Office and District Offices.
2. Binding of books pertaining to printing orders.
3. Fulfilling the necessary printing requirements by maintaining the printing machines.

Following printing works were made by the printing press in the year 2019.

1. CR I books
2. CR II books
3. CR III books
4. CR IV books
5. Field notes books
6. Short notes books
7. Purchasing order books
8. Receiving order books
9. Goods orders books
10. Payments vouchers (Housing loans) books
11. General payments voucher books
12. Form No: 12 Receiving report books
13. Vehicle gate pass books
14. Seva Wanitha receipts books
15. Welfare society receipts books
16. Pradeepa halls reservation registers
17. Medical benefits scheme’s registers
18. Tourist Bangalow reservation books
19. Beneficiaries, cement giving books (F 10) (Sinhala and Tamil)
20. Letter heads (Head office, Colombo city north and south)
21. Files
22. Leave applications
23. Gate pass to depart from the head office
24. Dail reports on reaching/departing the vehicles
25. Annual performance evaluation forms (Human Recourses)
26. Transport section’s letters
27. Legal section’s letters
28. Human resources Division’ letters
29. Engineer Service Division’ letters
30. Housing loans applications
31. Affidavit
32. Grama Niladhari certificates
33. Salary/wages certificates
34. Guarantor declaration
35. Security bond
36. Loan bond
37. Journal vouchers
38. Deposit Register (Finance Division)
39. Colombo city north office documents
40. Colombo city south office documents
41. Kalutara District office documents
42. Colombo District office documents
43. Indenture of lease (Sinhala/Tamil)

Ocean View Development Private Limited

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 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 13th day of 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 Tower Building.
- Purchasing of lands and properties.
- Developing of properties.
- Taking possession of properties.
- Preparing proposals for property development and implementing them
- Managing of properties.
- Renting out and leasing out properties.
- Selling of properties.

Board of Directors of the Ocean View Development Private Limited

Mr. Poorna Chandana Silva	-	Chairman/Managing Director
Mr. Lakvijaya Sagara Palansuriya	-	Director
Ms. Mayuraa De Silva	-	Director
Mr. S.K. Fernando	-	Director
Mr. S.M. Risam	-	Director
Ms. Vishaka Sooriyabandara	-	Director
Mr. Chameera Iroshana	-	Director
Mr. Gayan Chamantha	-	Director
Mr. Tonny V Abesena	-	Director
Ms. Chaya Thilini	-	Director
S.I. Atheeq Inan	-	Company Secretary

Staff of the Ocean View Development Private Limited

The overall staff of the Company was as follows in the year 2019.

Executive Staff	-	09
Non-Executive Staff	-	16
Maintenance section's Staff	-	34
		59

Progress of the programmes implemented up to 31.12.2019.

Institutional Progress

Sale Report

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

Progress Review by the Management

- Taking actions to settle the issues having institutionally.
- Obtaining ISO 9000: 2015 quality certificate.
- Wen constructing Maritime Road (Marin Drive), a part of the building has been acquired and taking actions to alienate that building part and obtain the compensation for lands parts acquired to the Roads Development Authority.

NATIONAL HOUSING DEVELOPMENT AUTHORITY AND SUBSID1ARY COMPANY
STATEMENT OF FINANCIAL POSITION AS AT 31 st DECEMBER 2019

	2019 NHDA	NOTES	2019 CONSOLIDATED	2018 NHDA	2018 CONSOLIDATED RESTATED	2019 BUDGETED NHDA
	Rs. cts.		Rs. cts.	Rs. cts.	Rs. cts.	Rs. cts.
ASSETS						
NON CURRENT ASSETS						
FIXED ASSETS						
Land & Building	517,914,768.82	(02)	517,914,768.82	538,773,708.82	538,773,708.82	526,833,000.00
Investment Property			2,287,500,001.00		2,276,700,000.00	
Property Plant & Equipment	67,352,254.02	(03- 1)	101,977,338.02	73,268,099.09	95,968,766.09	65,070,000.00
Owner - Occupied Property			22,500,000.00		24,300,000.00	
Intangible Assets		(03-11)	39,973.00		61,776.00	
Deferred Income Tax Assets			832,692.00		1,055,637.00	
	585,267,022.84		2,930,764,772.84	612,041,807.91	2,936,859,887.91	591,903,000.00
Development Assets	1,051,062,778.82	(04)	1,051,062,778.82	668,567,476.20	668,567,476.20	681,288,000.00
Housing Loan Programmes	25,057,874,758.97	(05-13)	25,057,874,758.97	22,946,714,234.13	22,946,714,234.13	26,343,331,000.00
Rent Purchase Housing Schemes - NHDA	87,278,562.78		87,278,562.78	88,199,903.68	88,199,903.68	81,100,000.00
Sale of Houses Instalment Basis	648,261,817.82		648,261,817.82	732,368,090.70	732,368,090.70	676,066,000.00
Sale of Land Instalment Basis	71,239,650.62		71,239,650.62	60,739,541.15	60,739,541.15	64,720,000.00
Staff Housing Loan	208,540,691.14		208,540,691.14	226,576,586.97	226,576,586.97	221,500,000.00
	27,124,258,260.15		27,124,258,260.15	24,723,165,832.83	24,723,165,832.83	28,068,005,000.00
INVESTMENTS - Long Term	450,133,334.00	(14- 1)	330,133,334.00	450,133,334.00	330,133,334.00	450,133,000.00
CURRENT ASSETS						
Direct Construction Programme	90,541,153.06	(15)	104,122,255.06	75,899,545.82	89,430,647.82	82,156,000.00
Stock	81,476,949.12	(16)	321,118,120.12	81,366,808.73	319,313,086.73	81,558,000.00
Advances to Contractors	91,315,583.63		92,520,465.63	77,631,273.63	77,631,273.63	70,210,000.00
Interest Receivables	16,071,165.24	(17)	16,071,165.24	13,312,594.83	13,312,594.83	8,500,000.00
Debtors	2,885,153,511.74	(18)	2,950,983,602.74	2,061,678,234.32	2,111,699,108.32	1,760,000,000.00
Deposits & Advances	1,208,575,445.02	(19)	1,208,575,445.02	1,190,941,633.97	1,190,941,633.97	750,000,000.00
Investments -Short Term	1,064,462,041.40	(14-11)	1,097,530,917.40	1,813,290,309.30	1,861,871,062.30	1,850,000,000.00
Cash & Bank Balances	409,642,386.39	(20)	390,474,002.39	560,904,817.86	566,549,676.86	6,253,000.00
	5,847,238,235.60		6,181,395,973.60	5,875,025,218.46	6,230,749,084.46	4,608,677,000.00
TOTAL ASSETS	**34,006,896,852.59**		**36,566,552,340.59**	**31,660,366,193.20**	**34,220,908,139.20**	**33,718,718,000.00**
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	131,682,000.00
- Domestic Grants	42,958,112,299.31	(21)	42,958,112,299.31	37,047,236,313.87	37,047,236,313.87	37,382,560,000.00
	43,129,794,900.33		43,129,794,900.33	37,218,918,914.89	37,218,918,914.89	37,554,242,000.00
Add / (Less)						
Accumulated surpluses/(deficits)	(17,963,659,216.58)		(16,663,443,277.58)	(14,938,319,424.91)	(13,641,561,978.91)	(21,275,774,000.00)
	25,166,135,683.75		26,466,351,622.75	22,280,599,489.98	23,577,356,935.98	16,278,468,000.00
Minority Interest	-		1,088,989,387.00	-	1,086,337,468.00	
NON CURRENT LIABILITIES						
Gratuity Fund	181,087,041.40		181,087,041.40	145,862,271.14	145,862,271.14	402,000,000.00
Gratuity Provisions	223,799,682.60		231,899,681.60	242,275,576.86	249,917,361.86	
Loans	4,147,041,925.48	(22)	4,147,041,925.48	5,364,524,873.15	5,364,524,873.15	12,256,295,000.00
Investors Fund						
Leas Rent Payable			11,058,869.00		4,740,730.00	
	29,718,064,333.23		32,126,428,527.23	28,033,262,211.13	30,428,739,640.13	28,936,763,000.00
CURRENT LIABILITIES						
Creditors	2,146,285,332.76	(23)	2,295,444,797.76	1,892,671,203.71	2,056,071,580.71	1,801,250,000.00
Current Liabilities for Loans	830,764,388.58	(24)	830,764,388.58	856,399,696.35	856,399,696.35	955,250,000.00
Current Income Tax Liabilities			2,131,829.00		1,664,140.00	
Deposits	945,172,597.35	(25)	945,172,597.35	868,844,934.33	868,844,934.33	975,275,000.00
Provisions	366,610,200.67	(26)	366,610,200.67	9,188,147.68	9,188,147.68	1,050,180,000.00
	4,288,832,519.36		4,440,123,813.36	3,627,103,982.07	3,792,168,499.07	4,781,955,000.00
TOTAL EQUITY & LIABILITIES	**34,006,896,852.59**		**36,566,552,340.59**	**31,660,366,193.20**	**34,220,908,139.20**	**33,718,718,000.00**

The Significant Accounting Policies and Notes on Pages 10 to 38 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

SUDATH ABEWARDANA
MEMBER OF THE BOARD

NATIONAL HOUSING DEVELOPMENT AUTHORITY AND SUBSIDIARY COMPANY

STATEMENT OF FINANCIAL PERFORMANCE FOR THE 31 ST DECEMBER 2019

	NHDA	NOTES	CONSOLIDATED	NHDA	CONSOLIDATED	BUGETED
					RESTATED	NHDA
	2019		2019	2018	2018	2019
	Rs. Cts.		Rs. Cts.	Rs. Cts.	Rs. Cts.	Rs. Cts.
[A] REVENUE	73,235,620.21	[27]	73,235,620.21	123,851,932.96	229,201,932.96	165,179,000.00
Cost of Sales	1,135,359.12	[28]	1,135,359.12	29,195,864.54	112,651,501.54	-
Gross Profit	72,100,261.09		72,100,261.09	94,656,068.42	116,550,431.42	165,179,000.00
Over Provision of Bad and Doubtful debts				19,827,327.06	19,827,327.06	-
Gratuity	-		-	205,502,233.41	205,502,233.41	
[B] OTHER REVENUE	7,797,401,900.17	[29]	7,946,735,858.17	6,254,156,041.29	6,459,099,257.29	3,115,258,000.00
	7,869,502,161.26		8,018,836,119.26	6,574,141,670.18	6,800,979,249.18	3,280,437,000.00
[C] EXPENSES						
Institutional & Administrative Expenses	3,598,019,795.50	[30]	3,709,918,293.50	2,755,467,975.14	2,858,050,849.14	3,865,835,000.00
Finance Expenses	559,429,785.16	[31]	567,674,010.16	710,879,415.44	732,239,986.44	545,901,000.00
Other Expenses	6,737,392,372.27	[32]	6,760,473,195.27	4,107,149,886.09	4,120,686,019.09	531,886,000.00
	10,894,841,952.93		11,038,065,498.93	7,573,497,276.67	7,710,976,854.67	4,943,622,000.00
[D] Surplus / (deficit) for the period	(3,025,339,791.67)		(3,019,229,379.67)	(999,355,606.49)	(909,997,605.49)	(1,663,185,000.00)
Surplus / (deficit) for the NHDA	(3,025,339,791.67)			(999,355,606.49)		
LESS Minorty Interest	-		2,651,918.81	-	38,781,372.43	
	(3,025,339,791.67)		(3,016,577,460.86)	(999,355,606.49)	(871,216,233.06)	

SIGNIFICANT ACCOUNTING POLICIES & NOTES FOR THE YEAR ENDED 31ST DECEMBER 2019

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. 6,263,120.92 which are included in closing stock have been rented out during the year 2019.

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, 01/ 01 2019	=	388,137,848
Interest Cost	=	46,376,542
Current Service Cost	=	16,685,046
Benefits paid	=	(91,257,843)
Actuarial (Gain)/loss on Obligation	=	44,840,886
Present Value of Obligation, 31/ 12/ 2019	=	404,982,478

AMOUNTS RECOGNISED IN THE BALANCE SHEET AND INCOME STATEMENT

Liability recognized in the balance sheet as at 31/12/2019		
Present Value of Obligation, 31/12/2019	=	404,982,478
Unrecognized actuarial Gains/(Losses)	=	0
Net Liability in balance sheet	=	404,982,478
Expenses recognized in the income statement		
Interest Cost	=	46,576,542
Current Service Cost	=	16,685,046
Net Actuarial (Gain)/loss recognized in Year	=	44,840,886
Expenses recognized	=	108,102,473

The Gratuity Liability as at 31st December 2019 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. 361.809m 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.

Debtors	Percentage
Sevana media Supply of Security service Reimbursable expenses by other Institute U DA CHP Manikka watta Housing prog. NEMO 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 the 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 :

Description	No. of Item	Purchase Price Rs.
Motor Cycles	08	400,000.00
Motor Cycles	03	140,000.00
Pick – up	01	800,000.00
Car	01	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 and Rs. 15,310,534 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.

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. 215.343 m had been paid during the 2017 & 2018,2019. Balance amount of Rs. 0.437m 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 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 Cultural Affairs. 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 Cultural Affairs during the year 2019.

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. 14.715M earned by the Sevana Media through paper advertisement has been credited to comprehensive income standard.

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 2019 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. 1,088,989,387/-

According to the audited accounts of OVDC following accounts are restated as follows.

