

2021 ANNUAL REPORT



National Housing Development Authority

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



National Housing Development Authority

Annual Report 2021

**State Ministry of Rural Housing and Construction &
Building Materials Industries Promotion**

Contents

Message from General Manager	i
1. INTRODUCTION	1
Vision	1
Mission	1
Goals	1
Objectives	2
Corporate Information	2
Board of Directors	3
Corporate Management	4
District Office Network	5
2. COROPORATE GOVERNANCE	6
Meetings of the Board of Directors	6
Audit and Management Committee	6
Monthly Progress Review	6
Internal Control	7
Executive Management	7
Risk Management	7
Liquidity Risks	7
Market Risk	8
Operational Risk	8
Environmental issues	9
Organizational Chart	10
3. MAJOR ACTIVITIES	11
4. REPORTING OF OPERATIONAL ACTIVITIES	14
Housing Development Division	14
“Obata Geyak - Ratata Hetak” Housing Programme	14
“Obata Geyak - Ratata Hetak” Visiri Housing Loan Programme	15
New Housing Loan Programme	16
Improved Housing Programme	16
Indian Aid Model Village Programme	16
Property Management Division	16
Engineering Services and Constructions Division	19
Nagamu Purawara	19
Gamperaliya (Conti.)	20
Pre-Sale Apartment Projects	20

Public Private Integrated Housing Projects _____	21
Procurement _____	21
Condominium Assets _____	21
Pump station maintenance work _____	22
Electrical Maintenance _____	22
Human Resource Management and Administration Division _____	22
Administration Division _____	23
Staff Housing Loan Division _____	26
Disipline Division _____	27
Security Division _____	29
The Library _____	31
Legal Division _____	31
Annual progress report on fund recovered through legal proceedings _____	34
Planning and Monitoring Division _____	37
Review and manage progress _____	38
Parliamentary Oral Questions and Answers _____	38
Sewana Lottery Sales Promotion _____	38
Project Proposals _____	38
1919 Government Information Centre _____	38
Ensuring People's Right to Information _____	38
Recervation of Circuit Bungalows and Administrative work _____	39
Supply Division _____	40
Internal Audit Division _____	41
Audit and management committee meetings _____	42
Audit queries _____	42
Information and Publicity Division _____	42
5. REVIEW OF OPERATIONAL ACTIVITIES _____	44
Recovery Function _____	44
Housing Loan- Upahara Loan and Visiri Loan -2021 _____	44
Ocean View Development Company (Pvt.) Ltd. _____	47
Vision _____	47
Mission _____	47
Objectives _____	47
The Board of Directors _____	47

Staff	48
Organizational progress	48
Management progress review	48
2022 Future Plans	48
6. FINANCIAL STATEMENTS	49
Financial position statement of National Housing Development Authoty	49
Financial Position statement - The Ocean View Development Company (Private) Limited	50
Financial Performance statement of National Housing Development Authoty	51
Financial Performance statement - The Ocean View Development Company (Private) Limited	52
Accounting Policies	53
Notes of Financaial Statements	62
7. REPORTS OF AUDITOR GENERAL	87

MESSAGE FROM GENERAL MANAGER



In the history of the National Housing Development Authority (NHDA) In comparison with previous years, I am humbly happy that the year 2021 was able to be marked as a more challenging year in which strategically planned programs were successful even in the face of the economic crisis in the country as well as the global epidemic of Covid-19.

Housing

During the year 2021 the NHDA, which acts as the main government agency in housing, is taking another step forward in the "Obata Geyak – Ratata Hetak" program implemented from the year 2020 to confirm the noble goal of living in a permanent home for every citizen of the Sri Lankan society. NHDA Directly contributed to provide benefits to 29,646 poor and low-income families by following the participatory approach. There, the grant program implemented with the full support of the government with the aim of uplifting families suffering from poverty especially in achieving sustainable development goals, contributed to the construction of new houses for 12,989 families.

The amount directly invested by the NHDA for housing in the reviewed year is Rs. 8,780.443 mln. and the contribution made to the country's economy through it was about Rs. 31,476 mln.

Also, in order to complete the housing needs of the middle-income community, 4 housing projects could be implemented by following the direct construction method on pre-sale basis without using government allocations, under which the construction works of 135 housing units are being completed.

It was also possible to grant 947 deeds of conveyance in the year under review, confirming the rights of the residents of the properties belonging to the National Housing Development Authority and confirming the living of the society as a proud person.

Financial Situation

During the year under review, Rs. 2,558.0 mln were earned from the loan recovery and the property related income. Compared to the year 2020, the capital reserves increased by Rs. 259 mln rupees in the year 2021. The decrease in long-term loans and current liabilities was Rs. 1.450 bln and Rs. 130.0 mln respectively. Compared to the year 2019, the net loss has been reduced by Rs.185.0 mln.

As a result of efficient and effective management, during the year 2021 NHDA could utilized 100% of the funds provided by the state budget for the planned program.

Operating Results

With a permanent staff of 1560 and contract and other staff of 282, activities of the projects & programmes were successfully managed to achieve the targets in the year 2021.

I would also like to take this opportunity to express my gratitude to the entire staff who have contribute to achieve the goals of the institute tirelessly in the face of the very difficult circumstances brought about by the global epidemic situation as well as economic and personal challenges, none of which had a negative impact on their work performance or the quality of their work. Furthermore, I expect the commitment of the staff to achieve the goals.



Eng. K A Janaka,
Actg. General Manager

1. 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, twenty-five (25) District Offices and two (02) city offices.

Vision

An adequate house for every family in a habitable environment.

Mission

The National Housing Development Authority is to promote, facilitate and coordinate on a national scale the provision of shelter requirements for fellow specially Sri Lankans, particularly those in low income groups, lacking means to acquire a house and which results in the betterment of their social wellbeing and economic prospects.

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 accommodations or buildings.
-  To formulate schemes to establish housing development projects in order to alleviate the housing shortage.
-  To cause the clearance of slum and shanty areas and the re-development of such areas.
-  To promote housing development.
-  To develop or re-develop lands for the carrying out of any of the objects of the Authority.
-  To make lands 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 co-ordinate activities in relation to all aspects of housing development, and
-  To do all such other acts as may be necessary or conducive to the attainment of any or all of 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 environment in old housing complexes.
- ✚ Providing urban low – income families with housing.
- ✚ Providing an efficient, quality and sustainable service.

Corporate Information

NAME	:	National Housing Development Authority
LEGAL FORM	:	Act No.17 of 1979
YEAR OF INCORPORATION	:	1979
REGISTERED OFFICE	:	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.

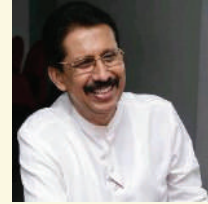
Board of Directors



Chairman

Mr. R. Duminda Silva

No 40/8, Perera Lane, Pelawatta, Battaramulla
(2021.08.10 - 2021.12.31)



Chairman

Mr. Renuka Dushyantha Perera

No.365, Nagahawatta Road, Kotikawatta,
Mulleriyawa.
(2020.01.01 - 2021.04.19)

Chairman (Actg.)

Mr. W. M. Ananda

National Housing Development Authority,
Colombo 02
(2020.05.06 - 2022.08.09)

Vice Chairman

Mr. D.M. Aruna Keerthi Dasanayaka

Attorney- at-Law
No.79/14, Colombo Road, Kurunagala.
(2020.01.02 - 2022.06.16)

Director Board Member
Mr. Gawesha Sanirathne

“Samanala”
Katulanda , Dekatana
(2021.01.29 - 2022.12.31)

Director Board Member
Eng. Wimalasiri Wanniarachchi,

No 158 /120,
Madawala, Minuwangoda.
(2020.01.02 - 2022.12.31)

Director Board Member
Mr. Sudath Abeywardhana

No. B-5/1/4,
Himbatu Uyana Housing Scheme,
Mulleriyawa New Town,
Mulleriyawa.
(2020.01.02 - 2022.06.16)

Director Board Member
Mrs.D.M.S.De.Silva

Assistant Director
Forieng Resource Department,
(Finance) Room 310,
3rd Floor, Colombo 01
(2020.01.13 - 2022.11.29)

Mrs. Manori T. Olaboduwa

Attorney- at-Law
Secretary to the Board of Directors

Corporate Management



Mr. P.M.L.P. Edirisinghe
General Manager (Actg.)
(2021.01.01 - 2021.05.12)



Eng. K.A. Janaka
General Manager (Actg.)
(2021.05.13 - 2021.12.31)