Name of the Account	2018	Changes (estimated errors)		Restated 2018
	Rs.	Rs.		Rs.
Land & Building	2,276,700,000.00			2,276,700,000.00
Machinery & Equipment	22,762,443.00			22,762,443.00
Investment	48,580,753.00			48580753.00
Debtors	53806178.00	3,785,304.00		50,020,874.00
Inventories	237,946,278.00			237,946,278.00
Capital Works In Progress	13,531,102.00			13,531,102.00
Owner occupied property	24,300,000.00			24,300,000.00
Accumulated Surpluses	1,307,541,007.61	10,783,561.61		1,296,757,446.00
Gratuity	7,641,785.00			7,641,785.00
Lease rent payable	4,740,730.00			4,740,730.00
Creditors	163,400,377.00			163,400,377.00
Minority Interest	1,094,606,135.39	8,268,667.39		1,086,337,468.00
Investment NHDA	120,000,000.00			120,000,000.00
Differed Income Tax Asset	10,700,533.00	9,644,896.00		1,055,637.00
Current Income Tax Asset	3,957,889.00	3,957,889.00		-
Current Income Tax liabilities	-	1,664,140.00		1,664,140.00
Revenue	235,888,647.00	2,608,447.00	increase	238,497,094.00
Cost of Sales	(98,152,226.00)	2,626,272.00	increase	(100,778,498.00)
Other income	62,423,116.00	(17,826.00)	increase	62,860,212.00
Administrative expenses	(98,560,929.00)	235,219.00	increase	(98,796,148.00)
Financial income	8,935,911.00			8,935,911.00
Financial Cost	(2,193,561.00)			(21,360,571.00)
Surplus	108,340,960.00			89,358,001.00

NOTE [02] - LAND & BUILDINGS

(Rs.)

Description	COST							DEPRECIATION					Written Down Dalue As At 31.12.2019
	Balance as at 01.01.2019		Additions During the year	Adjustment	Disposals During the year	Balance as at 31.12.2019		Provision as at 01.01.2019	Charges for the year	Accumulated on Disposed items	Adjustment	Balance as at 31.12.2019	
	Land	Building				Land	Building						
Parsons Road		50,434,491.63					50,434,491.63	47,838,152.51	1,260,862.29			49,099,014.80	1,335,476.83
Kandy Secretariat		42,163,909.07					42,163,909.07	10,765,586.34	1,054,097.73			11,819,684.07	30,344,225.00
Kandy Circuit Bung.		3,031,169.52					3,031,169.52	2,824,943.12	75,779.24			2,900,722.36	130,447.16
Kalmunai Circuit Bungalow		4,554,220.42					4,554,220.42	3,982,818.32	113,855.51			4,096,673.84	457,546.59
District Office Polonnaruwa		4,848,131.33					4,848,131.33	403,112.91	121,203.28			524,316.19	4,323,815.14
District Office Monaragala		4,785.00					4,785.00	4,306.78	119.63			4,426.40	358.60
Kataragama Circuit Bungalow		221,602.61					221,602.61	179,418.85	5,540.07			184,958.91	36,643.70
Anuradhapura District Office		830,724.80					830,724.80	706,115.95	20,768.12			726,884.07	103,840.73
Liberty Plaza		-					-	-	-			-	-
Gampaha District Office		6,307,579.67					6,307,579.67	2,190,070.33	157,689.49			2,347,759.82	3,959,819.85
Kilinochchi District Office		6,087,289.36					6,087,289.36	1,071,638.57	152,182.23			1,223,820.80	4,863,468.56
Ratnapura District Office		274,189.92					274,189.92	95,966.47	6,854.75			102,821.22	171,368.70
Ratnapura Sethsisila house		92,785.50					92,785.50	25,516.02	2,319.64			27,835.66	64,949.85
Other Buildings		614,295.90					614,295.90	332,551.79	15,357.40			347,909.19	266,386.72
Buildings Taken Over from Director of Build.		22,743,500.00					22,743,500.00	16,474,237.00	568,587.50			17,042,824.50	5,700,675.50
Matara District Office		26,146,604.41					26,146,604.41	4,400,038.86	653,665.11			5,053,703.97	21,092,900.44
Batticaloa Distric office		9,014,301.09					9,014,301.09	1,352,145.16	225,357.53			1,577,502.69	7,436,798.40
Trincomalee Office		168,773.54					168,773.54	101,264.13	4,219.34			105,483.47	63,290.07
Vavuniya Circuit		5,095,202.38					5,095,202.38	1,085,174.58	127,380.06			1,212,554.64	3,882,647.74
NHD Office Buildings		23,208,954.44	14,326,420.27				37,535,374.71	3,074,462.18	1,205,793.43			4,280,255.61	33,255,119.10
Hantana Circut Bunglow	2,520.00	6,064,156.80				2,520.00	6,064,156.80	928,744.13	151,603.92			1,080,348.05	4,986,328.75
Ampara District Office		366,148.50					366,148.50	201,381.66	9,153.71			210,535.38	155,613.13
Circuit Bungalow Baswakkulama		240,000.00					240,000.00	120,000.00	6,000.00			126,000.00	114,000.00
Office Blgs Badulla		1,222,000.00					1,222,000.00	611,000.00	30,550.00			641,550.00	580,450.00
Janasavi Centre - kandy		2,465,734.09					2,465,734.09	1,232,867.14	61,643.35			1,294,510.49	1,171,223.60
Hambantota D/O		2,040,350.74					2,040,350.74	977,349.94	51,008.77			1,028,358.71	1,011,992.03
Rental Scheme 5000 Houses Programme		172,578,868.82		33,636.79			172,545,232.03	97,435,609.90	4,314,471.72		31,113.67	101,718,967.95	70,826,264.08
Rental Urban Scheme 100 thousand Prog.	55,317,190.10	837,824,186.87				55,317,190.10	837,824,186.87	650,736,246.19	20,945,604.67			671,681,850.86	221,459,526.11
Rental Schemes NHD	-	13,861,809.74				-	13,861,809.74	9,963,815.55	346,545.24			10,310,360.79	3,551,448.95
Coastline Rental Houses	-	61,185,579.02				-	61,185,579.02	31,228,208.80	1,529,639.48			32,757,848.28	28,427,730.74
Recreation center Jaltara H/P	-	9,465,234.88				-	9,465,234.88	2,602,939.59	236,630.87			2,839,570.46	6,625,664.42
Kegalle District Office	-	16,914,598.50				-	16,914,598.50	2,910,443.48	422,864.96			3,333,308.44	13,581,290.06
Colombo - Shops													
Soysapura District Office		11,240,874.11					11,240,874.11	1,103,476.19	281,021.85			1,384,498.04	9,856,376.07
Colombo city (north) District Office		13,439,396.88					13,439,396.88	1,188,620.55	335,984.92			1,524,605.48	11,914,791.40
								-	-			-	-
Colombo District Office		27,539,253.50					27,539,253.50	688,481.34	688,481.34			1,376,962.68	26,162,290.83
TOTAL	**55,319,710.10**	**1,382,290,703.04**	**14,326,420.27**	**33,636.79**	**-**	**55,319,710.10**	**1,396,583,486.52**	**898,836,704.32**	**35,182,837.15**	**-**	**31,113.67**	**933,988,427.80**	**517,914,768.82**

NOTE [03] - PROPERTY PLANT & EQUIPMENT

NHDA - 2019

NAME OF THE FIXED ASSET	NHDA					Total
	MOTOR VEHICLES		FURNITURE, FITTINGS	EQUIPMENT		
	Freehold	Leasehold		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**

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

CONSOLIDATED - 2019

NAME OF THE FIXED ASSET	MOTOR VEHICLES		FURNITURE, FITTINGS	EQUIPMENT		Total
	Freehold	Leasehold		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**

NHDA - 2018

NAME OF THE FIXED ASSET	NHDA					Total
	MOTOR VEHICLES		FURNITURE, FITTINGS	EQUIPMENT		
	Freehold	Leasehold		Office Equipment	Machinery & Equipment	
Balance as at 01.01.2018	281,565,126.19		73,781,173.82	200,292,786.23		555,639,086.24
Additions During the Year			5,019,726.77	19,371,854.82	-	24,391,581.59
Balance as at 31.12.2018	281,565,126.19		78,800,900.59	219,664,641.05		580,030,667.83
Provision as at 01.01.2018	275,660,219.67		50,484,050.92	157,877,750.74	-	484,022,021.33
Charges For the Year	1,260,000.00		6,531,262.27	14,949,285.14	-	22,740,547.41
Balance as at 31.12.2018	276,920,219.67	-	57,015,313.19	172,827,035.88	-	506,762,568.74
Written down value as at 31.12.2018	**4,644,906.52**	**-**	**21,785,587.40**	**46,837,605.17**	**-**	**73,268,099.09**

CONSOLIDATED - 2018

RESTATED

NAME OF THE FIXED ASSET	MOTOR VEHICLES		FURNITURE, FITTINGS	EQUIPMENT		Total
	Freehold	Leasehold		Office Equipment	Machinery & Equipment	
Balance as at 01.01.2018	282,054,536.19	40,016,113.00	80,559,156.82	202,218,435.23	6,236,285.00	611,084,526.24
Additions During the Year	152,500.00	-	5,471,526.77	19,527,094.82	265,900.00	25,417,021.59
Disposals/Adjustment During the Year	-	-	760,869.00	130,340.00	616,526.00	1,507,735.00
Balance as at 31.12.2018	282,207,036.19	40,016,113.00	85,269,814.59	221,615,190.05	5,885,659.00	634,993,812.83
Provision as at 01.01.2018	276,023,968.67	17,950,738.00	52,419,606.92	158,492,467.74	3,319,163.00	508,205,944.33
Charges For the Year	1,388,382.00	8,003,223.00	7,158,821.27	15,111,179.14	538,804.00	32,200,409.41
Accumulated on Disposed Items / Ajustment	-	-	706,157.00	111,842.00	563,308.00	1,381,307.00
Balance as at 31.12.2018	277,412,350.67	25,953,961.00	58,872,271.19	173,491,804.88	3,294,659.00	539,025,046.74
Written down value as at 31.12.2018	**4,794,685.52**	**14,062,152.00**	**26,397,543.40**	**48,123,385.17**	**2,591,000.00**	**95,968,766.09**

NOTE [03 - 11] - INTANGIBLE ASSETS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2019		2018	
	Rs.	Rs.	Rs.	Rs.
Balance as at 01.01.2019	-	218,026.00	-	218,026.00
Additions During the Year				
Disposals/Adjustment Durin the Year				
Balance as at 31.12.2019	**-**	**218,026.00**	**-**	**218,026.00**
Operning Balance	-	156,250.00	-	134,447.00
Ammortisation for the Period	-	21,803.00	-	21,803.00
Accumulated on Disposed Items / Ajustment				
Balance as at 31.12.2019	**-**	**178,053.00**	**-**	**156,250.00**
Net Carrying value	**-**	**39,973.00**	**-**	**61,776.00**

NOTE [04] - DEVELOPMENT ASSESTS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2019		2018	
Lands Acquired	871,199,919.23	871,199,919.23	511,727,303.93	511,727,303.93
Lands Development	179,862,859.59	179,862,859.59	156,840,172.27	156,840,172.27
	1,051,062,778.82	**1,051,062,778.82**	**668,567,476.20**	**668,567,476.20**

NOTE [05] - LOANS UNDER 1.5 MILLION HOUSING PROGRAMME

Rs.

DISTRICTS	TOTAL DISBURSEMENT 01.01.2019	BALANCE AS AT 01.01.2019	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2019
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 01.01.2019	BALANCE AS AT 01.01.2019	ADJUSTMENTS	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2019
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	TOTAL DISBURSEMENT 01.01.2019	BALANCE AS AT 01.01.2019	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2019
Colombo City (North)	16,140,911.30	741,660.57	-	-	741,660.57
Colombo City (South)	7,339,908.25	629,771.85	-	4,292.34	625,479.51
Colombo District	285,284,504.12	6,871,559.40	-	1,241,465.74	5,630,093.66
Gampaha	299,458,179.00	269,276.25	-	158,706.29	110,569.96
Kalutara	273,617,034.45	51,238,689.35	-	39,604.44	51,199,084.91
Kandy	497,433,049.82	16,811,572.25	-	1,692,139.21	15,119,433.04
Matale	158,671,234.98	3,784,897.15	-	426,546.12	3,358,351.03
Nuwara-Eliya	229,078,332.63	32,984,744.13	-	776,634.83	32,208,109.30
Galle	192,094,583.06	17,750,084.13	-	151,129.70	17,598,954.43
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	21,438.59	-	21,438.59	-
Ampara	96,095,420.84	-	-	-	-
Trincomalee	84,478,107.86	3,387,916.26	-	1,110,000.00	2,277,916.26
Kurunegala	405,879,926.06	300,977.78	-	165,285.28	135,692.50
Puttalam	229,485,312.42	23,728,661.42	-	329,584.24	23,399,077.18
Anuradhapura	202,210,176.39	-	-	-	-
Polonnaruwa	225,674,979.45	25,065.32	-	2,365.00	22,700.32
Badulla	292,075,558.55	4,623,968.99	-	551,765.74	4,072,203.25
Monaragala	147,111,572.72	3,598,574.13	-	362,316.82	3,236,257.31
Ratnapura	165,903,083.63	6,279.70	-	2,142.97	4,136.73
Kegalle	339,178,146.72	11,850,171.98	-	11,850,171.98	-
Kilinochchi	18,356,684.20	8,943,419.39	-	-	8,943,419.39
Vavuniya	110,446,614.69	1,078,421.55	-	778,386.79	300,034.76
Kalmune	73,261,699.60	-	-	-	-
TOTAL	**5,156,658,487.50**	**206,349,364.53**	**0.00**	**19,663,976.08**	**186,685,388.45**

NOTE [08] - LOANS UNDER DIRIPIYASA PROGRAMME

Rs.