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

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

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

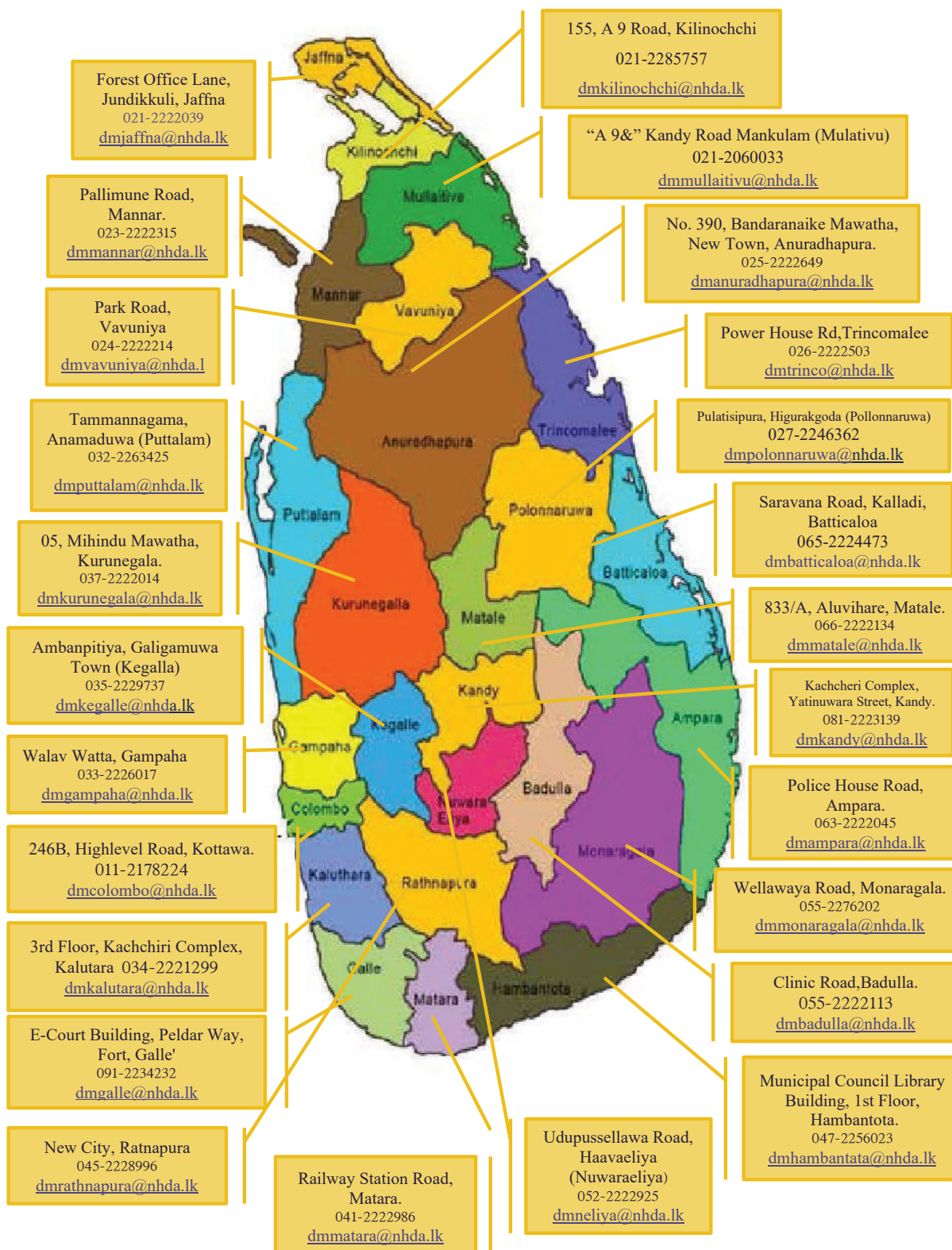
Mr. R.P.K. Pallewela
Deputy General Manager
(Planning and Monitoring) - Actg.

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

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

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

District Office Network



2. COROPORATE GOVERNANCE

We possess an unceasing diligence for rising to the highest level of corporate administration. Although we always strive to follow the most appropriate action proposed by institutions such as Chartered Institute of Accountants in Sri Lanka, the Department of Public Enterprises and the Ministry of Finance and work according to the terms of reference given by our Ministry, by which we have been classified, and implementation of decisions approved by the Honorable cabinet Ministers in accordance with the decisions of the Board of Directors and according to the policy decisions and criterion taken by the State Ministry at present.

Meetings of the Board of Directors

The Board of Directors meet every month however as per the requirements it has to be held on several times per month. It reviews the progress every month as against the budget. Variations are identified and remedies are adopted for altering policies. During the year under review, twenty two meetings were held.

Audit and Management Committee

The Audit and Management Committee comprises the General Manager and three directors, with all the Deputy General Officers including the Chief Internal Auditor of the authority along with the Chief Internal Auditor of the Ministry and the Audit Superintendent, Government Audit Office will participate.

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. Six meetings of the Audit and Management Committee have been held in 2021.

The Directors and external personnel have served in the Audit and Management Committee as members during the year 2020, those are board member, Ministry of Finance, Audit Superintendent, Government Audit Office, Chief Internal Auditor, State Ministry of Rural Housing and Construction & Building Materials Industries Promotion , Vice Chairman and Other Board Member, National Housing Development Authority and along with Chief Internal Auditor , National Housing Development Authority Deputy General Mnagers have participated as members of the Management Committee.

Monthly Progress Review

Headed by the State Minister, progress of the Authority is reviewed every week and monthly with the participation of State Ministry Secretary, Chairman, Vice Chairman, Working Director, General Manager and all Deputy General Managers, District Managers and with the participation of high management officials of the institutions connected to the Ministry.

Internal Control

The National Housing Development Authority has implemented several internal control policies and guidelines to ensure the security and optimum utility of its assets. According to the Divisions of the Deputy General Managers, responsibility has been distributed from top to bottom in a hierarchy according to the sections of those divisions. Also, duties have been distributed so that one person's duty is automatically checked through another person's duty.

Similarly, the Board of Directors ensures the internal control through a well-structure 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 are subjected to discussion. Steps have also been taken to appoint Pricing Committees, Departmental Procurement Committees, Property Subcommittees, Appeals Committees, Disciplinary Committees and meetings are held and decisions are taken in those committees as required.

Executive Management

- ✚ A Deputy General Manager or an Assistant Managing Director head every Division at the Head Office and with the responsibility over 25 District Offices and 09 subs office are vested in the Senior District Manager / District Manager and Manager.
- ✚ District Manager, Deputy General Managers and Senior District Managers or District Managers should report to the General Manager, The General Manager, who is the Chief Executive Officer, should report the related duties to the Chairman and the Board of Directors and carry out related coordination activities.

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 through a proactive approach.

To achieve its objectives, the National Housing Development Authority, on the advice of its corporate management, builds the necessary structures to establish policies, procedures and risk management. In this way, the objectives of the National Housing Development Authority as an organization that provides services to all businesses and people will be achieved.

To identify weaknesses in processes and controllable systems that affects the vulnerability of the National Housing Development Authority, The Audit Division communicates in real time to the Management independent views on the efficiency and adequacy of the control status.

Liquidity Risks

The National Housing Development Authority is exposed to this risk when it cannot fulfill its contractual obligations within the stipulated time. This includes ensuring that funds are available to meet overdue financial obligations and that financial provisions are available to take advantage of them when needs arise.

Guidance for planning, compliance with regulatory requirements, ensuring that the National Housing Development Authority has sufficient liquidity to meet contractual obligations and growth expectations are assigned to the board of directors and members of corporate management for management.

In order for senior management to achieve its main objectives,

- ✚ Implementation of government policies and corporate policies in a balanced way that does not delay liquidity.
- ✚ Adequate confirmation of alternative ways of earning money.
- ✚ Periodic review of existing debt investments and monetization measures.
- ✚ While reviewing existing prices, conducting an analysis of competitors' prices.
- ✚ Guidance on liquidity ratios in accordance with corporate criteria.
- ✚ Maintaining liquidity is done on a daily basis by managing principals, internally generated funds and short-term investments that can be converted into cash.

Market Risk

This risk is related to losses arising in maintaining price sensitive assets and liabilities mainly due to changes in interest rates and price fluctuation of building materials over time, increase in skilled labor charges, this affects the National Housing Development Authority. This situation is strongly affected especially in the implementation of government policies.

Due to the high demand for housing in the market, the intervention of government agencies such as the National Housing Development Authority is necessary to control the risk of rising housing prices.

The rise in the price of construction materials with the depreciation of the rupee, especially in roofing materials, tiles and bathroom items, the risk of high price increase and the increase in the cost of labor, the government to provide a house to every person who needs a house at market prices. The National Housing Development Authority has to face the market risk due to the insufficient amount provided by

The members of the corporate board will control the threats to the housing market to the maximum extent by providing value for money service to the needs of other key partner organizations and contributing to the achievement of the corporate management objectives.

Operational Risk

These risks result from inadequate or internal processes that are difficult to cope with external competitive forces or internal weaknesses that hinder operations.

The National Housing Development Authority is an institution that manages the risks that occur during the period with a system of structures and comprehensive policies to provide a good and well-controlled operating environment within the organization.

Due to the increase in inflation and the increase in consumption expenses, the reduction of loan repayments due to the decrease in personal savings and thereby the negative effects on development programs and the risk of not receiving the expected beneficial contribution in the construction of houses.

Taking into account the risks that may arise from special diseases and hazards such as the Covid epidemic. Also, the risk faced by the institution in maintaining the said activities in the face of financial and/or economic crises that may occur in the country or globally.

Several special measures have been taken for effective operational risk management.

- ✚ Timely data analysis and reporting from all district offices while safeguarding the security of information
- ✚ Information security policies and awareness programs
- ✚ Continuous review and improvement of housing programs.
- ✚ Performance of Debt Recovery Schemes
- ✚ Implementation of programs to achieve maximum effectiveness and efficiency of housing programs implemented with the financial contribution of an organization.

Controlling operational risks is the main responsibility of middle management. Finance, audit and other support services departments play an important role in maintaining identity in controlled environments.

Since the National Housing Development Authority has a valuable amount of property, by using appropriate strategies and constant review and commitment of the staff, the property can be used effectively and efficiently according to the corporate objectives for the success of the organization in the competitive environment.

Environmental issues

Prior to the construction of middle-class housing projects, other housing projects, government agencies, Central Environmental Authority, building research related local government agencies have implemented the environmental development program according to the work recommendations and started the projects that are suitable for the environment in a way that causes the least damage to the environment.

National Housing Development Authority provides a safe and good environment to the people. At the same time, infrastructure facilities such as drinking water, adequate access roads, uninterrupted power supply, rain water disposal systems, solid waste disposal are also provided.

Ensuring a better environment for residents of condominium properties through the rules and regulations of the Condominium Management Authority.

Housing programs and projects are planned in environmentally sensitive areas and the risk of building houses in areas prone to natural disasters, especially landslides, areas prone to floods and tsunamis, as well as mountainous areas with severe water shortages.

10



3. MAJOR ACTIVITIES

“Obata Geyak – Ratata Hetak” Loan Programme

- ✚ Assisting low-income families in building houses by providing housing loan facilities.
- ✚ Providing loan facility to improve the living house or construct a new house at a concessional annual interest.

“Obata Geyak – Ratata Hetak” Aid Programme

- ✚ Assist to construction of houses by providing financial aid
- ✚ Construction of new houses by providing “Sewana Aid “ for poor, disabled and destitute families as well as for families with special members who have rendered useful service to the country

Indian Aid Programme

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

“Viru Sumithuru” Housing Project

- ✚ To fulfill the housing needs by providing aid to the war heroes who have sacrificed their lives for the country, went missing and become totally disabled during the war.

For middle income families.

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

Renovation of old housing Schemes

- ✚ Infrastructure development in old apartment systems
- ✚ Apartment renovation

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 and compliance.
- ✚ Making infrastructure available and maintaining the connectivity.

Implementation of the Urban Development Programme (Housing Projects)

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

Providing Plots of Land

- ✚ Identifying suitable sites.
- ✚ 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 beneficiaries of those lands to construct houses within a specified time frame.

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 better remedies.
- ✚ Implementation of awareness programs to borrowers about the responsibility of repaying their loan installments and the importance of loan repayment, also for express the ability of use that recovery 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.

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.
- ✚ Maintaining a databank on construction.
- ✚ Maintain suitable data on low-cost techniques

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

- ✚ Demarcating the boundaries of common areas and open areas.
- ✚ Preparing survey plans.
- ✚ Obtaining concurrence of the Provincial Authority.
- ✚ Transfer of property by a deed.
- ✚ Informing home owners.

Maintaining Data on Housing Stocks and requirement of house

- ✚ 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 by annually
- ✚ Using data for future planning.

4. REPORTING OF OPERATIONAL ACTIVITIES

Housing Development Division

“Obata Geyak – Ratata Hetak” Housing Programme

Objective

Acoording to the His Excellency President Gotabaya Rajapaksa's Vision of Prosperity to Create a Nation's Vision Policy Statement as the first step to completing the goal of achieving macroeconomic goals by providing a comfortable home to every family to create a productive citizen and a happy family, and according to the concept and guidance and directives of the Prime Minister Mahinda Rajapaksa, this is a project which aims to build 14022 housing units to solve the housing problem of low-income families in the island

Mission of the program

The list of selected beneficiaries should be given priority according to the criteria for the implementation of the above program, and the list of the selected beneficiaries should be submitted to the Regional Development Committee by noting the proper priority according to the general consensus of the committee, and the submission to the relevant divisional secretary is made by the village officer and the divisional housing committee meeting is held in order to give the necessary approval for the divisional secretary's recommendation and approval is done for the priority list.

The list of approved beneficiaries will be immediately submitted to the District Secretary and the District Manager of the Housing Development Authority to get the necessary funds to start the program.

Coordinating the program with the national level, on the agreement of the District Development Committee Chairman to allocate allocations to all Divisional Secretariat Divisions.

Coordinating the program with the national level, on the agreement of the District Development Committee Chairman to allocate allocations to all Divisional Secretariat Divisions.

National Housing Development to be implemented through District Housing Committee under the supervision of District Secretaries. Action will be taken by the District Manager of the Authority.

At the District Coordination Committee and the District Housing Committee regarding the implementation of the program, The District Manager of the National Housing Development Authority will review the progress of the Regional Coordination Committee,

In order to report the progress to the national level as scheduled, the district managers of the respective districts will take the support of the district secretaries, divisional secretaries and related officials and successfully implement the work.

Physical and financial progress as at 31.12.2021

Out of the target 14022 housing units in the year 2021, work has been started on 12231 housing units and work on 4078 housing units has been completed at 31.12.2021. The estimated amount related to housing units started in the year 2021 is Rs. Million. 7383.650 out of which the amount spent at 31.12.2021 is Rs. Million. 4603.987.

“Obata Geyak – Ratata Hetak” Visiri Housing Loan Programme

Objective

Construction of a new house for family units that do not have a new permanent house and completion of construction works that have not been completed even though a permanent house has been built, accomplishing the goal of providing a family unit with the opportunity to live in a fully equipped house based on the basic objectives of assisting with the renovation of completed houses and adding a new part to the permanent house.

These Development in the task strategy and Basic Objectives will be

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

Mission of the program

In today's socio-economic lifestyle, the actual economic capacity to build a habitable house is very low, but the work on the house started is incomplete or families who need to upgrade their dilapidated house or add a part to their existing house are selected for this. This program will be implemented based on all the regional secretariats of the island.

New Housing Loan Programme

Maximum monthly income is Rs. 75,000/- for beneficiaries with income of less than 75,000/- on the need of constructing a new house, Rs. 500,000/- to Rs. 1,000,000/- can be availed at 6% to 9% annual interest rate for a period of 5 and 10 years.

It is the role of District Managers to focus on obtaining necessary technical reports on the feasibility of completing the work of the house before approving the loan amount.

Improved Housing Programme

Maximum monthly income is Rs. 75,000/- for beneficiaries with income of less than 75,000/- on the need of constructing an improved house,

A maximum loan amount of up to Rs. 300,000/- can be availed at an annual interest rate of 6% to 7% for a period of 5 and 10 years.

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

Indian Aid Model Village Programme

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

Under that, the estimated amount for 1775 unclaimed houses in 2019 is Rs. Million. 428,725, out of which Rs. Million. 36,220 has been released to the beneficiaries. Accordingly, the number of completed houses is 439.

Property Management Division

The number of beneficiaries whose requests were referred to the Authority by the District Offices to obtain Approval under Section 8/1 of the Act for disposal of houses and lands in schemes belonging to the Authority was 2,549. District Offices have been informed of approval by the Minister in respect of 1,759 beneficiaries out of the above number.

Acquisition of lands for housing development purposes of the Authority is done as follows:

- ✚ Acquisition of Government Lands.
- ✚ Acquisition of lands possessed by the Land Reform Commission.
- ✚ Acquisition of private land as per tender procedure as per powers of National Housing Development Authority
- ✚ .Acquisition of private lands own by other government Institute.

In the year 2021, the ownership of 3 lands has been transferred to the National Housing Development Authority.

Achieving goals

- ✚ The works of 301 lands to be acquired by grant papers under the Government Land Ordinance are already being completed.
- ✚ In the year 2021, two lands have been acquired by certificate under Section 44 of the Land Acquisition Act.
- ✚ Two lands for which full compensation and interest have been paid to obtain Section 44.
- ✚ After paying compensation for the lands owned by the Land Reforms Commission, the final stage has been reached to acquire the ownership of 18 lands.
- ✚ Work is being done in connection with the transfer of 05 private lands to the National Housing Development Authority.
- ✚ Further work is being done to get compensation from the National Housing Development Authority for the given land related to the projects implemented by the government.