DISTRICTS	TOTAL DISBURSEMENT 01.01.2019	BALANCE AS AT 01.01.2019	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2019
Colombo City (North)	8,509,351.03	122,769.66	-	47,122.00	75,647.66
Colombo City (South)	200,000.00	-	-	-	-
Gampaha	3,845,000.00	-	-	-	-
Kalutara	185,136.50	-	-	-	-
Kandy	3,442,000.00	-	-	-	-
Matale	5,287,000.00	-	-	-	-
Nuwara-Eliya	2,875,000.00	-	-	-	-
Galle	10,154,000.00	1,636,719.99	-	-	1,636,719.99
Matara	2,200,000.00	-	-	-	-
Hambantota	5,382,000.00	-	-	-	-
Jaffna	5,050,000.00	-	-	-	-
Mannar	4,350,000.00	-	-	-	-
Mankulam	4,005,500.00	2,109,360.92	-	-	2,109,360.92
Batticaloa	5,030,000.00	-	-	-	-
Ampara	2,060,000.00	-	-	-	-
Trincomalee	6,283,000.00	-	-	-	-
Kurunegala	2,390,000.00	-	-	-	-
Puttalam	4,025,000.00	-	-	-	-
Anuradhapura	8,551,750.00	-	-	-	-
Polonnaruwa	3,581,810.00	-	-	-	-
Badulla	6,179,772.07	-	-	-	-
Monaragala	4,713,000.00	101,328.16	-	101,328.16	-
Ratnapura	3,520,000.00	-	-	-	-
Kegalle	8,139,000.00	172,679.87	-	172,679.87	(0.00)
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**	**4,241,240.05**	-	**321,130.03**	**3,920,110.02**

NOTE [09] - GAMANAGUMA LOAN PROGRAMME - 2007

Rs.

DISTRICTS	TOTAL DISBURSEMENT 01.01.2019	BALANCE AS AT 01.01.2019	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2019
Colombo District	61,938,876.41	1,935,741.99	-	1,013,771.48	921,970.51
Gampaha	278,254,530.04	345,285.76	-	219,931.79	125,353.97
Kalutara	74,265,000.00	22,907,965.46	-	2,990,820.34	19,917,145.12
Kandy	110,359,655.00	6,014,418.35	-	2,341,244.57	3,673,173.78
Matale	36,771,500.00	10,009,047.27	-	912,785.58	9,096,261.69
Nuwara-Eliya	44,245,000.00	13,581,827.84	-	2,258,317.03	11,323,510.81
Galle	31,625,000.00	9,824,720.05	-	439,688.73	9,385,031.32
Matara	48,220,000.00	5,072,157.81	-	3,549,316.59	1,522,841.22
Hambantota	54,389,295.58	3,180,302.19	-	420,129.87	2,760,172.32
Jaffna	14,245,000.00	663,555.41	-	307,319.63	356,235.78
Batticaloa	60,195,000.00	673,836.18	-	363,802.81	310,033.37
Ampara	54,623,000.00	3,471,180.52	-	547,801.57	2,923,378.95
Trincomalee	46,643,520.00	5,319,909.59	-	263,865.64	5,056,043.95
Kurunegala	138,131,975.70	2,615,745.01	-	1,787,351.85	828,393.16
Puttalam	119,469,778.87	16,731,116.09	-	1,984,155.61	14,746,960.48
Anuradhapura	138,316,850.00	14,901,422.90	-	2,603,965.49	12,297,457.41
Polonnaruwa	69,771,423.94	3,345,570.73	-	2,132,085.73	1,213,485.00
Badulla	38,868,452.58	14,430,429.46	-	1,110,581.07	13,319,848.39
Monaragala	124,590,107.50	19,327,199.12	-	7,127,930.57	12,199,268.55
Ratnapura	49,054,005.45	479,751.22	-	284,090.41	195,660.81
Kegalle	84,977,250.00	2,127,491.11	12,016,881.54	2,001,992.65	12,142,380.00
Kilinochchi	5,097,658.00	52,409.72	-	28,713.98	23,695.74
Kalmune	75,877,399.37	6,880,343.00	-	548,798.21	6,331,544.79
TOTAL	**1,759,930,278.44**	**163,891,426.78**	**12,016,881.54**	**35,238,461.20**	**140,669,847.12**

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

Rs.

DISTRICTS	TOTAL DISBURSEMENT 01.01.2019	BALANCE AS AT 01.01.2019	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2019
Colombo City (North)	13,086,710.00	6,070,469.79	-	939,314.19	5,131,155.60
Colombo City (South)	5,470,000.00	1,457,249.28	-	342,699.46	1,114,549.82
Colombo District	939,660,156.28	424,149,517.63	-	94,561,605.75	329,587,911.88
Gampaha	272,817,652.90	96,375,899.22	-	75,929,435.97	20,446,463.25
Kalutara	408,354,682.00	170,588,144.20	-	40,820,979.24	129,767,164.96
Kandy	403,067,170.00	151,437,582.70	-	37,836,948.03	113,600,634.67
Matale	182,298,750.00	82,772,687.26	-	16,014,957.77	66,757,729.49
Nuwara-Eliya	268,457,625.00	128,132,159.09	-	28,041,736.48	100,090,422.61
Galle	219,752,786.16	73,142,119.85	-	18,606,555.33	54,535,564.52
Matara	262,284,327.20	119,156,744.66	419,251.62	29,190,828.39	90,385,167.89
Hambantota	203,409,477.87	90,683,341.86	-	18,259,626.47	72,423,715.39
Jaffna	108,350,000.00	16,957,224.34	-	4,929,297.47	12,027,926.87
Mannar	63,700,028.13	3,823,061.41	-	893,027.24	2,930,034.17
Mankulam	115,382,904.19	12,450,419.76	10,142,999.08	10,022,441.11	12,570,977.73
Batticaloa	161,125,000.00	19,286,471.16	-	4,851,088.66	14,435,382.50
Ampara	175,180,856.51	81,363,735.65	60,000.00	19,026,202.18	62,397,533.47
Trincomalee	158,528,427.50	76,848,507.13	-	5,029,285.97	71,819,221.16
Kurunegala	219,957,280.00	77,844,367.02	-	19,923,622.76	57,920,744.26
Puttalam	228,813,870.00	67,079,371.27	-	21,616,950.10	45,462,421.17
Anuradhapura	302,874,500.00	119,502,246.90	-	27,793,176.88	91,709,070.02
Polonnaruwa	156,765,776.17	61,096,427.24	-	16,037,980.24	45,058,447.00
Badulla	259,994,792.75	115,266,762.93	-	24,113,083.28	91,153,679.65
Monaragala	242,813,835.00	115,243,246.83	-	23,190,824.54	92,052,422.29
Ratnapura	197,045,591.97	65,532,157.98	-	17,250,214.50	48,281,943.48
Kegalle	256,829,000.00	90,982,233.45	-	23,390,852.16	67,591,381.29
Kilinochchi	117,188,242.65	29,994,644.52	-	8,085,230.41	21,909,414.11
Vavuniya	110,591,995.47	30,335,901.33	-	11,449,236.57	18,886,664.76
Kalmune	99,655,000.00	41,133,225.00	-	4,191,280.46	36,941,944.54
TOTAL	**6,153,456,437.75**	**2,368,705,919.46**	**10,622,250.70**	**602,338,481.61**	**1,776,989,688.55**

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

Rs.

DISTRICTS	TOTAL DISBURSEMENT 01.01.2019	BALANCE AS AT 01.01.2019	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2019
Colombo District	61,127,973.96	18,698,161.02	-	6,491,949.59	12,206,211.43
Gampaha	76,264,515.65	17,061,714.66	-	6,350,984.97	10,710,729.69
Kalutara	71,800,500.00	21,112,756.10	-	8,780,974.24	12,331,781.86
Kandy	29,027,000.00	5,367,272.71	-	2,369,469.19	2,997,803.52
Matale	15,865,000.00	1,987,485.60	-	1,233,880.15	753,605.45
Nuwara-Eliya	10,680,000.00	1,629,824.52	-	111,045.52	1,518,779.00
Galle	34,469,464.92	7,238,320.22	-	3,379,757.64	3,858,562.58
Matara	11,410,000.00	3,520,529.41	-	1,823,773.54	1,696,755.87
Hambantota	15,130,000.00	1,442,928.29	-	531,912.18	911,016.11
Jaffna	84,590,000.00	19,520,569.67	-	6,843,264.28	12,677,305.39
Mannar	8,497,476.29	5,648,397.19	-	1,164,364.70	4,484,032.49
Mankulam	63,585,000.00	19,734,566.72	-	5,426,419.09	14,308,147.63
Batticaloa	22,680,000.00	2,962,771.17	-	1,276,284.62	1,686,486.55
Ampara	43,495,000.00	11,920,227.11	-	1,421,483.32	10,498,743.79
Trincomalee	52,617,257.38	14,596,343.81	-	2,730,572.83	11,865,770.98
Kurunegala	19,555,000.00	4,497,874.18	-	2,113,079.19	2,384,794.99
Puttalam	63,409,564.40	24,649,049.80	-	3,414,237.09	21,234,812.71
Polonnaruwa	16,165,000.00	3,393,907.31	-	1,674,762.31	1,719,145.00
Badulla	48,125,000.00	9,129,257.67	4,325,069.00	10,319,478.12	3,134,848.55
Monaragala	113,781,450.00	27,514,670.71	97,167.17	10,186,406.01	17,425,431.87
Ratnapura	13,967,500.00	2,975,969.95	-	1,127,963.13	1,848,006.82
Kegalle	28,635,000.00	6,719,547.36	-	2,792,638.46	3,926,908.90
Kilinochchi	37,565,153.78	20,213,103.82	-	4,689,380.28	15,523,723.54
Vavuniya	230,019,395.48	53,555,724.72	-	16,064,041.44	37,491,683.28
TOTAL	**1,172,462,251.86**	**305,090,973.72**	**4,422,236.17**	**102,318,121.89**	**207,195,088.00**

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

Rs.

DISTRICTS	TOTAL DISBURSEMENT 01.01.2019	BALANCE AS AT 01.01.2019	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2019
Colombo City (South)	4,985,000.00	2,340,162.74	-	349,136.00	1,991,026.74
Colombo District	1,479,937,783.05	703,587,385.83	-	154,812,323.19	548,775,062.64
Gampaha	782,456,148.00	382,769,654.05	-	77,721,847.57	305,047,806.48
Kalutara	995,824,024.51	532,897,468.42	-	99,581,175.79	433,316,292.63
Kandy	660,739,000.00	263,346,731.70	-	59,884,161.16	203,462,570.54
Matale	306,702,500.00	162,880,559.51	-	30,772,726.91	132,107,832.60
Nuwara-Eliya	253,840,000.00	99,073,057.85	-	26,637,758.09	72,435,299.76
Galle	543,561,256.15	213,404,222.60	-	61,364,633.07	152,039,589.53
Matara	520,689,500.00	245,733,880.31	123,008.17	57,803,936.90	188,052,951.58
Hambantota	239,473,000.00	118,812,787.57	-	19,444,418.58	99,368,368.99
Jaffna	190,890,000.00	52,879,267.41	-	15,481,723.95	37,397,543.46
Mannar	96,522,682.94	15,769,575.06	-	5,836,598.80	9,932,976.26
Mankulam	126,060,328.00	43,418,144.50	-	11,170,806.29	32,247,338.21
Batticaloa	164,660,000.00	51,789,842.35	-	13,234,866.52	38,554,975.83
Ampara	179,905,000.00	104,216,790.81	-	9,985,439.52	94,231,351.29
Trincomalee	194,591,000.00	105,945,077.40	-	7,995,014.26	97,950,063.14
Kurunegala	378,312,500.00	165,837,350.98	-	38,860,392.88	126,976,958.10
Puttalam	225,867,897.92	60,790,417.23	-	18,502,444.82	42,287,972.41
Anuradhapura	308,353,500.00	117,298,313.60	-	29,786,736.35	87,511,577.25
Polonnaruwa	186,101,349.74	70,140,813.54	-	13,973,803.00	56,167,010.54
Badulla	310,529,441.91	117,525,951.46	3,616,279.13	37,242,211.46	83,900,019.13
Monaragala	409,925,000.00	144,017,570.92	-	35,948,058.58	108,069,512.34
Ratnapura	247,446,239.60	109,138,895.86	-	24,738,730.73	84,400,165.13
Kegalle	489,528,500.00	200,645,002.30	-	48,516,219.51	152,128,782.79
Kilinochchi	140,409,272.25	50,679,145.46	-	9,038,583.29	41,640,562.17
Vavuniya	148,382,955.41	45,452,146.62	-	11,548,816.03	33,903,330.59
Kalmune	24,862,930.54	1,196,250.00	-	418,241.19	778,008.81
TOTAL	**9,610,556,810.02**	**4,181,586,466.08**	**3,739,287.30**	**920,650,804.44**	**3,264,674,948.94**

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

Rs.