Duties performed by Survey Division in the year 2021

2021 - Survey

No	Date	District	Name of the land	The python number	Task	Quantity		
						A	R	P
1	18/52/1/5/108	Colombo	Maligawatta	1400	In Co/N/104 Lot No. 26 Par. Allocation of 4.	0	0	4
2	8/5/2/1/18/84	Kegalle	Athnawala		Allocation of Athnawala roads and reserves in F.V.P.115	0	3	17.98
3	8/5/2/2/209	Gampaha	Ulu Ambalanwatta		Reopening borders	0	3	21.9
4	8/5/2/8/99	Mathara	Duwawatta		Allotment of 10 perches from 1316 M. P. Mara.	0	0	10
5	8/5/5/16/2018	Gampaha	Kandalama		opening borders	1	0	15
6	8/5/2/19/108	Rathnapura	Wikiliyawatta	1371 -1.4.6.9	F.V.P. 303 breaking up of lumps.	15	2	10.38
7	8/5/2/1/107	Colombo	Walawwatta		Showing the boundary of Lot No. 2 of No. 120.	0	0	6.04
8	8/5/2/20/104	Thangalla		7944.7572	Measuring access roads for an apartment scheme	1	0	32.97
9	8/5/2/1/100 II	Colombo	Maththegoda	1306	Co. Measuring a Perch for Bodhi No. 366 of Lot No. 145.	0	0	1.92
10	8/5/2/1/5/2	Colombo	Darley Road		Opening the boundary of python no.565	1	0	26.49
11	8/5/1/76 iii	Jaffna	Nawathkuli	1196	ya/chv/2016/327 Break up of plots of land	7	3	2.99
12	8/5/1/76 iii	Jaffna	Nawathkuli	1176	ya/chv/2016/328 Break up of plots of land	28	1	17.87
13	8/5/2/202	Gampaha	were llawatta	2549	Measurement of middle class stage i stage ii rounds.	5	3	0
14	8/5/2/1/131	Colombo	baduwatta - woodland		Pointing out to the Municipal Council the boundaries of the access road of Lot No. 6,977.	0	0	4.15
15	8/5/3/14/49	Aunuradhapura	kumbichchankulama	262c	Pointing out boundaries for an apartment system.	3	0	15.51
16	8/5/2/187	Gampaha	wawegodella		Measuring entrances for an apartment scheme.	0	3	9.29
17	8/5/2/2/63iii	Gampaha	were llawatta	1146	No. 2549 Making a new python for middle class stage 1.	1	2	35.33
18	8/5/2/2/63iii	Gampaha	Ranpokunugama	1141	Village.147 Measuring part of Lot No.2100. sec	2	1	34.88
19	8/5/2/2/63iii	Gampaha	Ranpokunugama	1113	Village.147 Measuring part of Lot No.267. - nerd	3	0	8.31
20	8/5/2/2/63iii	Gampaha	Ranpokunugama	1114	Village.147 Surveying a portion of Lot No.2101. sec	2	2	13.48
21	8/5/2/2/63iii	Gampaha	Ranpokunugama	1064	Village.147 Measuring a part of Lot No.262.	1	1	26.68
22	8/5/2/2/63iii	Gampaha	Ranpokunugama	1065	Village.147 Lot No. Measuring 1950.	2	3	4.4
23	8/5/2/2/63iii	Gampaha	Ranpokunugama	1064/1	1064 Measurement of contour lines.	1	1	26.68
24	8/5/2/2/63iii	Gampaha	Ranpokunugama	1065/1	1065 Measurement of contour lines.	2	3	4.4
25	8/5/2/2/63iii	Gampaha	Ranpokunugama	1064/2	1064 Amended and Measured. (Removed Unauthorized Seizures)	1	1	28.86
26	8/5/2/2/63iii	Gampaha	Ranpokunugama	1141/1	1041 Measurement of contour lines.	2	1	34.88
27	8/5/2/2/63iii	Gampaha	Ranpokunugama	1113/1	1013 Measurement of contour lines.	3	0	8.31
28	8/5/2/2/63iii	Gampaha	Ranpokunugama	1114/1	1014 Measurement of contour lines.	2	2	13.48
29	8/5/2/1/54	Colombo	Soisapura		Lot No. 87 of Ko. 231 office land survey.	1	0	7
30	8/5/2/2/63iii	Gampaha	Ranpokunugama	195	Measurement for water tank and aerial tower.	0	0	20
31	8/5/2/2/5/108ii	Colombo	Sangaraja Mawatha	782/A		0	1	26.94
32	8/5/2/2/187	Gampaha	wewegodella	997	Floor measurement for an apartment scheme.	0	3	9.29
33	8/5/2/1/54ii	Colombo	Soisapura	1038	Measuring condominiums for an apartment system.	0	1	3.39
Total						97	0	22.8

The property management division has received 6940 letters in the year 2021, using the existing circulars to provide solutions to property management problems and forwarded 110 board papers and obtained 97 board decisions

Engineering Services and Constructions Division

Engineering Services and Constructions Division consists of the following sections:

- ✚ Engineering Division
- ✚ Department of Architecture
- ✚ Quantity Surveying Division
- ✚ Planning Division
- ✚ Electricity Division
- ✚ Maintenance Division
- ✚ Project Division
- ✚ Control Division
- ✚ Premises Division

During the year 2021, the following programs have been undertaken to solve the housing objectives and related problems of all the population.

The ongoing projects in 2021 are as follows

Nagamuru Purawara

	Project	Number of Beneficiary Families	Progress as on 31.12.2021		Others
			Physical	finance	
1	Waterproofing of house No.A/3/1/4 in Soisapura housing system	01	100]	0'35	The bill has been paid. Detention is not released.
2	Modernization of water tanks in "Samapura" buildings	-	100]	0'63	The bill has been paid. Detention was released.
3	Sanchiarachiwatta housing scheme	224	42]	31'00	
4	Renovation of water tank, sewers and drains in Alapitiwala housing system	160	90]	-	
5	Himbutu Garden sewage system repair	248	--	--	Conducted by the National Water Supply and Drainage Board. Rs.26 million has been paid to the said institution subject to receipt of the new estimate.
6	Repair work of Uravatta Diyawarapura housing project	64	90]	11'48	It is done with the provisions of the Ministry of Fisheries.

Gamperaliya (Conti.)

	Project	Number of Beneficiary Families	Progress as on 31.12.2021		Other
			Physical	Financial	
1	Mawlanawatta Housing Scheme Stage 1	62	100]	37'38	The bill has been paid. Detention was released.
	Stage 11	56	100]	32'93	
2	St. James Street Housing Scheme	180	100]	36'31	The bill has been paid. Detention was released.
3	Newham Housing Scheme	105	11]	11'19	The Board has been directed to stop the project due to slow progress of the contractor and the decision has been received. Accordingly, the project is being stopped as per the agreement of the two parties.

Pre-Sale Apartment Projects

	Project	Number of Beneficiary Families	Physical Progress as at 31.12.2021	Contractor
1	Tangalle House Project	30	84%	State Engineering Corporation
2	Soisapura Housing Project	30	38%	State Engineering Corporation
3	Varellawatta Housing Project	154	6%	State Engineering Corporation
4	Gampaha Wavegodellawatta Housing Project	40	15%	State Engineering Corporation
5	Ranpookoonagama Housing Project	72	A -19% B – 14% C & D – 5% F – 2% E – 0%	A private firm of GDP Engineering is working.

The Urban Development Authority, Local Government and other institutions have worked to obtain approvals required to implement the following projects.

-  Kohollankala Low Income and Middle Class Housing Project
-  Soisapura Middle Class Housing Project
-  Warellawatta Middle Class Housing Project
-  Anuradhapura Tihiyagama Middle Class Housing Project

This division has contributed to the planning and engineering of the Katuwapitiya housing project built for those displaced by the terrorist attack.

Public Private Integrated Housing Projects

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

Project	Number of Beneficiary Families	Progress as at 31.12.2021
Hanthana – Stage I	82	Construction of 11 houses has been allowed subject to court order. Currently 7 houses are under construction.
Hanthana – Stage II	20	
Yakkala, Siyane Uyana Soba Uyana Housing Project	42	90%
Kalugala Palkeleke Regency Garden Housing Project	11	85%
Stage I		
Stage II	10	70%

Procurement

In the year 2021, 10 tenders have been invited for the essential works of housing systems, tourist bungalows and modernization works in the head office, and the contract award letters have been issued for those projects.

Condominium Assets

For housing projects constructed without obtaining local government approvals before 31.12.2009, deeds can be issued under the Consolidated Housing Rights Act No. 23 of 2018 and for that, the certificate issued by the Director General of the Building Department after house inspection will be based on the building conditions.

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

In relation to the year 2021, twenty four housing plans have been sent to the building department and 13 have been inspected by its officials. Reports have been sent to 04 housing schemes and the legal department has forwarded the Condominium Pimbura and Condominium declarations, those reports to the Land Registration Office.

Pump station maintenance work

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

Electrical Maintenance

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

Human Resource Management and Administration Division

The Human Resource Management Division is the main operational unit for the systematic implementation of the manpower plan of the institution.

In this way, the rules and regulations related to the management of corporate human resources are compiled, as well as the management of the manpower required to lead the institutions towards the effective targeted housing development program according to the terms of the Authority Act is done by this division.

Accordingly, he appears for many matters such as recruitments, promotions, transfers, resolving employee disputes, appearing for labor disputes, responding to employee appeals, etc.

The changes in the human resources sector in the year 2021 are as follows.

✚ The physical staff summary as on 31.12.2021 is as follows.

No	Service Level	Approved		Physical Number of Employees (as on 31.12.2021)			
		Perma nent	Private	Perma nent	Contract	Daily	Service Agreements
01	Senior	206	2	89	-	-	-
02	Tertiary	252	101	319	-	-	-
03	Secondary	893	387	942	-	-	-
04	Primary	219	104	217	-	-	-
Total		1570	594	1567	246	31	05

✚ The summary of the recruitments made during the year ending 31.12.2021 is as follows.

Direct recruitment				Re-employment after retirement		Total
Permanent		Contract	Daily	Service Agreements	Daily	
Executive	Non-Executive					
-	-	-	-	02	01	03

✚ No promotions have been made through internal promotions for the employees of the National Housing Development Authority in the year 2021.

✚ In the year 2021, the number of employees who retired, terminated, resigned and resigned is as follows.

No	Level of service	Retirement	Termination of Service	Resignation	Abandonment	Dismissals
01	Senior	07	-	02	-	01
02	Tertiary	33	02	02	-	-
03	Secondary	23	15	38	03	-
04	Collection	08	02	03	01	-
Total		71	19	45	04	01

✚ The number of employees who died in the year 2021 while working for this authority is 03.

✚ The practical training and graduate trainees of this authority are as follows.

Number of practical trainees – 222

Number of Graduate Trainees – 13

✚ In the year 2021, in addition to the daily tasks performed by the Human Resource Management Division, the special tasks performed are as follows.

✚ Regarding Manpower Estimate 2018 approved by Department of Management Services, discussing with the management services department regarding the existing problems of the new staff approved for the positions where there is a need for service and the excess staff.

Administration Division

Including informing through circulars/office orders to head offices, district offices, city offices and sub-offices about the decisions taken by the board of directors or heads of institutions of the National Housing Development Authority and the following duties fall under the purview of this department.

Apart from this, the following responsibilities related to the administration of the staff will be carried out under the direction and supervision of the control department.

- ✦ Issuing letters and maintaining files of all circulars, letters, documents, office orders and special notices related to office management.
- ✦ Duties related to attendance of staff at the head office
- ✦ Medical benefits
- ✦ Disaster Loan Program
- ✦ Executive Staff Home Loan Scheme (for entire staff)
- ✦ Issuance and re-acceptance of office ID cards
- ✦ Maintenance of fingerprint machines and related services
- ✦ Activities related to communication facilities
- ✦ Daily mail
- ✦ Duties of District Offices/Regional Offices and Head Office Payments
- ✦ Requests for motorcycle mileage allowances for departmental officers including engineers, engineer assistants and technical officers
- ✦ District staff difficult work place house rent payment procedure
- ✦ Sanitation related work in District Offices/Zonal Offices
- ✦ Tax/rent, insurance, tax payment for office buildings including head office
- ✦ Office repairs and purchase of goods and related activities
- ✦ Supply of tea to the entire staff of the head office
- ✦ Maintaining archives of the National Housing Development Authority
- ✦ Maintaining the record room of the Housing Commissioner/Housing.
- ✦ Maintaining the archives of the Housing Commissioner/Housing Department and related activities
- ✦ Maintaining the corporate canteen
- ✦ Checking bills related to corporate security services and forwarding them for payment and providing security services
- ✦ All elevator works
- ✦ Bookbinding
- ✦ Welcoming external visitors and identifying service needs and directing them to relevant locations
- ✦ Carrying out telephone message exchange center activities and internal telephone system activities
- ✦ Proceedings in the 5th Floor Council Hall of the Head Office
- ✦ Supply of newspapers to the respective sections of the head office
- ✦ Maintaining petty cash book
- ✦ Ordering goods and maintaining records
- ✦ Maintaining prescriptions
- ✦ Work related to trade unions
- ✦ Internet and computer work in Human Resource Management and Control Division

Bonuses for the year 2021 have been given to the employees and the approval for the payment of disaster loans, subsistence allowances and composite allowances and the approval of the payment of rent allowances in the district offices have been done.

Number of employees who have applied for disaster loan	Amount of disaster loan paid Rs.
131	32,750,000.00

Members of the Head Office Salaried Medical Benefit Scheme have been paid for the year 2021 as follows.

	Information on benefits	Members of benefisitory families	Amont Rs.
01	External treatment	364	5,180,199.00
02	Inpatient Tests and Medical Fees	17	506,998.00
03	Inpatient surgery and medical service charges	20	106,616.00
04	Major surgery and ongoing treatment	12	1,675,027.00
05	Inpatient treatment for government hospitals	11	31,600.00
06	Infectious and Epidemic DiseasesInfectious and Epidemic Diseases	33	179,800.00
07	Benefits as per the chapter 08 of K.N. 04/2016	07	12,000.00
	Total		7,692,240.00

Expenses incurred during the year 2021

01	Office telephones	5,394,000.00
02	Postage cost	505,575.00
03	Express Post / Petty Cash	14,580.00
04	Head office insurance coverage	1,364,141.61
05	Matale District Offices House rent	125,000.00
06	Insurance at Kandy District Office	92,685.48
07	Hardship Service House Rent Allowance is provided	
08	Motorcycle allowances are provided	
09	Tea ration is 100 grams of green kilothel leaves	384,130.00
10	The cost of purchasing newspapers for the year 2021	236,890.00
11	The amount spent for the purchase in the year 2021 through petty cash	560.00

Staff Housing Loan Division

The role of the department is providing staff housing loans subject to a maximum of Rs.1,500,000/- on a mortgage of property for the following housing purposes at an interest rate of 4.2% for the staff in permanent service (completed the probationary period) of the head office and district offices of this authority. Loans are given on the basis of basic salary and future service up to the age of 60 years, and the maximum loan recovery period is 15 years.

Purposes of Home Loans

- ✚ Construction of a new house
- ✚ Completion/extension/renovation of a house
- ✚ Buying a house/land
- ✚ Settlement of loan amount obtained by mortgaging a property by recognized financial institutions for housing purpose
- ✚ Purchase of house/apartment house/land acquired on rent free/sale basis from this authority or settlement of part of the sale price

Compiled goals

Purposes for which loans are granted in the year 2021

Purpose	Number
Construction of a new house	04
Completion/extension/renovation of a house	07
Buying a house/land	03

Salary Catogary range	Head office		District Office		Total Amount Sanctioned (Rs.)
	Number of employees	Amount (Rs)	Number of employees	Amount (Rs)	
HM 2-1-MA 5-2	02	1,800,000.00	-	-	1,800,000.00
MA 2-2-MA 1-2	04	4,488,700.00	06	7,314,000.00	11,802,700.00
PL1-PL3	02	3,000,000.00	-	-	3,000,000.00
Total	08	9,288,700.00	06	7,314,000.00	16,602,700.00

Actions that are taken to achieve goals

Although the financial situation of this institution is very critical due to the spread of the Covid pandemic disease, and even though it is not possible to report to the continuous service, the defective loan files sent from the district offices have been checked and the officers in charge of the respective district offices have been informed.

Completing those deficiencies and making arrangements to refer them for approval without delay and carrying out other activities related to payment of loans without delay.

Barriers of reaching the goals

Due to the spread of the Covid epidemic disease, the decline in the provision of staff housing loans in the year 2021 due to the bad financial situation of this institution.

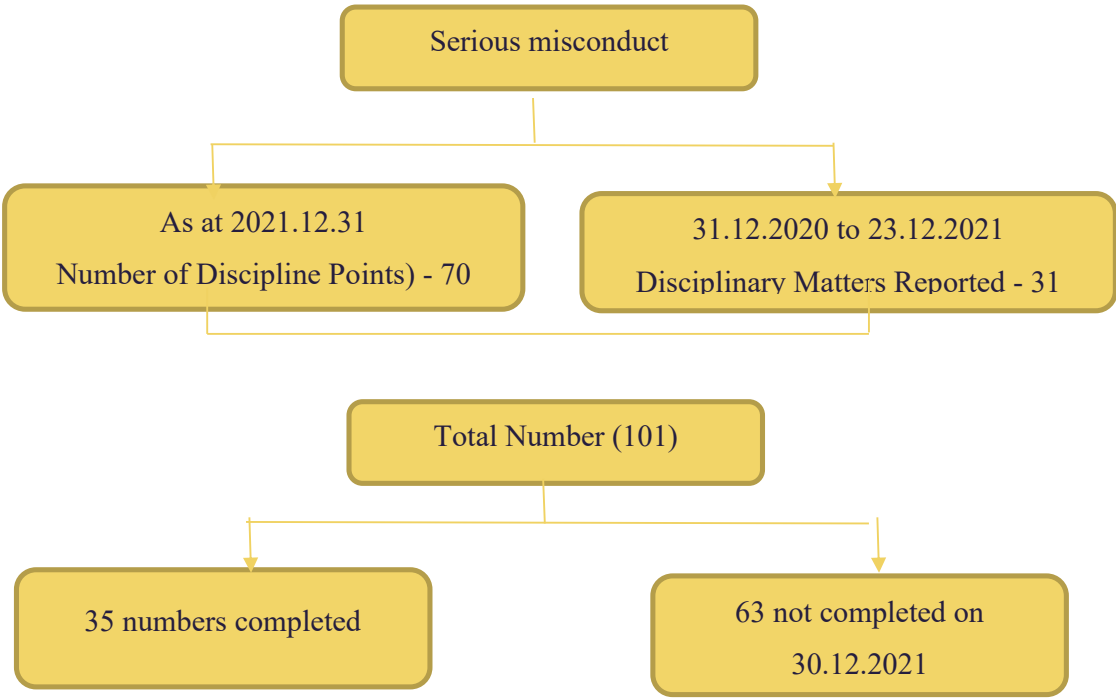
Due to the absence of an office assistant in sending the files/letters related to the subject of staff housing loan to other departments, experiencing various inconvenience