DISTRICTS	TOTAL DISBURSEMENT 01.01.2019	BALANCE AS AT 01.01.2019	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2019
Colombo City (North)	121,115,000.00	103,671,222.62	-	12,011,532.09	91,659,690.53
Colombo City (South)	153,961,866.46	126,591,012.28	-	5,920,395.55	120,670,616.73
Colombo District	813,291,456.04	655,362,372.07	181,227,600.00	74,713,981.16	761,875,990.91
Gampaha	483,405,000.00	376,952,147.89	117,117,233.00	58,402,607.62	435,666,773.27
Kalutara	726,862,420.00	601,713,721.22	163,328,000.00	78,747,838.41	686,293,882.81
Kandy	714,186,074.00	558,836,786.41	76,064,600.00	72,598,240.15	562,303,146.26
Matale	504,602,000.00	426,667,009.01	251,056,880.46	86,781,506.28	590,942,383.19
Nuwara-Eliya	393,678,024.48	326,383,636.26	54,841,300.00	28,404,832.62	352,820,103.64
Galle	529,804,465.00	428,732,099.54	131,005,111.73	63,305,093.10	496,432,118.17
Matara	487,818,597.67	412,365,021.42	163,375,293.30	56,774,458.86	518,965,855.86
Hambantota	4,634,865,411.62	4,136,773,763.88	2,626,303,882.11	619,825,835.25	6,143,251,810.74
Jaffna	317,689,690.50	258,680,898.03	60,600,000.00	41,803,879.25	277,477,018.78
Mannar	136,880,000.00	108,522,434.86	57,334,200.00	30,961,165.14	134,895,469.72
Mankulam	204,134,000.00	170,772,140.79	91,452,078.50	30,573,580.86	231,650,638.43
Batticaloa	408,120,075.00	334,912,144.36	49,235,000.00	42,340,169.14	341,806,975.22
Ampara	380,318,145.00	324,217,257.05	192,685,000.00	42,417,971.06	474,484,285.99
Trincomalee	530,898,157.88	463,851,357.48	57,430,548.18	40,998,590.57	480,283,315.09
Kurunegala	1,925,990,735.00	1,665,060,715.15	477,577,500.00	196,821,486.37	1,945,816,728.78
Puttalam	687,206,784.42	584,877,689.67	208,438,557.20	88,622,730.58	704,693,516.29
Anuradhapura	978,581,043.68	806,878,242.25	221,552,180.00	85,221,054.37	943,209,367.88
Polonnaruwa	696,578,405.18	608,248,248.00	240,355,382.93	55,863,198.00	792,740,432.93
Badulla	540,814,090.39	440,646,721.85	49,388,161.43	80,295,336.04	409,739,547.24
Monaragala	553,150,000.00	473,812,410.28	79,169,419.59	47,697,113.86	505,284,716.01
Ratnapura	487,857,040.81	380,320,448.58	210,485,560.00	67,328,853.45	523,477,155.13
Kegalle	677,357,500.00	569,002,416.00	80,286,800.00	77,737,342.00	571,551,874.00
Kilinochchi	114,285,000.00	105,025,832.86	21,480,000.00	16,907,476.15	109,598,356.71
Vavuniya	107,082,000.00	82,556,402.51	63,882,000.00	48,711,808.23	97,726,594.28
Kalmune	204,746,650.00	184,722,770.00	27,128,800.00	40,122,167.89	171,729,402.11
TOTAL	**18,515,279,633.13**	**15,716,156,922.32**	**5,952,801,088.43**	**2,191,910,244.05**	**19,477,047,766.70**

NOTE [14] INVESTMENTS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2019		2018	
NOTE 14 - 1 LONG TERM	**Rs.**	**Rs.**	**Rs.**	**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	-
Treasury Bills	-	-	-	-
	450,133,334.00	330,133,334.00	450,133,334.00	330,133,334.00

NOTE 14 - 11 SHORT TERM

Treasury Bills - P/B & B/C	883,375,000.00	883,744,141.00	1,667,428,038.16	1,667,798,356.16
- HDFC Invest Bonds	181,087,041.40	181,087,041.40	145,862,271.14	145,862,271.14
Fixed Deposits - OVDC	-	32,699,735.00	-	48,210,435.00
	1,064,462,041.40	1,097,530,917.40	1,813,290,309.30	1,861,871,062.30
TOTAL	**1,514,595,375.40**	**1,427,664,251.40**	**2,263,423,643.30**	**2,192,004,396.30**

Note 14 - 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 [15] DIRECT CONSTRUCTION PROGRAMME

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2019		2018	
	Rs.	Rs.	Rs.	Rs.
Balance as at 01st January 2019				
Working Progress - NHDA - Office Building	24,200,140.76	24,200,140.76	35,564,684.40	35,564,684.40
Working Progress - NHDA - Housing Scheme	51,699,405.06	51,699,405.06	49,021,171.06	49,021,171.06
	75,899,545.82	75,899,545.82	84,585,855.46	84,585,855.46
ADDITION DURING THE YEAR				
PRE-CONSTRUCTION COST				
Settlement of Contractors Bills - NHDA	28,968,027.51	42,549,129.51	11,938,954.95	25,470,056.95
LESS : Value of the Completed Houses - NHDA	14,326,420.27	14,326,420.27	20,625,264.59	20,625,264.59
	90,541,153.06	**104,122,255.06**	**75,899,545.82**	**89,430,647.82**
Balance as at 31 st DECEMBER 2019				
Working Progress - NHDA - Office Building	34,424,361.05		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**

NOTE [16] STOCK OF BUILDING MATERIALS , STATIONERY & HOUSES FOR SALES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2019		2018	
	Rs.	Rs.	Rs.	Rs.
Stationery & Office Requisites	10,146,396.50	10,146,396.50	9,084,399.83	9,084,399.83
Electrical Goods & Other Items	398,100.12	398,100.12	516,168.60	516,168.60
Printing Press Materials	619,522.35	619,522.35	696,242.15	696,242.15
Other - Stock	1,561,119.80	1,561,119.80	1,242,851.80	1,242,851.80
	12,725,138.77	12,725,138.77	11,539,662.38	11,539,662.38
Balance Houses	44,334,503.91	44,334,503.91	45,409,839.91	45,409,839.91
Reserve Houses	24,417,306.44	24,417,306.44	24,417,306.44	24,417,306.44
WIP- Mattegoda Hosing Project	-	13,263,067.00	-	13,263,067.00
Kahathuduwa Housing Project	-	94,848,962.00	-	94,068,295.00
Park Road Housing Project	-	25,183,741.00	-	24,284,516.00
Delkanda land		106,345,401.00		106,330,400.00
	81,476,949.12	**321,118,120.12**	**81,366,808.73**	**319,313,086.73**

NOTE [17] INTEREST RECEIVABLE

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2019		2018	
	Rs.	Rs.	Rs.	Rs.
Treasury Bills	16,071,165.24	16,071,165.24	13,312,594.83	13,312,594.83
	16,071,165.24	**16,071,165.24**	**13,312,594.83**	**13,312,594.83**

NOTE [18] DEBTORS & OTHER RECEIVABLE

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2019		2018	
	Rs.	Rs.	Rs.	Rs.
Rural & Urban Housing Rental	209,000,087.54	209,000,087.54	214,499,135.67	214,499,135.67
LESS Provision for Bad Debts	189,987,706.31	189,987,706.31	198,072,853.15	198,072,853.15
	19,012,381.23	19,012,381.23	16,426,282.52	16,426,282.52
National Housing Dept.House Rent	26,206,873.21	26,206,873.21	18,305,621.61	18,305,621.61
LESS Provision for Bad Debts	17,351,704.55	17,351,704.55	15,968,874.35	15,968,874.35
	8,855,168.66	8,855,168.66	2,336,747.26	2,336,747.26
Loan Instalments - 1 & 1.5 MHP	511,711,440.91	511,711,440.91	533,727,062.25	533,727,062.25
Loan Instalments Under NHFS	135,346,889.41	135,346,889.41	143,105,922.17	143,105,922.17
Loan Programme	681,039,200.07	681,039,200.07	718,841,547.26	718,841,547.26
Fisheries Loan Programme	11,623,871.91	11,623,871.91	13,952,378.77	13,952,378.77
Loan Instalments Under Diripiyasa Loan	2,695,985.31	2,695,985.31	3,728,493.60	3,728,493.60
Gamanaguma loan programme	107,485,702.09	107,485,702.09	123,963,037.74	123,963,037.74
Loan Instalments - Janasevana (Treasury & IG Loan	915,652,804.11	915,652,804.11	782,855,898.47	782,855,898.47
Loan Instalments - Janasevana (Banks) I 12%	55,165,474.69	55,165,474.69	45,674,991.78	45,674,991.78
Loan Instalments - Janasevana 11 10%	381,023,546.69	381,023,546.69	337,391,306.20	337,391,306.20
Lease Rent Receivable	4,063,114.70	4,063,114.70	4,071,339.70	4,071,339.70
Loan Instalments - 2015 ,2016 Loan Programme	1,674,532,845.10	1,674,532,845.10	684,043,828.70	684,043,828.70
Estate Housing Programme	5,375,533.78	5,375,533.78	4,846,652.80	4,846,652.80
LESS Provision for Bad Debts	2,464,721,996.31	2,464,721,996.31	2,004,720,079.67	2,004,720,079.67
	2,020,994,412.46	2,020,994,412.46	1,391,482,379.77	1,391,482,379.77
Loan Instalments - NHD	37,703,463.89	37,703,463.89	37,889,655.47	37,889,655.47
LESS Provision for Bad Debts	37,703,463.89	37,703,463.89	37,889,655.47	37,889,655.47
	0.00	0.00	0.00	0.00
Debtors - Sale of Houses	66,975,342.27	66,975,342.27	52,273,484.51	52,273,484.51
LESS Provision for Bad Debt	23,186,792.07	23,186,792.07	37,236,396.83	37,236,396.83
	43,788,550.20	43,788,550.20	15,037,087.68	15,037,087.68
Salary Loans to Staff (Property)	7,147,626.70	7,147,626.70	6,356,043.46	6,356,043.46
Sale of Land	32,776,481.57	32,776,481.57	29,654,980.33	29,654,980.33
LESS Provision for Bad Debt	(23,420,151.48)	(23,420,151.48)	(20,485,437.18)	(20,485,437.18)
	9,356,330.09	9,356,330.09	9,169,543.15	9,169,543.15
Sundry Debtors NOTE [18] SUB	497,880,587.02	563,345,177.02	442,683,304.73	492,487,678.73
District Transactions	3,375,041.47	3,375,041.47	-	-
Other Receivable NOTE [18] SUB 2	274,743,413.91	275,108,914.91	178,186,845.75	178,403,345.75
	2,885,153,511.74	**2,950,983,602.74**	**2,061,678,234.32**	**2,111,699,108.32**

NOTE [18] SUB 1 SUNDRY DEBTORS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2019		2018	
	Rs	Rs	Rs	Rs
Sevana Media	67,829,669.06	67,829,669.06	55,095,398.70	55,095,398.70
Supply of Security Services	6,224,118.42	6,224,118.42	6,065,383.24	6,065,383.24
Reimbursable Expenses by Other Institutions	74,369,843.68	74,369,843.68	71,036,985.88	71,036,985.88
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	51,843,285.53	51,843,285.53
C H P	29,396,258.40	29,396,258.40	29,139,317.15	29,139,317.15
Manikkawatta Housing Programme - Receivable	51,241,227.12	51,241,227.12	51,241,227.12	51,241,227.12
Trade Receivable	-	62,870,033.00	-	40,308,871.00
Pre Payments	-	1,347,748.00	-	1,662,964.00
Tax Receivable (WHT)	-	5,111,599.00	-	2,862,718.00
Loan & Other Receivables	-	9,644,496.00	-	10,414,030.00
Rental Equalization Reserve	-	3,590,174.00	-	2,294,331.00
LESS Provision for Bad Debt	(124,470,146.75)	(141,569,606.75)	(110,670,826.18)	(118,409,366.18)
	497,880,587.02	**563,345,177.02**	**442,683,304.73**	**492,487,678.73**

NOTE [18] SUB 2 OTHER RECEIVABLE

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2019		2018	
	Rs	Rs	Rs	Rs
Festival Advances to Staff	2,689,810.62	2,689,810.62	2,281,762.43	2,281,762.43
Distress Loan to Staff	142,189,106.17	142,189,106.17	162,236,522.26	162,236,522.26
Scholarship Training Loan Programme	1,068,686.84	1,068,686.84	273,099.80	273,099.80
Tsunami Distress Programme to staff	164,243.51	164,243.51	164,243.51	164,243.51
Moter Cycle Leasing Programme	89,540.88	89,540.88	89,540.88	89,540.88
Other Receivable	126,903,628.74	126,903,628.74	9,768,450.00	9,768,450.00
Vehicle Loans	15,703.40	15,703.40	15,703.40	15,703.40
Flood Relif loan	981,901.58	981,901.58	2,816,581.96	2,816,581.96
Loss of Cash Recoverable	540,941.51	540,941.51	540,941.51	540,941.51
No Pay Recoverable	99,850.66	99,850.66		
Advances Given to Staff	-	365,501.00	-	216,500.00
	274,743,413.91	275,108,914.91	178,186,845.75	178,403,345.75

NOTE [19] DEPOSITS, ADVANCES & RECEIVABLE

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2019		2018	
	Rs	Rs	Rs	Rs
Travelling Advances	58,078.55	58,078.55	73,578.55	73,578.55
Salary Advances	690,688.39	690,688.39	1,269,262.39	1,269,262.39
Miscellaneous Advances D P	613,088,876.43	613,088,876.43	612,847,439.43	612,847,439.43
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	64,000.00	64,000.00	30,250.00	30,250.00
Rent	1,327,278.74	1,327,278.74	1,765,548.74	1,765,548.74
Security	561,002.62	561,002.62	518,502.62	518,502.62
Consolidated fund C/B	47,462,688.25	47,462,688.25	47,462,688.25	47,462,688.25
P P P Project	15,818,229.50	15,818,229.50	12,615,439.07	12,615,439.07
Deposits at Rural Bank & Savings Bank	6,150.00	6,150.00	6,150.00	6,150.00
Other Special Advances to Staff	70,900.00	70,900.00	219,800.00	219,800.00
Survey Fees	3,236,062.32	3,236,062.32	3,293,064.31	3,293,064.31
Miscellaneous Advances	6,762,209.19	6,762,209.19	8,416,135.82	8,416,135.82
Deposits for Water Supply	59,018.40	59,018.40	34,018.40	34,018.40
Advances to Suppliers	40,839,941.48	40,839,941.48	8,930,992.57	8,930,992.57
Salary Advance to Medical Leave	5,850.00	5,850.00	1,500.00	1,500.00
Receivable For Sevena -Lotteries Board	71,587,164.00	71,587,164.00	51,861,640.00	51,861,640.00
Imprest to Skill Trainnig	212,100.00	212,100.00	-	-
Advance - Sevana Lotary Advance	-	-	1,000.00	1,000.00
Deposits for Construction of Estate Workers Houses	405,822,576.09	405,822,576.09	440,691,992.76	440,691,992.76
	1,208,575,445.02	**1,208,575,445.02**	**1,190,941,633.97**	**1,190,941,633.97**