Disipline Division

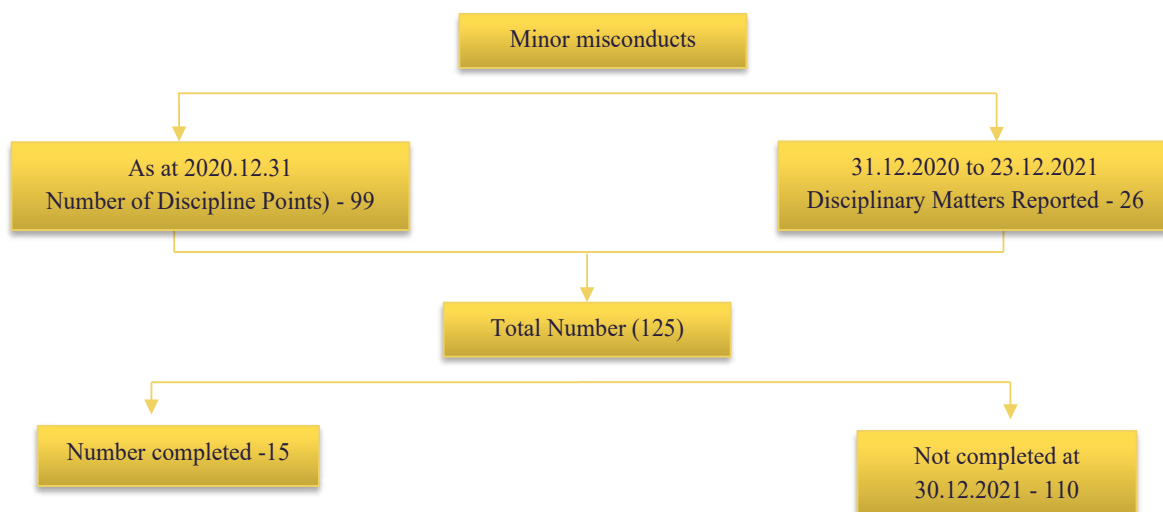
In order to maintain the effectiveness and efficiency of corporate services, human resources should be properly managed.

It is a normal situation to have a group of people with formal educational abilities and talents as well as a saucer with access to lower level education in the institution. There, in the performance of duty activities, the disciplinary department is responsible for avoiding mistakes and imposing punishments for the mistakes made due to compliance with corporate rules and regulations.

Numerical details of cases of serious misconduct in the Disciplinary Division during the year 2021



Numerical details related to minor misconducts carried out in the year 2021 in the Disciplinary Affairs Division.



Currently, the number of suspended officers/employees is 20. In the year 2021, there were 3 formal disciplinary investigations out of which disciplinary orders have been issued for 01 investigation. From 01.01.2021 to 31.12.2021, the number of formal disciplinary investigations that could not be completed is 04. 03 people have formed the service so as not to prejudice the disciplinary investigation.

Despite the obstacles caused by the covid epidemic situation in 2021, this division has presented facts and evidence related to the cases heard in the courts/labor tribunals and the Human Rights Commission.

The Employee Disciplinary Review Committee has given the necessary decisions and forwarded the decisions to the Board of Directors to make decisions regarding the investigation officer reports received at the end of formal disciplinary investigations.

During the year 2021, the sector had to face the following obstacles and challenges,

- ✚ Due to the spread of the Covid-19 epidemic, the staff members were prevented from visiting.
- ✚ Having to face problematic situations in the preparation of charge sheets as well as in the conduct of formal disciplinary investigations due to the weaknesses in the audit and investigation reports.

I submit the following suggestions to overcome the weaknesses mentioned above and to run the affairs of this sector more efficiently.

- ✚ To implement awareness programs islandwide regarding the disciplinary affairs of the institution and the existing rules/circulars and office procedures of the authority.
- ✚ Conducting an annual or semi-annual survey/opinion of all employees on the administration and functioning of the Authority.
- ✚ Focusing on taking measures to prevent fraud and wrongdoing rather than punishing after indiscipline has occurred.

- ✚ Taking necessary actions to submit reports with complete facts at the end of the audits and investigations conducted regarding disciplinary cases.
- ✚ I would like to inform you that by paying more attention to the above mentioned matters and implementing programs for the personal development of the employees, it is possible to create disciplined employees.

Security Division

Protecting the movable/immovable property and resources of the institution as there is a limited number of officers in the security department, and it is the responsibility of the security department to protect the company's reputation and employee discipline and to manage its affairs properly. Accordingly, the details related to achieving the goals of the security sector are given below.

Compiled goals

- ✚ The security department of the National Housing Development Authority worked with full strength and methods to protect the authority's movable/immovable property and human resources, to protect the corporate reputation and employee discipline.
- ✚ Since March 2020, due to the threat of Covid-19 across the country, despite the presence of security vacancies, security activities were continued.
- ✚ By January 2022, the security staff was reduced to 24 and despite the situation, security services had to be continued.
- ✚ The security officers had to use various methods to ensure security for the head office and several workplaces controlled by the head office.
- ✚ The service stations deployed by security officers are as follows.
 - Jaltara Government Employees Housing Project
 - Mihindu Pura Housing Scheme

Actions taken to achieve the goals and results and barriers faced

- ✚ 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.
- ✚ Conducting instructional classes for security officers, issuance of necessary duty instructions for district offices and all workplaces in writing, informing department heads and district managers about Eki instructions, to inform the security personnel regarding the responsibilities and duties of the security officers and to inform the control section of those offices regarding the maintenance and supervision of the security affairs of the district offices that currently use approved private security services.
- ✚ Maintaining records regarding in and out of employees and taking measures for the safety of timekeeping machines.

- ✦ To prevent activities harmful to the reputation of the National Housing Development Authority and to investigate and report fraudulent activities and actions with intent to cause loss and assist in maintaining discipline.
- ✦ Representing the institutions located in the high security zone, where the Kompajaveediya police station is primarily maintained, in the security committee meeting and acting according to the decisions and instructions taken there, informing the security personnel in this regard.
- ✦ Deploying security personnel to workplaces at the discretion of the governing authority. Keep to a minimum. Although efforts have been made to reduce overtime and thereby protect the authority's financial situation, it has become difficult to control it due to the lack of security personnel.
- ✦ Deploying security personnel armed with firearms for the security of the House Secretary General building.
- ✦ The need for a high-power fire prevention water pipeline to deal with an emergency fire disaster is repeatedly emphasized, and despite repeated requests for its implementation, it was not implemented in the year 2021. It is also important to look into the fact that the elevators currently installed in the building are not functioning properly, and the installation of two new elevators is currently underway.
- ✦ Since it is appropriate to use modern technical methods to facilitate the security work, a CCTV system has been installed in the office premises, and it is very important in the security work.
- ✦ The organization and implementation of the necessary security measures to prevent the re-entry of the occupied houses and the participation of the security officers in the operation to evict the illegal residents who have received the authority orders and the preparation of preliminary investigation reports.
- ✦ Due to the lack of sufficient security personnel to cover the 24 hours controlled by the main office in 03 workplaces including the main office, overtime has to be employed due to the need of the service. Very difficult to control the entitlement of leave.
- ✦ Although there were 05 female security officer vacancies, due to their not being filled, a problematic situation had arisen in maintaining the security situation and two female security officers have been employed since April 2019.
- ✦ As a small number of the entire security force habitually take more leave without pay every year, even if the matter is referred to the control department, no other action is taken other than treating it as leave without pay.
- ✦ The proposed high power fire prevention system will not be implemented even in 2021.

The Library

The reader has the ability to quickly find the information he needs from the library owned by our authority and at the present time through audio visual media, among the publications contained in this library related to subjects related to housing and also housing, building and related construction, engineering, architecture, quantitative surveys, a collection has also been filed for land as well as sub-subjects under it.

Also, in collecting information, a collection of newspaper clippings is also maintained under various topics, not limited to books, and also a collection of newspaper clippings in which information about the authority has been published since the beginning of the authority to 2019 is also maintained. Apart from this, a collection of legal reports, acts etc are also stored here.

The information and books in the library are provided to the permanent officers and employees of the Housing Development Authority, The library is open for other readers to look at newspapers 5 days a week as well as for reference related to their necessary books.

The library belonging to our National Housing Development Authority, which already has a collection of about 7000 valuable books, has been established on the 09th floor of the main office, and it also contains books related to the subject of housing and to a limited extent under various subjects.

Legal Division

Functions performed by the Legal Department.

- ✚ Providing freehold deeds for lands and houses.
- ✚ Preparing condominium declarations necessary for issuing deeds for flats in blocks.
- ✚ Dealing with the complaints with regard to matters that are prejudicial to the society involving properties relevant to the National Housing Development Authority.
- ✚ Taking legal action against persons or institutions when necessary.
- ✚ Filing action against those who illegally possess lands and houses belonging to the National Housing Development Authority and securing the clear possession.
- ✚ Preparing documents for building contracts and other agreements in affairs between the National Housing Development Authority and external parties.
- ✚ Providing necessary legal advice to all district offices and all departments of the head office.
- ✚ To take legal action against the outstanding loan installment holders who do not pay the loan and rent installments to collect the money owed to the authority.
- ✚ Contributing to the collection of National Housing Development Authority by issuing legal notices and eviction orders.
- ✚ Handling human rights complaints.
- ✚ Providing necessary support in relation to the cases filed with the Attorney General's Department.
- ✚ Providing necessary representation for duties related to the position of Board Secretary.
- ✚ Providing necessary representations to other committees of the National Housing Development Authority.

- ✚ Carrying out all duties related to the position of designated officer of the National Housing Development Authority under the Right to Information Act

Issuance of freehold deeds

Progress from 01.01.2021 to 31.12.2021

Legal Division

National Housing Development Authority

No	District	Number of Deeds
1	Colombo District	120
2	Colombo City (North)	86
3	Colombo City (South)	50
4	Kandy	67
5	Kalutara	44
6	Kegalle	20
7	Ratnapura	9
8	Hambantota	23
9	Gampaha	136
10	Kurunegala	24
11	Matara	31
12	Puttalam	28
13	Galle	75
14	Monaragala	17
15	Vavuniya	58
16	Matale	25
17	Mannar	1
18	Polonnaruwa	8
19	Anuradhapura	15
20	Ampara	1
21	Badulla	9
22	Jaffna	1
23	Nuwaraeliya	17
24	Batticaloa	1
25	Middle class housing projects	
26	Mountclifford House System	41
26	Green Valley Housing Scheme	40
	Grand Total	947

Information related to pending cases

Information related to pending cases												
Head office												
Summary (Progress as at 01.02.2022)												
Nature of the case	Supreme Court	Magistrate's Court	The High Court	Commercial Court	Court of Appeal	District Court	Civil Appellate Court	Labor Tribunal	Industrial Court	Total	Number of cases closed	Total number of pending cases
1 Relating to land	4				1	9				14	2	12
2 Housing problems	1		1				1			3	3	0
3 Against termination/suspension of service	1		1			2		5	3	12	3	9
4 Regarding Employees Provident Fund issues		1				2				3	1	2
5 Construction related issues				1	1	2				4	2	2
6 Regarding transfers			1			1				2		2
7 Problems related to payment of salary arrears								1	1	2		2
8 Regarding money laundering										0		
9 Regarding health issues		1								1		1
10 Issues related to break of contract	1		2	2	3					8	3	5
11 Tenancy issues										0		
12 Regarding the compensation claim					1			1		2		2
13 Regarding contempt of court						1				1		1
Grand Totals	7	2	5	3	6	17	1	7	4	52	14	38

Annual progress report on fund recovered through legal proceedings

Annual progress report on money recovered from legal proceedings														
Legal Division														
Month - Progress as at 31 December 2021														
No	District office	Forwarding primary notices		Forwarding legal notice		Letter of Demand		Cases related to loan defaults					Municipal rent cases	
		Reference Number	Amount charged Rs	Reference Number	Amount charged Rs	Reference Number	Amount charged Rs	No. of cases assigned in connection with Visiri loan	Amount charged Rs	No. of cases assigned in connection with Upa hara loan	Amount charged Rs	No. of cases	Amount charged Rs	Amount charged Rs
1	Colombo	123	1,101,354.04	7	2,798,587.49	5	3,494,455.64	0	166,045.00	0	1,120,308.00	0	1,535,381.69	10,216,131.86
2	Colombo South	350	927,424.40	300	7,552,145.50	10	5,670.00	15	3,500.00	0	0	21	14,055.00	8,502,794.90
3	Colombo North	47	1,061,658.74	0	0	0	0	16	90,000.00	0	0	7	3,000,000.00	4,151,658.74
4	Kaluthara	329	992,363.41	1778	4,417,432.59	146	317,900.00	7	623,927.00	3	623,927.00	0	6,351,623.00	6,351,623.00
5	Gampaha	10	125,420.00	12	187,540.00	20	187,540.00	0	183,510.00	0	25,400.00	0	2,503,930.00	3,213,340.00
6	Kegalle	284	301,501.00	3	25,000.00	4	105,300.00	2	203,109.00	0	0	0	0	634,910.00
7	Kandy	65	203,177.00	29	772,930.13	3	5,000.00	2	457,054.26	5	335,000.00	0	1,773,161.39	1,773,161.39
8	Mathale	1520	226,753.80	775	183,425.00	40	246,720.00	55	83,251.00	1	489,148.77	0	740,149.80	740,149.80
9	Nuwara Eliya	30	70,300.00	57	145,300.00	74	30,766.00	0	27,500.00	0	0	0	763,014.77	763,014.77
10	Buddulla	1718	1,570,876.00	467	1,352,038.00	2	0	1	8,000.00	0	0	0	2,930,914.00	2,930,914.00
11	Rathnapura	1870	3,847,472.09	170	558,002.64	8	299,750.00	0	2,000.00	0	0	0	4,707,224.73	4,707,224.73
12	Galle	30	287,928.00	17	326,629.00	6	436,762.00	73	628,830.55	9	182,810.00	0	1,862,959.55	1,862,959.55
13	Matara	0	0	48	24,300.00	0	664,977.00	0	864,451.00	0	1,368,787.00	0	2,922,515.00	2,922,515.00
14	Hambanthota	0	0	0	0	0	0	0	0	1	0	0	0	0
15	Monaragala	1491	1,532,208.37	109	956,742.38	7	570,960.00	0	233,954.57	0	0	0	2,722,905.32	2,722,905.32
16	Kurunegala	0	0	8123	9,469,726.00	116	570,960.00	2	0	0	0	0	10,040,686.00	10,040,686.00
17	Puttalam	106	186,075.00	75	285,700.00	25	385,100.00	10	275,150.00	0	0	0	1,132,025.00	1,132,025.00
18	Aunuradhapura	595	1,478,405.00	229	365,250.00	0	0	0	0	0	-	0	1,843,655.00	1,843,655.00
19	Polonnaruwa	1251	4,168,818.33	541	2,586,442.88	18	811,405.66	2	210,000.00	2	147,901.00	0	90,000.00	8,014,567.87
20	Trincomalee	0	0	0	0	0	0	0	0	0	0	0	0	-
21	Vavuniya													-
22	Ampara													-
23	Batticaloa													-
24	Mannar													-
25	Kilinochchi													-
26	Mullaitivu													-
27	Jaffna	130	188274	585	881,420.13	12	26,881.62	60	1,742,220.80	3	193,168.95	28.00	7,143,366.69	3,031,965.50
Total		9,949.00	18,270,009.18	13,325	32,888,611.74	496.00	7,589,187.92	245.00	5,178,576.18	24.00	4,486,450.72	28.00	7,143,366.69	75,556,202.43

Information related to cases assigned at district office level

Information related to cases assigned at district office level (Current cases)																	
Progress to 31.12.2021																	
Information on cases assigned by the National Housing Development Authority																	
No	District Office	Information on cases assigned by the National Housing Development Authority										Information about cases filed against the National Housing Development Authority				Total number of cases	
		Number of loan default cases (money cases)		Number of municipal rent cases	Recovery of possession of unauthorized land/houses/buildings	Number of other cases (Labour Tribunal, High Court, Court of Appeal, Supreme Court)	Total number of cases	Amount due	Number of cases recovered through legal proceedings	Amounts incurred through legal proceedings	Balance due	Total number of cases			Amount of compensation if claimed		
	Tribute																
1	Colombo	82	87	5	20	12	206	76,951,223.70	115	14,682,977.77	60,250,685.93		1	2	3		209
2	Colombo South	0	15	21	14	1	51	3,934,259.78	2	306,921.31	3,627,338.31	1	16		17	2,000,000.00	68
3	Colombo North	0	16	7	1	1	25	64,470,440.00	4	5,592,376.00	58,878,064.00	1	2		3	600,000.00	28
4	Kaluthara	3	7		2		12	2,236,630.39	3	623,927.00	2,012,703.39	1	1	1	3	25,000,000.00	15
5	Gampaha	35	119	1	2	6	163	18,000,000.00	25	3,000,000.00	15,000,000.00	0	0	6	6		169
6	Kegalle		91				91	2,223,083.00	22	430,502.00	1,792,581.00				0		91
7	Kandy	24	96		2		122	7,668,569.63	39	792,054.26	6,876,515.37	1	9	17	27	10,000,000.00	149
8	Mathale	1	55		0		56	856,721.26	55	243,257.00	613,464.26				10		66
9	Nuwara Eliya	0	0				0		0					21	21		21
10	Buddulla	1	1		0	1	3	354,182.00	2	131,762.00	222,420.00	1	2	17	20	1,000,000.00	23
11	Rathnapura		1		3		4	114,971.59	1	2,000.00	112,971.59			3	3		7
12	Galle	9	73			1.00	83	78,886,051.00	12	811,640.55	78,074,410.45		2	0	2		85
13	Mathara	22	374		5	2	403	34,641,452.87	335	30,491,134.84	4,350,318.06				720		1123
14	Hambanthota		33				33	929,706.30	2	31,000.00	898,766.50	1			1	503,000.00	34