NOTE [20] CASH AND BANK BALANCES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2019		2018	
	Rs	Rs	Rs	Rs
Colombo City North	660,763.73	660,763.73	1,010,193.25	1,010,193.25
Colombo City South	871,500.28	871,500.28	2,712,999.78	2,712,999.78
Colombo District	4,883,794.13	4,883,794.13	4,413,215.26	4,413,215.26
Gampaha	3,773,510.72	3,773,510.72	17,382,163.57	17,382,163.57
Kalutara	999,211.06	999,211.06	3,277,488.64	3,277,488.64
Kandy	1,758,002.18	1,758,002.18	7,674,580.33	7,674,580.33
Matale	2,545,860.95	2,545,860.95	4,440,924.86	4,440,924.86
Nuwara-Eliya	591,807.73	591,807.73	2,327,382.63	2,327,382.63
Galle	4,659,883.06	4,659,883.06	13,546,242.41	13,546,242.41
Matara	4,234,407.05	4,234,407.05	10,110,653.15	10,110,653.15
Hambantota	22,290,066.96	22,290,066.96	34,659,763.00	34,659,763.00
Jaffna	688,276.59	688,276.59	190,981.07	190,981.07
Mannar	498,709.24	498,709.24	144,151.33	144,151.33
Mankulam	7,692,385.84	7,692,385.84	1,769,867.09	1,769,867.09
Kilinochchi	588,056.39	588,056.39	2,874,040.60	2,874,040.60
Vavuniya	2,549,425.11	2,549,425.11	3,018,607.68	3,018,607.68
Batticaloa	597,586.54	597,586.54	919,769.01	919,769.01
Ampara	2,311,309.75	2,311,309.75	1,670,608.90	1,670,608.90
Trincomalee	2,128,070.28	2,128,070.28	5,043,449.47	5,043,449.47
Kurunegala	11,654,312.19	11,654,312.19	17,003,839.79	17,003,839.79
Puttlam	2,586,096.10	2,586,096.10	5,717,032.75	5,717,032.75
Anuradhapura	1,454,242.29	1,454,242.29	3,946,718.72	3,946,718.72
Polonnaruwa	754,438.90	754,438.90	6,393,488.30	6,393,488.30
Badulla	1,328,952.98	1,328,952.98	6,629,696.91	6,629,696.91
Monaragala	5,834,129.02	5,834,129.02	10,473,018.74	10,473,018.74
Ratnapura	653,407.08	653,407.08	9,167,573.90	9,167,573.90
Kegalle	2,855,055.51	2,855,055.51	6,823,060.57	6,823,060.57
Kalmunai	3,316,932.69	3,316,932.69	1,000,004.83	1,000,004.83
National Savings Bank - NHD	32,383.43	32,383.43	32,383.43	32,383.43
Soysapura	10,164,143.02	10,164,143.02	266,689.13	266,689.13
Cash and Bank Balances H/O	318,953,534.48	318,953,534.48	376,264,228.76	376,264,228.76
Cash at Bank.	-	(22,569,667.00)	-	5,018,799.00
Cash in Hand	-	3,401,283.00	-	626,060.00
Cash in Transit	(14,267,868.89)	(14,267,868.89)	-	
	409,642,386.39	**390,474,002.39**	**560,904,817.86**	**566,549,676.86**

NOTE [21] RESERVES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
GOVT GRANTS	**2019**		**2018**	
	Rs.	**Rs.**	**Rs.**	**Rs.**
Balance as at 01st January 2019	34,430,114,123.73	34,430,114,123.73	29,773,660,907.41	29,773,660,907.41
Coast Line Project	44,000,000.00	44,000,000.00	44,000,000.00	44,000,000.00
	34,474,114,123.73	34,474,114,123.73	29,817,660,907.41	29,817,660,907.41
For the Year	11,527,611,491.04	11,527,611,491.04	8,703,476,580.00	8,703,476,580.00
	46,001,725,614.77	46,001,725,614.77	38,521,137,487.41	38,521,137,487.41
LESS :Grant - Disbursed	5,653,192,588.13	5,653,192,588.13	4,047,023,363.68	4,047,023,363.68
	40,348,533,026.64	40,348,533,026.64	34,474,114,123.73	34,474,114,123.73
OTHER GRANTS				
Balance as Per last Balance Sheet	1,807,902,109.13	1,807,902,109.13	1,801,305,387.77	1,801,305,387.77
For the Year	249,858,622.22	249,858,622.22	76,027,697.30	76,027,697.30
	2,057,760,731.35	2,057,760,731.35	1,877,333,085.07	1,877,333,085.07
LESS :Grant - Disbursed	213,401,539.69	213,401,539.69	69,430,975.94	69,430,975.94
	1,844,359,191.66	1,844,359,191.66	1,807,902,109.13	1,807,902,109.13
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
	2,315,425,492.69	2,315,425,492.69	2,278,968,410.16	2,278,968,410.16
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
	42,958,112,299.31	42,958,112,299.31	37,047,236,313.87	37,047,236,313.87

NOTE [22] LOANS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2019		**2018**	
	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	14,403,800.00	14,403,800.00
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	4,243,000.00	4,243,000.00	6,364,500.00	6,364,500.00
Plantation Housing & Social Welfare Trust	18,460,613.30	18,460,613.30	18,460,613.30	18,460,613.30
Loan under Diripiyasa	-	-	41,196.56	41,196.56
Loan under Janasevana I	118,617,489.70	118,617,489.70	213,632,157.07	213,632,157.07
Loan under Janasevana II	653,541,914.03	653,541,914.03	907,145,738.68	907,145,738.68
Loan under Janasevana 13%	1,548,271,889.07	1,548,271,889.07	1,931,596,516.69	1,931,596,516.69
Loan under Janasevana 13% 2014	1,013,306,665.08	1,013,306,665.08	1,266,157,889.31	1,266,157,889.31
Loan under Janasevana Pro. NSB 1000 M	363,877,018.38	363,877,018.38	509,807,770.11	509,807,770.11
Loan under Janasevana Pro .NSB 345 M	134,680,746.40	134,680,746.40	193,935,001.91	193,935,001.91
Loan under Janasevana Pro. RDB 250 M	54,456,527.78	54,456,527.78	79,464,527.78	79,464,527.78
	4,147,041,925.48	**4,147,041,925.48**	**5,364,524,873.15**	**5,364,524,873.15**

NOTE [23] CREDITORS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2019		2018	
	Rs	Rs	Rs	Rs
Sundry - (NOTE [23] SUB1)	1,471,178,219.14	1,607,723,362.14	1,237,959,934.06	1,387,017,147.06
Retention Fees - Contrcactors	211,986,759.64	211,986,759.64	148,966,014.38	148,966,014.38
Unpaids (NOTE [23] SUB2)	194,505,745.60	207,120,067.60	214,689,626.23	229,032,790.23
Land Compensation	137,920,300.74	137,920,300.74	178,275,259.25	178,275,259.25
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	49,084,897.89	49,084,897.89	31,170,960.04	31,170,960.04
Director of Buildings	46,359,687.44	46,359,687.44	46,359,687.44	46,359,687.44
	2,146,285,332.76	**2,295,444,797.76**	**1,892,671,203.71**	**2,056,071,580.71**

NOTE [23] SUB1 SUNDRY CREDITORS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2019		2018	
	Rs	Rs	Rs	Rs
Rent Received in Advance	45,015,592.21	45,015,592.21	11,043,351.94	11,043,351.94
Loan Installment Received in Advance	330,742,762.21	330,742,762.21	302,109,901.72	302,109,901.72
Sale of Housing Installment Received in Advance -U.H	19,651,292.96	19,651,292.96	18,229,741.32	18,229,741.32
Money Received From Other Institutions	94,360,107.27	94,360,107.27	90,937,404.91	90,937,404.91
Stamp fees Received	427,525.22	427,525.22	405,070.28	405,070.28
Tax payable	7,114,485.49	7,114,485.49	7,114,485.49	7,114,485.49
Estate Housing Programme - Livestock & Rural Community C	772,774,061.04	772,774,061.04	758,716,726.50	758,716,726.50
Creditors for Ministry of Livestock	13,315,764.41	13,315,764.41	13,315,764.41	13,315,764.41
Sevena Media Creditors	3,464,134.80	3,464,134.80	16,022,236.06	16,022,236.06
C H P Creditors	19,810,810.36	19,810,810.36	19,743,110.36	19,743,110.36
U D A Creditors	52,513,798.27	52,513,798.27	-	-
With Holding Tax /Tax Payable	343,478.97	343,478.97	322,141.07	322,141.07
Peramaga Magizine	227,260.00	227,260.00	-	-
Accelerated Programme-Sea Breeze Project	102,737,561.65	102,737,561.65	-	-
Lavanya Heights Project	8,679,584.28	8,679,584.28	-	-
Advance Received	-	70,369,260.00	-	52,996,712.00
Refundable Deposit	-	64,592,742.00	-	62,917,360.00
Non Refundable Deposit	-	-	-	60,000.00
Dividend Payable	-	910,840.00	-	910,840.00
Bank Loan Payable	-	-	-	1,500,000.00
Payable for Land	-	-	-	30,000,000.00
Urban Development Authority	-	672,301.00	-	672,301.00
	1,471,178,219.14	**1,607,723,362.14**	**1,237,959,934.06**	**1,387,017,147.06**

NOTE [23] SUB 2 UNPAIDS CREDITORS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2019		2018	
	Rs	Rs	Rs	Rs
Salaries	3,071,013.93	3,071,013.93	1,327,413.73	1,327,413.73
Travelling	48,580.00	48,580.00	11,412.88	11,412.88
Overtime	110,844.88	110,844.88	61,598.54	61,598.54
Notary Fees	45,093,300.66	45,093,300.66	41,726,236.09	41,726,236.09
Stamp Fees	25,735,870.60	25,735,870.60	24,724,750.26	24,724,750.26
Bonus	53,388.66	53,388.66	59,388.66	59,388.66
Otheres	6,556,414.44	19,170,736.44	6,816,088.73	21,159,252.73
Accured Expenses	109,785,785.43	109,785,785.43	136,589,163.90	136,589,163.90
Accured Expenses for Jaltara Project	1,482,807.49	1,482,807.49	1,482,807.49	1,482,807.49
Accured Expenses Sevana Media Service	2,567,739.51	2,567,739.51	1,890,765.95	1,890,765.95
	194,505,745.60	**207,120,067.60**	**214,689,626.23**	**229,032,790.23**

NOTE [24] CURRENT LIABILITIES FOR LOANS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2019		2018	
	Rs.	Rs.	Rs.	Rs.
Instalment Payable President's Fund Loan	137,000,000.00	137,000,000.00	149,000,000.00	149,000,000.00
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	10,924,843.77	10,924,843.77	10,667,902.52	10,667,902.52
Instalment Payable Rehabilitation Authority	70,715,000.00	70,715,000.00	82,715,000.00	82,715,000.00
Interest Payable Diripiyasa Loan	1,239,576.24	1,239,576.24	1,805,984.30	1,805,984.30
Instalment Payable On Diripiyasa Loan	4,137,958.92	4,137,958.92	8,283,128.07	8,283,128.07
Instalment Payable Nupeweela Loan	38,187,000.00	38,187,000.00	36,065,500.00	36,065,500.00
Interest Payable Nupeweela Loan	64,279,357.50	64,279,357.50	63,581,529.31	63,581,529.31
	830,764,388.58	**830,764,388.58**	**856,399,696.35**	**856,399,696.35**

NOTE [25] DEPOSITS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2019		2018	
	Rs.	Rs.	Rs.	Rs.
Refundable Deposits NOTE [25] SUB 1	336,919,636.71	336,919,636.71	340,043,998.23	340,043,998.23
Housing Schemes Maintenance	55,865,404.74	55,865,404.74	59,116,320.20	59,116,320.20
Deposit For Sale of Houses	184,007,214.06	184,007,214.06	177,118,581.08	177,118,581.08
Scholarship programme	7,720,695.61	7,720,695.61	6,120,950.37	6,120,950.37
Deposit For Sale of Land	360,659,646.23	360,659,646.23	286,445,084.45	286,445,084.45
	945,172,597.35	**945,172,597.35**	**868,844,934.33**	**868,844,934.33**

NOTE [25] SUB 1 REFUNDABLE DEPOSITS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2019		2018	
	Rs.	Rs.	Rs.	Rs.
Tender Deposit	5,150,270.00	5,150,270.00	5,153,050.00	5,153,050.00
Security Deposit	6,688,348.71	6,688,348.71	4,748,242.58	4,748,242.58
Sundry Deposit	223,149,795.14	223,149,795.14	227,821,473.21	227,821,473.21
Urban Housing Programme	47,096,807.97	47,096,807.97	47,106,557.97	47,106,557.97
Commercial Buildings	11,723,764.37	11,723,764.37	12,836,681.29	12,836,681.29
Deposit for Development Activities	37,557,642.43	37,557,642.43	37,447,142.43	37,447,142.43
Purchase of Materials	81,513.60	81,513.60	-	-
Rent Deposit	3,613,103.39	3,613,103.39	3,155,125.00	3,155,125.00
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	82,665.35	82,665.35	-	-
	336,919,636.71	**336,919,636.71**	**340,043,998.23**	**340,043,998.23**

NOTE [26] PROVISIONS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2019		2018	
	Rs.	Rs.	Rs.	Rs.
Audit fees	4,363,836.00	4,363,836.00	3,607,604.00	3,607,604.00
Pending Court Cases	361,809,195.14	361,809,195.14	5,138,574.29	5,138,574.29
EPF,ETF & Surcharges	437,169.53	437,169.53	441,969.39	441,969.39
	366,610,200.67	**366,610,200.67**	**9,188,147.68**	**9,188,147.68**

NOTES ON STATEMENT OF FINANCIAL PERFORMANCE

NOTE [27] REVENUE

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2019		2018	
	Rs.	Rs.	Rs.	Rs.
Sale of Houses	3,150,465.20	3,150,465.20	55,522,273.12	91,522,273.12
Sale of Land	70,085,155.01	70,085,155.01	68,329,659.84	137,679,659.84
	73,235,620.21	73,235,620.21	123,851,932.96	229,201,932.96

NOTE [28] COST OF SALES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2018		2018	
	Rs.	Rs.	Rs.	Rs.
HOUSES				
Opening Stock	69,827,146.35	69,827,146.35	99,071,241.51	99,071,241.51
Transfer from Working Progress & Others		-	(109,730.62)	(109,730.62)
	69,827,146.35	69,827,146.35	98,961,510.89	98,961,510.89
Closing Stock	(68,751,810.35)	(68,751,810.35)	(69,827,146.35)	(69,827,146.35)
Cost of Sales - NHDA	1,075,336.00	1,075,336.00	29,134,364.54	29,134,364.54
'-Others	2,523.12	2,523.12		
'-OVDC	-	-	-	31,817,166.00
	1,077,859.12			
LAND				
Cost of Land - NHDA	57,500.00	57,500.00	61,500.00	61,500.00
'-OVDC		-		51,638,471.00
Total Cost of Sales	1,135,359.12	1,135,359.12	29,195,864.54	112,651,501.54

NOTE [29] OTHER REVENUE	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2019		2018	
	Rs.	Rs.	Rs.	Rs.
Revenue Form Rent NOTE [29] SUB 1	180,103,949.76	271,168,129.76	170,536,952.53	269,587,815.53
Revenue From Interest NOTE [29] SUB 2	1,849,473,602.04	1,854,693,873.04	1,854,100,405.78	1,863,036,316.78
Revenue From Others NOTE [29] SUB 3	5,767,308,996.62	5,820,358,503.62	4,226,918,932.98	4,323,875,374.98
Non Refundable Deposits NOTE [29] SUB 4	515,351.75	515,351.75	2,599,750.00	2,599,750.00
	7,797,401,900.17	**7,946,735,858.17**	**6,254,156,041.29**	**6,459,099,257.29**
				6,458,679,987.29

NOTE [29] SUB 1 REVENUE FORM RENT

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2019		2018	
	Rs.	Rs.	Rs.	Rs.
NHD House Rent	1,350,587.86	1,350,587.86	713,821.23	713,821.23
Residential Houses	58,990,500.93	58,990,500.93	63,734,776.27	63,734,776.27
Public Servants Quarters	4,743,156.22	4,743,156.22	4,640,860.42	4,640,860.42
Commercial Building	67,493,399.07	158,557,579.07	60,134,772.68	159,185,635.68
Lease Rent	44,664,200.61	44,664,200.61	38,751,657.96	38,751,657.96
Circuit Bungalow Rent	2,862,105.07	2,862,105.07	2,561,063.97	2,561,063.97
	180,103,949.76	**271,168,129.76**	**170,536,952.53**	**269,587,815.53**

NOTE [29] SUB 2 REVENUE FROM INTEREST

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2019		2018	
	Rs.	Rs.	Rs.	Rs.
Fixed Deposits	-	3,745,223.00	-	4,850,204.00
Distress Loans	6,418,528.89	6,418,528.89	6,845,507.53	6,845,507.53
Interest on Sale of Houses Instalments	8,747,006.47	8,747,006.47	29,641,448.20	29,641,448.20
Interest on Sale of Land Instalments	2,968,682.87	2,968,682.87	4,211,836.69	4,211,836.69
Interest on Loan NHFS	327,462.42	327,462.42	633,181.32	633,181.32
Interest on Treasury Bills	150,619,628.42	150,619,628.42	245,549,718.22	245,549,718.22
Interest on Loan Under Diripiyasa	528,978.56	528,978.56	858,240.96	858,240.96
Interest on Gamanaguma Programme	5,412,900.15	5,412,900.15	12,165,165.82	12,165,165.82
Interest on Janasevana I 12% (Banks)	87,770,534.11	87,770,534.11	104,249,274.58	104,249,274.58
Treasury Fund & IG Loan Interest 2011	193,800,616.97	193,800,616.97	251,386,287.94	251,386,287.94
Interest on Janasevana II 10% (Banks)	404,137,516.17	404,137,516.17	515,690,139.72	515,690,139.72
Staff Housing Loan	11,553,466.66	11,553,466.66	8,758,656.84	8,758,656.84
Interest on Fisheries Houses & Estate	7,052,061.87	7,052,061.87	11,775,320.24	11,775,320.24
Loan Programme	13,683,559.41	13,683,559.41	12,593,600.85	12,593,600.85
2015 Loan Programme	926,213,743.35	926,213,743.35	631,421,342.71	631,421,342.71
Interest Income from Middle Income Housing Prc	10,589,794.43	10,589,794.43	16,934,116.64	16,934,116.64
Other Interest	19,649,121.29	19,679,182.29	1,386,567.52	1,419,852.52
Loans and Other Receivables		1,444,987.00		4,052,422.00
	1,849,473,602.04	**1,854,693,873.04**	**1,854,100,405.78**	**1,863,036,316.78**

NOTE [29] SUB 3 REVENUE FROM OTHERS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2019		2018	
	Rs.	Rs.	Rs.	Rs.
Sundry Income	-	130,338.00	-	194,266.00
Services Charges on Housing Loan	213,309.91	213,309.91	699,323.25	699,323.25
Housing Transfer Fees	10,503,230.52	10,503,230.52	15,097,490.34	15,097,490.34
Administration Charges	14,196,914.99	14,196,914.99	10,587,597.82	10,587,597.82
Sale of Documents, Books, Others Etc.	2,609,925.99	2,609,925.99	1,729,616.13	1,729,616.13
Sale of Unserviceable Items	828,025.92	828,025.92	218,974.36	218,974.36
Hire of Premises	24,653,235.44	24,653,235.44	18,102,675.50	18,102,675.50
Sale of Vehicles	8,076,152.20	8,076,152.20	-	-
Hiring of Vehicles	222,922.37	222,922.37	193,104.84	193,104.84
Hiring of Plant & Machinery	884,061.74	884,061.74	-	-
Fines & Surcharges	22,541,310.37	22,541,310.37	26,568,176.39	26,568,176.39
Compensation to Houses & Land	-	-	87,527,000.00	87,527,000.00
Unclam Tender Deposits & Retention Fees	1,024,353.02	1,024,353.02	788,645.71	788,645.71
Sevana Media	14,715,263.74	14,715,263.74	13,113,060.01	13,113,060.01
Sevana Grant Received	160,972,500.00	160,972,500.00	66,738,478.64	66,738,478.64
Grant - Revamping of Condominiums	178,171,480.15	178,171,480.15	281,545,936.54	281,545,936.54
C K D Grant Reseived	214,490,000.00	214,490,000.00	317,933,000.00	317,933,000.00
Northern Province Grant Programm	773,755,000.00	773,755,000.00	135,470,639.78	135,470,639.78
Bogaswava Grant Programme	72,495,000.00	72,495,000.00	227,770,000.00	227,770,000.00
Gramashakthi Grant Progamme	743,533,279.26	743,533,279.26	573,352,504.22	573,352,504.22
Virusumithuru Grant progamme	250,788,544.00	250,788,544.00	214,251,500.00	214,251,500.00
Batticaloa Grant progamme	218,355,000.00	218,355,000.00	50,000,000.00	50,000,000.00
Kotiyagala grant Programme	-	-	12,813,000.00	12,813,000.00
Walioya Housing Programme	25,982,000.00	25,982,000.00	-	-
Infrastructure facil. For Model Village	977,235,644.72	977,235,644.72	184,599,910.04	184,599,910.04
Sevana Fund Received	13,554,702.28	13,554,702.28	3,514,726.92	3,514,726.92
Scettered Grant Programme	16,171,760.00	16,171,760.00	26,711,762.50	26,711,762.50
Nothern & Estern New Grant Programme-2018	1,185,564,520.00	1,185,564,520.00	1,954,420,610.46	1,954,420,610.46
Sampath Piyasa Grant Programme	8,607,434.00	8,607,434.00	1,416,021.50	1,416,021.50
Grant For Flood Relief	820,400,000.00	820,400,000.00	-	-
Infrastructure Facilities For Ledger Watta & Narangala Housi	6,458,055.00	6,458,055.00	-	-
Food Prudact Project	212,371.00	212,371.00	-	-
Interest on Land Compensation	-	-	1,564,678.03	1,564,678.03
Consaltancy Fees & Others	93,000.00	93,000.00	137,500.00	137,500.00
Over Provision Compensation (Legal)	-	-	53,000.00	53,000.00
legal Fees	-	939,584.00	-	722,132.00
Anternna Income	-	26,953,881.00	-	26,610,753.00
Parking Income	-	183,300.00	-	183,600.00
Equipment Room Income	-	1,726,531.00	-	1,494,560.00
Service Charges	-	5,106,997.00	-	5,807,317.00
Fair Value Gain on Investment of Treasury Bills	-	139.00	-	-
Increase in Fair Value of Investment Proparty	-	8,846,243.00	-	60,647,263.00
Gain on Disposal of Property,Plant and Equipment		9,156,235.00	-	-
Reversal of Provision of Imparement	-	-	-	877,281.00
Deferred Tax Relating to Remeasurement of Retirement Benef	-	6,259.00	-	-
Remeasurement (Loss)/Gain on Defined Benefit Liability	-	-	-	419,270.00
	5,767,308,996.62	**5,820,358,503.62**	**4,226,918,932.98**	**4,323,875,374.98**

NOTE [29] SUB 4 NON REFUNDABLE DEPOSITS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2019		2018	
	Rs.	Rs.	Rs.	Rs.
Tender Deposits	505,351.75	505,351.75	2,584,750.00	2,584,750.00
Nonrefundable Deposits - UH.COM.Buildings	10,000.00	10,000.00	15,000.00	15,000.00
	515,351.75	**515,351.75**	**2,599,750.00**	**2,599,750.00**

NOTE [30] INSTITUTIONAL & ADMINISTRTIVE EXPENSES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2019		2018	
	Rs.	Rs.	Rs.	Rs.
Board Expenses	611,000.00	611,000.00	227,400.00	227,400.00
Salaries and Wages	1,530,626,104.12	1,590,460,279.12	792,112,221.58	846,271,831.58
Remuneration to Key Management Personnel	2,107,000.00	2,107,000.00	2,080,142.54	7,332,530.54
Overtime	103,302,016.37	103,302,016.37	64,445,934.34	64,445,934.34
Other Allowances	88,368,405.44	88,368,405.44	447,941,276.89	447,941,276.89
Cost of Living Allowances	389,161,029.79	389,161,029.79	219,522,480.12	219,522,480.12
Incentive Payments	33,200,104.63	33,200,104.63	39,612,435.44	39,612,435.44
Bonus	4,315,969.56	4,315,969.56	11,491,316.61	11,491,316.61
Incentive Payments- Bonus	1,815,699.87	1,815,699.87	11,874,546.86	11,874,546.86
E P F Contributions	235,508,133.04	239,585,441.04	135,433,015.16	139,542,019.16
E T F Contributions	59,644,632.70	60,460,094.70	34,440,295.16	35,262,096.16
Compensation	2,080,012.00	2,080,012.00	176,232.50	176,232.50
Holiday Payment	34,554,115.31	34,554,115.31	22,046,359.51	22,046,359.51
Training & Scholarships	1,198,353.40	1,198,353.40	5,044,989.91	5,044,989.91
Encashment of Vacation Leave	23,464,836.07	23,464,836.07	20,602,821.22	20,602,821.22
Reimbursment of Membership Fees	64,467.00	64,467.00	33,592.00	33,592.00
Staff Medical Scheme	30,569,108.41	30,569,108.41	32,891,601.67	32,891,601.67
Medical Report Charges	37,227.00	37,227.00	58,732.50	58,732.50
Gratuity Provision	109,044,858.93	110,560,092.93	-	1,393,791.00
Allowance for Board of Survey	1,218,910.00	1,218,910.00	154,500.00	154,500.00
Travelling - Local	83,174,569.06	85,461,333.06	56,030,282.50	58,076,797.50
Travelling - Foreign	1,339,871.01	1,339,871.01	2,100,322.81	2,100,322.81
Payment on Security Services	22,006,822.19	22,006,822.19	11,522,500.73	11,522,500.73
Stationery & Office Requisites	57,839,027.73	66,695,249.73	50,174,342.96	60,105,560.96
Fuel for Motor Vehicles	47,874,357.03	47,874,357.03	48,442,658.76	48,442,658.76
Transport & Hiring of Machinery & Equipment Etc.	3,477,332.00	3,477,332.00	1,512,062.00	1,512,062.00
Health Sanitary & Other Services	4,235,846.17	4,235,846.17	3,492,704.05	3,492,704.05
Printing Charges	54,478,058.81	54,478,058.81	37,887,970.38	37,887,970.38
Newspapers & Periodicals	1,246,660.12	1,246,660.12	1,365,428.90	1,365,428.90
Uniforms	997,262.50	997,262.50	1,155,714.32	1,155,714.32
Services-Tea Supply Employees Welfare	7,318,303.83	7,318,303.83	7,556,435.07	7,556,435.07
Welfare	16,595,621.03	16,595,621.03	9,639,013.10	9,639,013.10
Name Boards	62,859,625.75	62,859,625.75	35,453,644.00	35,453,644.00
maintance -Buildings & Structures	12,767,460.30	29,079,367.30	14,079,315.21	28,775,904.21
Plant, Machinery & Office Equipment	10,588,490.91	14,649,830.91	10,368,936.51	13,155,701.51
Motor Vehicles	18,648,659.21	18,648,659.21	20,471,836.06	20,471,836.06
Furniture	81,883.50	81,883.50	130,613.00	130,613.00
Housing Scheme	6,376,863.73	6,376,863.73	9,087,016.95	9,087,016.95
Circuit Bungalow Expenses	1,787,490.99	1,787,490.99	1,712,793.12	1,712,793.12
Rewamping of Condominiums	178,171,480.15	178,171,480.15	281,545,936.54	281,545,936.54
Tender Document Fees	-	-	1,000.00	1,000.00
Hiring of Motor Vehicles	77,384,590.56	77,384,590.56	82,456,124.49	82,456,124.49
Telephone	16,367,341.36	16,367,341.36	18,564,696.29	18,564,696.29
Electricity	17,785,639.74	17,785,639.74	17,031,656.86	17,031,656.86
Water	3,934,105.76	3,934,105.76	3,785,326.77	3,785,326.77
Rent for Office Buildings	4,527,231.47	4,527,231.47	4,450,771.40	4,450,771.40
Rates	8,343,604.20	8,343,604.20	8,502,364.23	8,502,364.23
Advertisement	3,761,020.83	3,761,020.83	2,012,415.78	2,012,415.78
Legal Fees	19,197,958.89	22,497,785.89	4,880,299.76	6,595,355.76
Postage	10,716,316.09	10,716,316.09	13,247,611.45	13,247,611.45
Insurance	3,998,989.06	5,482,847.06	5,273,589.95	6,380,720.95
Licence Fees	575,560.00	575,560.00	529,992.86	529,992.86
Information & Publicity	188,669,767.88	188,669,767.88	150,609,035.32	150,609,035.32
Fines & Surcharges	-	-	203,669.00	203,669.00
Administrative Expenses	-	9,356,401.00	-	4,563,006.00
	3,598,019,795.50	**3,709,918,293.50**	**2,755,467,975.14**	**2,858,050,849.14**

NOTE [31] FINANCE EXPENSES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2019		2018	
	Rs.		Rs.	
Bank Charges	2,688,473.59	5,366,606.59	2,064,607.57	2,601,960.57
Rebates to Tenants	1,154,309.55	1,154,309.55	1,623,352.06	1,623,352.06
Interest Payment -Commercial Banks On Diripiyasa Loan	40,795.26	40,795.26	525,523.91	525,523.91
Interest Payment Bank loan Upahara	544,177,246.22	544,177,246.22	691,291,931.25	691,291,931.25
Interest Payments Other Loans	3,195,866.76	3,221,017.76	1,223,176.89	2,060,171.89
Economics Service Charges (Tax)	6,219,531.59	6,219,531.59	5,392,113.53	5,392,113.53
VAT	1,953,562.19	1,953,562.19	8,758,710.23	8,758,710.23
Value throogh Profit and Loss	-	-	-	2,342.00
Interest on Lease	-	713,632.00	-	816,871.00
Income Tax Credit / (Expense)	-	3,004,957.00	-	18,699,614.00
Revaluation Loss on Owner - Occupied Property	-	1,800,000.00	-	350,000.00
Remeasurement (Loss)/Gain on Defined Benefit Liability	-	22,352.00	-	-
Deferred Tax Relating to Remeasurement of Retirement Benefit Obligation	-	-	-	117,396.00
	559,429,785.16	**567,674,010.16**	**710,879,415.44**	**732,239,986.44**

NOTE [32] OTHER EXPENSES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2019		2018	
	RS	RS	RS	RS
Mobile Office Expenses	2,315,904.25	2,315,904.25	1,160,409.50	1,160,409.50
Audit Fees	2,500,000.00	3,004,000.00	3,405,716.00	3,855,716.00
Stamp Duty	354,076.13	354,076.13	570,275.99	570,275.99
Survey Expenses/Valuation	20,284,933.02	20,284,933.02	3,065,150.99	3,065,150.99
WHT And Other	14,393,659.94	14,393,659.94	36,210,707.76	36,210,707.76
NBT	1,316,117.15	3,562,990.15	1,925,582.43	4,551,854.43
Expenses on CHP Board of Review	527,000.00	527,000.00	1,032,500.00	1,032,500.00
Consultant Fees	-	-	25,000.00	25,000.00
District Housing Committee Expenses	1,831,235.00	1,831,235.00	3,077,907.00	3,077,907.00
Expenditure on Exhibition	7,107,821.32	7,107,821.32	2,969,049.05	2,969,049.05
Public Function Activities	129,240,743.39	129,240,743.39	63,593,444.17	63,593,444.17
Removing of Unauthorized Tenants	144,611.00	144,611.00	31,640.00	31,640.00
Infrastructure facil. For Model Village	977,235,644.72	977,235,644.72	184,599,910.04	184,599,910.04
Bad & Doubtful Debts	455,747,610.07	466,108,529.07	-	-
Infrastructure facil. For Other Programme	57,314,384.07	57,314,384.07	21,421,473.04	21,421,473.04
Commission Paid - Loan Collection	135,571,878.64	135,571,878.64	135,435,261.78	135,435,261.78
Commission Paid - Rent Collection	3,908,388.84	3,908,388.84	6,222,410.52	6,222,410.52
Sevana Grant Expenses	33,117,500.00	33,117,500.00	70,253,205.56	70,253,205.56
C K D Garant Programme	214,490,000.00	214,490,000.00	317,933,000.00	317,933,000.00
Northern Province Grant Programm	825,805,000.00	825,805,000.00	135,476,639.78	135,476,639.78
Bogaswava Grant Programme	72,495,000.00	72,495,000.00	227,770,000.00	227,770,000.00
Gramashakthi Grant Progamme	743,533,279.26	743,533,279.26	573,352,504.22	573,352,504.22
Virusumithuru Grant progamme	250,788,544.00	250,788,544.00	214,251,500.00	214,251,500.00
Batticaloa Grant progamme	218,355,000.00	218,355,000.00	50,000,000.00	50,000,000.00
Grant for Flood Relief	869,500,000.00	869,500,000.00	-	-
Kotiyagala grant Programme	-	-	12,813,000.00	12,813,000.00
Walioya Housing Programme	25,982,000.00	25,982,000.00	-	-
Scettered Grant Programme	16,171,760.00	16,171,760.00	26,711,762.50	26,711,762.50
Nothern & Estern New Grant Programme-2018	1,212,269,520.00	1,212,269,520.00	1,954,420,610.46	1,954,420,610.46
Sampath Piyasa Grant Programme	8,607,434.00	8,607,434.00	1,416,021.50	1,416,021.50
Provision of Compensation(Legal)	356,670,620.85	356,670,620.85	-	-
Infrastructure Facilities For Ledger Watta & Narangala Housing Proje	6,458,055.00	6,458,055.00	-	-
Food Prudact Project	212,371.00	212,371.00	-	-
Depreciation on Fixed Assets	59,587,578.34	69,556,609.34	57,144,358.38	66,604,219.38
Sale Commission	-	-	-	1,000,000.00
Sevana Fund Expenses	13,554,702.28	13,554,702.28	860,845.42	860,845.42
	6,737,392,372.27	**6,760,473,195.27**	**4,107,149,886.09**	**4,120,686,019.09**

STATEMENT OF CHANGES IN NET ASSETS/EQUITY FOR THE YEAR ENDED DECMBER 31, 2019

Rs.Mi

	CAPITAL	CAPITAL RESERVE	ACCUMULATED SURPLUSES/ DEFICITS	MINORITY INTEREST OVDC
Balance as at 01 st January 2018	40.000	32,515.869	(12,693.039)	1,047.360
Change in net Asset / equity for 2018		4,663.050		
Surplus / Deficit for the period			(999.356)	
			61.096	47.020
			0.452	0.196
Minority Interest OVDC			0.069	0.030
Balance as at December 31,2018	40.000	37,178.919	(13,630.778)	1,094.606
Changes in audited accounts of OVDC			(10.784)	(8.269)
Restated Balance as at 31 st December 2018	40.000	37,178.919	(13,641.562)	1,086.337
Prior Year Adjustments (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)	
Surplus / Deficit for the period (OVDC)			3.458	2.652
Balance as at December 31,2019	40.000	43,089.795	(16,663.443)	1,088.989

My No: HDU/A/NDDA/01/19/07 Your No: Date: 15th January 2021

Chairman,

National Housing Development Authority

Report of the Auditor General on the Financial Statements and Other Legal and Compliance Requirements of the National Housing Development Authority and its subsidiary for the year ended 31st December 2019 in terms of the section 12 of the National Audit Act No: 19 of 2018.

Aforesaid report has been sent herewith.

W.P.C. Wickramarathne

Auditor General

Copies - 1. Ministry of Urban Development and Housing

2. Ministry of Finance

ජාතික විගණන කාර්යාලය
தேசிய கணக்காய்வு அலுவலகம்
NATIONAL AUDIT OFFICE

My No: HDU/A/NDDA/01/19/07 Your No: Date: 15th January 2021

Chairman,

National Housing Development Authority

Report of the Auditor General on the Financial Statements and Other Legal and Compliance Requirements of the National Housing Development Authority and its subsidiary for the year ended 31st December 2019 in terms of the section 12 of the National Audit Act No: 19 of 2018.

1. Financial Statements

1.1 Disclaimer Opinion

The audit of the consolidated financial statements of the National Housing Development Authority and its subsidiary for the year ended 31 December 2019 comprising the statement of financial position as at 31 December 2019 and the statement of financial performance, statement of changes in equity and cash flow statement for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, was carried out under my direction in pursuance of provisions in Article 154(1) of the Constitution of the Democratic Socialist Republic of Sri Lanka read in conjunction with provisions of the National Audit Act No. 19 of 2018 and the Provisions of the Finance Act No.38 of 1971. In pursuance of provisions in Article 154(6) of the Constitution, my report will be tabled in the Parliament in due course.

I do not express an opinion on the accompanying financial statements of the Authority. Because of the significance of the matters discussed in the Basis for Disclaimer of Opinion section of my report, I have not been able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on these financial statements.

1.2 Basis for Disclaimer of Opinion

a) Out of the total capital of the National Housing Development Finance Development Bank, 49.73 per cent is owned by the Authority. However, the Authority had not taken action to prepare the accounts considering that as an Associate Company. As well, the financial statements of the Ocean View Development Company for the year ended 31 December 2019, the subsidiary company of the Authority, had not been furnished to audit up to May 2020. Hence, based on the unaudited financial statements, the consolidated financial statements had been prepared.

b) The value of the land extent of 170.56 belong to the Hantana Holiday Resort which had been acquired as a non-exchange transaction in the years 1987 and 1988, had been shown in the financial statements as at end of the year under review as Rs.2,520. 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 paragraph 27 and 47 of Sri Lanka Public Sector Accounting Standards 07. As well, according to paragraph 65 of the standard, the residual value and useful life of an asset, should be reviewed end of the date of annual reporting period and if there are differences compared to the prior estimates, such differences should be accounted as per the Sri Lanka Public Sector Accounting Standards -03. However, the adjustments had not been made for 136 motor vehicles, total cost of Rs.251.72 million that had been purchased since the year 1985. Out of that 98 motor vehicles are still in used.

c) In terms of paragraph 15 of the Sri Lanka Public Sector Accounting Standards -09, the stock should be shown in the financial statements at lower of the cost or net realizable value. However, without being estimated the net realizable value of 8 shops at the Park Road, the value of these shops had been shown in the financial statement at their cost of Rs.6.1 million. Further, the particulars relating to estimates of the net realizable value of 35 houses and shops as Rs.62.65 had not been furnished for audit.

d) When making the corrections for accounting errors, posting of under and over values to the accounts relating to disposing of motor vehicles in the years 2014 and 2016 had not been retrospectively adjusted. As a result, the profit of the year under review had been overstated by Rs.1.41 million.

e) Even though the land value of the Authority had been identified as Rs.55.3 million, value of 112 land plots belonging to the offices and rented out buildings and the lands extent of 437.7 hectares belonging to the housing projects had not been valued and brought to the accounts.

f) A total of Rs. 131.68 million received as the foreign grants to the Authority from 1981 to 1995has been mentioned in the financial statements at the end of the year under review, the details on the assists represented from those grants have not been submitted for the audit and actions have not been taken to amortize assists represented from those grants. Also, the necessary comprehensive schedules were not submitted for the audit to identify the balance of Rs. 637.33 million stated as the grants received locally in the statement of financial position from more than 05years and the balance of Rs. 27.19 million of other grants on 09 district offices as at 31st December 2019.

g) The balance of the total fund received from the Treasury and other parties to the Sevana Fund as at 31st December 2019 was Rs. 978.82 and the balance of the current account maintained at the Peoples Bank for the Sevana Fund was Rs. 281,943 on that date. Accordingly, the information on the investments of the fund of Rs. 978.53 were not submitted for the audit. Also, even though the money of the fund should be invested and those income should be credited to the fund as per the Sevana Athwela, it was not observed in the audit that the investment income has been credited to the accounts.

h) The total loan value obtained by the Authority at the end of the year under review was Rs. 4,147.04 million and the balance confirmations for the loan balance of Rs. 316.52 million was not received for the audit. Also, even though there is an opening balance of Rs. 572.247 million as the grants from other institutes from the year 2010, necessary proofs to identify that balance was not received for the audit.

i) Comprehensive information was not received for the audit regarding the total of Rs. 41.5 million included in “Other receivable balance” in the statement of financial position.

j) Even though the housing complex and buildings of the Authority has been given to the public and private sectors on the rent or lease basis and the income of Rs. 177.24 million has been generated as per the financial statements of the year 2019, comprehensive information was not received for the audit regarding that.

k) Even though Rs. 35.18 million has been accounted as the depreciation in the year under review for the buildings of Rs. 1,396.58 million of the Authority as at 31st December 2019, the information on the identified time period as none-current assets of that buildings was not submitted for the audit.

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

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with Sri Lanka 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 Group 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.

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

My responsibility is to conduct an audit of the Authority's financial statements in accordance with Sri Lanka Auditing Standards and to issue an auditor's report. However, because of the matters described in the basis for disclaimer of opinion section, I was not able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on these financial statements.

2. Report on other legal and regulatory requirements

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

I was unable to obtain all the information and explanation that required for the audit and as far as appears from my examination, I was unable to ascertain that 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.

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.

The financial statements presented includes all the recommendations made by me in the previous year in the paragraphs 1.2 (a), (b), (c) and (e) of this report as per the requirement of Section 6 (1) (d) (iv) of the National Audit Act, No. 19 of 2018.

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

- 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 Bank which are out of the normal course of business as per the requirement of Section 12 (d) of the National Audit Act, No. 19 of 2018;

- To state that the except for the following observations, 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;

	Reference to Laws, Rules, Regulations etc.	Description
(a)	Section 11(b) of the Finance Act No.38 of 1971 and paragraph 8.2.2 of the Public Enterprises Circular No. PED/12 dated 02 June 2003.	Concurrence of the Finance Minister had not been obtained for the long term and short term investments made amounting to Rs.1,514.6 million.
(b)	Amendments made to paragraphs 13:2 and 22:1:1 of Chapter XLVIII of the Establishment Code of the Democratic Socialist Republic of Sri Lanka and Paragraph I and III of the Public Administration Circular No.30/2019 dated 30 September 2019	Preliminary investigation and disciplinary inquiry with charge sheets should be finalized within 02 months and 06 months respectively. However, 14 disciplinary inquiries which were lapsed of 06 to 56 months, 13 inquiries which were not identified the periods of inquiries and 03 inquiries which were not finalized the legal preceding by the Court, had not been finalized up to 30 June 2020. Further, in some instances it was expended over one year to hand over the charge sheets and taking of another one year to make the amendments to the charge sheets were also observed.
(c)	Paragraph 3.1 of Chapter XV of the Establishment Code	A foreign training of the duration of 12 days, had been given to an Engineer and an Architecture, those who recruited on temporally basis.
(d)	Paragraph 90 of the Extra Ordinary Gazette No.1589/30 dated 20 February 2009 of the Democratic Socialist Republic of Sri Lanka	The particulars relating to new recruitments to the Authority, reporting to duties etc. had not been furnished to the Auditor General.
(e)	Financial Regulation of the Democratic Socialist Republic of Sri Lanka.	
(i)	Financial RegulationsNo.169(2) and 188(2)	The number of the cheques is 234 that were deposited in 13 Bank accounts, belonging to 10 District offices of the Authority but not realized for over a period from 01 month to 2 years and the value of those cheques amounted to Rs.9.98 million.

(ii)	Financial Regulation No.371(2) and paragraph "b" of the State Finance Circular No.03/2015 dated 14 July 2015	Even though the advances should be given only to the staff grade officers for any special activities, the advances aggregating to 1.6 million had been given to 36 non – staff grade offices of 04 District offices. Further, the advances totaling Rs.1.16 million had been given to 08 officers exceeding the limit of Rs.100,000.
(iii)	Financial Regulation No.371 (5) and Paragraph "D" of the above Circular.	Even though a sub-imprest should be settled within 10 days after immediately completion the purpose, the sub - imprests totaling Rs.3.67 million obtained in 74 instances had been settled after being lapsed of 01 month to 3 years period.
(iv)	Financial Regulation No.396	Out of the issued cheques from 25 bank accounts of the Authority, 140 cheques were un cashed for over a period of 6 months and 28 cheques were un cashed over one year. However, action had not been taken as per the referred Financial Regulation in that regard and the value of those cheques amounted to Rs.4.89 million and Rs.667,455 respectively.
(f)	The Management Audit Department Circular No. DMA/2009 (2) dated 01 September 2009	The fixed assets register of the Authority had not been updated.
(g)	Section 4.2.1 of the Government Procurement Guideline	A master Procurement Plan and a detailed procurement plan had not been prepared and updated by the Authority for a period of 3 years.
(h)	The Public Enterprises Circular No. PED/12 dated 02 June 2003.	
(i)	Paragraph 9.4	Without obtaining the Cabinet approval, 39 officers and other employees had been released to the Ministry and other state institutions and a sum of Rs.14.84 million had been paid by the Authority during the year under review as salaries and allowances of those employees.

	(ii) Paragraph 9.5.1	Even though the Authority had incurred a sum of Rs.1.19 million during the year under review for training programmes and scholarships, a training budget had not been prepared.
(i)	The Public Enterprises Circular No.1/2013 dated 15 January 2013 and the Letter of the Ministry of Housing and Social Welfare No.2/1/176/23 dated 19 December 2018.	Extension of service periods, recruit on service contracts and recruit on contract basis had been conducted in the years 2017, 2018 and 2019 in order to continue the service of 44 employees over the age of 60 years. A sum of Rs.28.64 million had been paid as allowances 41 employees during the year 2019, out of above employees and offices.
(j)	Paragraph 2.4 of Internal Circular No.04/97/06 dated 24 September 1997.	Even though the advances should not be given before the settlement of previously obtained advances, as per an audit test check it was observed that the advances had been given in 08 instances by 02 District officers totaling Rs.718,000 before making settlement of previously obtained advances. Further, over one advance had been given to the same officer within a day

- 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;
- 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.

3. Other Audit Observations

a) According to the financial statements, the total debtor balances (before provision for bad debts) as at end of the year under review amounted to Rs.5,762.62 million. Out of those debtor balances, an aggregate amount of Rs.2,881.9 million had been brought forwarded for over 5 years without being recovered and it was represented 50 per cent of the total debts. Also, the total loans and advances balance due from the staff of the Authority at the end of the year under review is Rs. 153.3 million and out of it, though the balance that was not collected for more than 05 years was Rs.5.9 million, the details of those employees were not submitted for the audit.

b) Even though the Authority had planned to implement loan providing programme for housing and infrastructures and new 26 projects in the year 2019 at a cost of Rs.13,387 million, 4 projects valued at Rs.4,389 million had not been initiated in the year under review.

c) Even though it had been planned to complete 17,550 housing units in 9 implemented projects by providing of loans and grants, the completion rate of the project was within the range of 01 per cent to 33 per cent. However, 89 per cent of the estimated cost had been expended.

d) Even though it had been estimated to complete 1,486 housing units under the Indian Grant Housing Loan Programme in Horana, Welioya (special) and southern and Northern Provinces) for to Rs.688 million in the year 2019, none of the houses had been completed. A sum of Rs.126 million had been expended thereon. Further, even though it had been planned to commence the construction activities and complete 2000 housing units under the Sampath Sevana Housing Programme as at end of the year under review, the loans and grants had been given to commence the construction works of 356 housing units and only 64 housing units had been completed.

e) Even though it had been planned to commence the construction works of 24,692 housing units during the year under review under 03 projects, the loans and grants had been given 16,698 excessive housing units exceeding the plan. As a result, the loans and grants that required to complete the works had been given only for 3,355 housing units. Further, even though it had been planned to expend amounting to Rs.2,260 million, a sum of Rs.3,073 had been expended for the projects.

f) Even though the total allocation made for the construction of 10 bridges and community water projects for the providing of infrastructure facilities to the housing projects amounted to Rs.120 million, the physical progress of those projects was 39 per cent and 24 per cent respectively as at end of the year under review. However, the total amount of Rs.43 million had been expended exceeding the allocated amount.

g) Even though the Authority had planned to incurred a sum of Rs.612.5 million for 3 projects scheduled to be implemented using other funds of the Authority, only a sum of Rs.82.82 million had been incurred for 02 projects and any expenditure had not been incurred for other project. Further, the other funds amounting to Rs.999.8 million had been incurred to the Soduru Piyasa Programme of which had not been scheduled to implement using other funds.

h) The deeds for 145 Condominium Properties and 4,054 housing units had not been issued by the Authority as at end of the year under review. As well, 1,913 land plots belonged to 81 of above properties had not been vested to the Authority. Even though 63 properties had been vested to the Authority, the deeds for 1,821 units had not been given due to not preparing of Condominium survey plans, not preparing of Condominium declarations and registering of them etc. Further, although the declarations had been registered for 02 Condominium properties comprising of 272 housing units, the deeds had not been given up to end of the year under review. As well, although it had been planned to give 3000 deeds to the beneficiaries those who obtain the houses on hire purchase basis, only 64 deeds had been issued to them.

i) According to the feedback report of the Authority prepared for model villages (November 2019), 805 beneficiaries out of 10,117 beneficiaries, had not been occupied in the houses due to wild elephant threats, lack of common amenities and another reasons. Due to the availability of other houses and sale of the houses in the model villages, it was observed that 183 beneficiaries had not resided in the houses.

j) The first loan installment of the loan given as per the paragraph 05 of the model villages' implementation schemes should be recovered on the first pursuant dates of which coming after 6 months, granting the first installment of the loan, or the date conning after the payment of the final loan installment. However, it was observed in the audit that any loan installment had not been recovered from the loan amounting to Rs.25.3 million given for 66 beneficiaries in the Hambantota District during the period from 2015 to 2019. According to sample test, it was revealed that out of the total loans given to 1,460 beneficiaries at 50 villages in 05 Districts totaling Rs.493.77 million, the arrears amount more than 03 installments was Rs.39.39 million.

k) An aggregate amount of Rs.461.71 million had been incurred by the Head Office from November 2015 to December 2019 for publishing of newspaper advertisements in connection with laying of foundation stones and opening ceremonies of model villages. In addition to that expenses, another sum of Rs.353.64 million had been expended for the opening ceremonies of the model villages. Further, according to a sample test made by the audit, it was observed that 05 District officers had also been incurred an aggregate amount of Rs.20.51 million during the period from 2015 to 2019 for laying of foundation stones, opening ceremonies of villages and for the preparation of inscriptions.

l) According to a sample audit test, it was revealed that due to the reasons of not receiving of adequate provisions to the District offices and not completing the construction works as per the released loans, the construction works started at 86, 56 and 10 villages in Kurunegala, Monaragala and Mullativue Districts respectively had been abandoned. Also, at the sample audit test, it was confirmed that there were 11 model villages of which only the foundation stones had been laid for more than a year.

m) When comparing the approved cadre of the Authority, it was observed in the audit that there were 96 vacancies in 05 posts and 515 excess staff in 07 posts. Furthermore, although the approved cadre on the contract basis employees were 1,486, 1,685 employees have been recruited and allowances of Rs.608.71 million had been paid by the Authority for those employees.

n) The adjoining lands and bare lands belonging to the Housing Development Authority had not been properly identified by conducting of surveys and valuations works. As a result, the Authority had failed to use those lands effectively or dispose them. Thus, it was unable to earn the income that could have been earned by the Authority.

o) 10 legal cases had been instituted by external parties against the Authority claiming Rs.3,618.09 million relating to transferring of lands and houses, construction of houses, payment of gratuity and employer and employee complicit etc. The number of the cases that was not determined the number of compensations was 05. 901 legal cases had been instituted by the Authority against the external parties and a sum of Rs.105.93 million has to be received to the Authority from those legal cases.

p) According to the financial statements, the aggregate balances of advances, deposits and receivables from external parties, contractors and the staff amounted to Rs.1,299.89 million. Out of that, the advance balances that should be recovered from the contractors and external parties for over 03 to 05 years amounted to Rs.205.47 million and Rs.64.29 million respectively. However, those balances had not been settled up to end of the year under review.

q) A sum of Rs.12.32 million to be receivable for over 05 years was included in the Rs.67.83 million that should be receivables to the Sevana Media unit for publishing of advertisements as at 31 December 2019. Further, it was also included the arrears of Rs.44.61 million that should be receivable amount to the Sevana Media unit for publishing of advertisements of the Authority and out of that amount, a sum of Rs.42.61 million had only been incurred for the media activities of year 2019. Also, when acting with the agencies, though the money should be paid to the media institute within 45 days, the payable money that exceeded the 03 months as at 31st December 2019 was Rs.3.46 million.

r) In the year 2003, the Liberty plaza circuit bungalow had been sold to the (OVDC) Company for Rs.09 million and a valuation had not been obtained for it from the Government Valuer. According to the valuation made by the Authority, the value was Rs.12.9 million and according to the valuation made by the committee appointed by the Chairman of the Authority, the value was Rs.11.52 million. However, without obtaining the approval from the price Committee of the Authority for this valuations, the bungalow was sold for the above price deducting the repair cost of Rs.2.52 million incurred by that company. Any evidence relating to this repair cost had not been furnished to audit.

s) According to the decision of the Cabinet of Ministers No.99/1165/21/122 dated 11September 1999, when legalized the unauthorized occupants, the current valuation should be applied to legalize. However, it was observed in the audit that the houses, lands and shopping complexes of the Authority had been transferred to the unauthorized occupants by the Authority based on the approvals obtained from the Board of Directors from time to time and based on the internal circulars, using the valuation made considering the occupied years of the unauthorized occupants.

t) Contrary to Section 9 of the National Housing Authority Act No. 17 of 1979, two houses from the Maththegoda and Manning town housing schemes had been given to one person. Even though it had been decided by the Board of Directors by the Board paper 9855 (4/2020), to repossess the first house given to the person based on the request made by him, that issue had not been resolved up to 30 June 2020.

u) The estimated land value of 413 Jana udana land plots which contained the extent of 60.59 hectares and had been given on lease basis in 80/90 decade to 12 villages in the Anuradhapura District was Rs.13.48 million and actions had not been taken to collect this money and transfer the ownership of those lands. Further, the Authority had not taken the actions to estimate and identify the value of 44 land plots that contained the extent of 7.459 hectares in 3 Jana udana villages in Anuradhapura District in that decade.

v) The estimated value that should be recovered from 121 unauthorized occupants in the bare lands belonged to the Authority situated in Gampha, Colombo, Galle, Matara, Puttalam, Kandy and Matale District amounted to Rs.43.55 million by the end of the year under review and a sum of Rs.25.85 million to be recovered from 25 not lower income unauthorized occupants also had been included to the above. Nevertheless, the Authority had not taken necessary actions to legalize the unauthorized occupants.

w) Even though the Authority had invested a sum of Rs.120 million in the subsidiary Company, any dividend had not been received by the Authority after the year 2013. However, the subsidiary Company had earned a total profit of Rs.615 million for the period from 2015 to 2019.

W.P.C. Wickramarathne

Auditor General