Sl. No	District Office	Information on cases assigned by the National Housing Development Authority										Information about cases filed against the National Housing Development Authority					Total number of cases
		Number of loan default cases (money cases)		Number of municipal rent cases	Recovery of possession of unauthorized land/houses/buildings	Number of other cases (Labour Tribunal, High Court, Court of Appeal, Supreme Court)	Total number of cases	Amount due	Number of cases recovered through legal proceedings	Amounts incurred through legal proceedings	Balance due	Total number of cases				Amount of compensation if claimed	
		Tribute										Claims for compensation	Other cases	Contract LT cases	Total		
15	Monaragala	1	4		4		9	619,188.64	4	233,954.57	385,234.07		1		1		10
16	Kurunegala		28		1	0	29	1,256,753.14	11	289,287.80	967,465.34		4		4		33
17	Puttalam		10		3		13	1,075,200.00	2	275,150.00	800,050.00	3	1		4	660,000.00	17
18	Aunuradhapura		0				0						0	16	16		16
19	Polonnaruwa	2	2				4	447,686.30	4	348,901.00	98,785.30				0		4
20	Trincomalee		0				0								0		0
21	Vavuniya		0				0								0		0
22	Ampara		0				0							37	37		37
23	Batticaloa		0				0								0		0
24	Mannar		0				0								0		0
25	Kilinochchi		0				0								0		0
26	Mullaitivu		0				0								0		0
27	Jaffna	3	60				63	5,518,598.55	56	1,876,475.80	3,642,122.75				0		63
Total		183	1072	34	57	24	1370	300,584,778.35	694	60,163,322.03	238,403,896.32	9	39	850	898	39,761,000.00	2268

**Legal steps taken for recovery of Upahara Loan
Progress to 31.12.2021**

Sub no	Distict Office	Number of cases	Number of cases closed	Total amount to be recovered as per court order	Amount currently recovered	Balance to be recovered
1	Colombo	82	2	44,656,824.04	9,219,002.30	35,437,821.73
2	Colombo South	0		—	—	—
3	Colombo North	0		—	—	—
4	Kaluthara	3		1,647,382.18	623,927.00	1,237,066.43
5	Gampaha	35		8,660,955.00	450,500.00	8,210,455.00
6	Kegalle	0		—	—	—
7	Kandy	24		7,854,201.76	335,000.00	7,519,201.76
8	Mathale	1	1	55,935.00	55,935	—
9	Nuwara Eliya	2		1,073,015.12	489,148.77	583,866.35
10	Buddulla	2	1	421,121.00	234,734.00	186,387.00
11	Rathnapura	0		—	—	—
12	Galle	9	7	3,516,580.34	1,982,848.92	1,700,665.82
13	Mathara	25	3	12,062,454.79	5,177,365.52	6,885,089.27
14	Monaragala	1	1	293,900.00	—	293,900.00
15	Kurunegala	0		—	—	—
16	Polonnaruwa	2	1	237,686.30	138,901.00	98,785.30
17	Puttalam	0		—	—	—
18	Kilinochchi	0		—	—	—
19	Jaffna	3	1	193,168.95	134,255.00	58,913.95
20	Aunuradhapura	0		—	—	—
21	Trincomalee			—	—	—
22	Hambanthota			—	—	—
23	Vavuniya			—	—	—
24	Ampara	0		—	—	—
25	Batticaloa			—	—	—
26	Mannar			—	—	—
27	Mullaitivu	0		—	—	—
Total		189	17	80,673,224.48	18,841,617.51	62,212,152.61

Planning and Monitoring Division

In accordance with the existing government policies by fulfilling the sustainable development objectives, preparing the Coporative plan including the strategic plans and goals expected to be followed in order to achieve the goals and objectives of the National Housing Development Authority within the next five-year period, related to the programs, projects and activities according to the medium-term plan And preparation of the annual action plan including physical and financial goals is done before the start of the year.

Review and manage progress

The progress of the implementation of the programs and goals of the action plan prepared by the district offices is taken every month and the progress of reaching the goals and the cases where the goals were not met are reported to the higher management and to external parties including the Ministry and the Treasury by this division. Also preparing the annual report including the performance of the institution during the year, the role played, providing information about the operational activities of the institution for the central bank report. The necessary information for the budget debate is provided to the Parliament.

Parliamentary Oral Questions and Answers

Among the duties performed by this division is to provide summaries of answers to the oral questions asked by honorable Members of Parliament, and to provide answers to questions that arise in the Parliamentary Advisory Council and Sectoral Oversight Committee meetings.

Sewana Lottery Sales Promotion

Necessary measures are taken in coordination with the National Lottery Board to promote the sale of **Sewana** Lottery, and this division will call the **Sewana** Governing Board to obtain approvals related to the use of money received in the **Sewana** Fund and for that, the governing board papers will be obtained from the relevant divisions and submitted to the Governing Board. Due to the Covid epidemic situation in the country in the year 2021, only 02 meetings of the **Sewana** Governing Board have been held, and the housing requirement for 02 poor families has been met under **Sewana** Funds. An amount of Rs.31.513 million has been credited to the Shadow Fund from the sale of the lottery.

Project Proposals

Among the duties performed by this division is to prepare program estimates and project proposals and submit them to the Planning Department and the Treasury to reserve budget allocations for the coming years. Accordingly, in the year 2021, it was possible to obtain treasury funds of Rs.8229.290 million for development activities. It is also noteworthy that these funds have given priority to the low-income housing assistance program. Also, a significant amount of funds have been used to provide loans for the new housing and improved housing program.

1919 Government Information Centre

Apart from this, among the duties performed by this division is the necessary coordination for updating the information by providing information related to the institution for 1919 State Information Centers.

Ensuring People's Right to Information

According to the Right to Information Act, No. 12 of 2016, the Deputy General Manager of the Planning and Development Division is acting as the information officer to provide information requested by the Sri Lankan community about the operations of the National Housing Development

Authority and its functioning. Accordingly, the public requests in the year 2021 and the manner in which they were dealt with are as follows.

Year 2021

Total number of requests	- 36
Number of Answers	- 31
Number of appeals submitted	- 01

Recervation of Circuit Bungalows and Administrative work

There are 14 circuit bungalows owned by the National Housing Development Authority, which are maintained for the welfare of employees, and 9 circuit bungalows are currently in operation. The district offices to which the circuit bungalows belong carry out their direct supervision and administration, while the activities related to the allocation of circuit bungalows and the provision of their necessary facilities are carried out by the Planning and Progress Division.

Apart from that, 04 lighthouses are maintained to provide housing schemes offered by the National Housing Development Authority administered by the Colombo City Office at concessional rates for special occasions of the living community.

“Obata Geyak – Ratata Hetak” Housing Development Program - Performance by 31.12.2021

	Housing Program	Annual Goal		Reaching	
		Physical Unit	Finance Rs.Million	Physical Unit	Finance Rs.Million
TreasuryAllocation					
1	Low Income Housing Program				
	i ~Obata Geyak Ratata Hetak~ - Aid	12,022	5,705.500	12,231	4,729.400
	ii Mihindu Niwahana - Aid	2,000	750.000	758	196.190
	iii ~Obata Geyak Ratata Hetak~ - Loan	4,425	1,428.000	5,739	1,544.930
Continuation Programe					
2	i ~Obata Geyak Ratata Hetak~ - Aid	6,023	1,206.140	6,023	1,195.640
	ii Viru Sumithuru - Aid	400	150.000	529	210.200
	iii Housing support for Easter attack victims	115	178.360	88	73.408
	iv ~Obata Geyak Ratata Hetak~ - Loan Uncate- gorized	1,352		1,352	
	v Model Village -2019 Uncategorized	480	72.000	402	55.074
Sub Total		26,475	26,817	9,490.000	27,122

External Funds					
3	Direct Constructions				
	3.1 Sapiri Mahal Niwasa				
	i Tangalle Housing Project (Hambanthotha)	30			22.973
	ii Soisapura Housing Project (Moratuwa)	30			50.200
	iii Warallawatta Housing Project (Gampaha)	154			
	3'3 Public Private Contribution Housing – (Uncategorized)				
	i Siane Nature Park (Yakkala)	43			
	ii Regency Park (Kundasale)	32			
Internal Generation					
4	~Obata Geyak Ratata Hetak~ - Loan New	1,700	500.000	2,019	467.840
5	~Obata Geyak Ratata Hetak~ - Loan Uncatego-rized	426	46.780	357	46.515
6	Sewana Aid House (New)	250	187.500		
7	Indian Aid House				
	i Grama Shakthi - 2017 (All Island)	344	45.620	84	23.875
	ii Grama Shakthi - 2017 (Southern Province)	586	139.850	26	34.420
	iii Grama Shakthi - 2019 (North Province)	580	228.300	38	32.650
	iv Grama Shakthi - 2019 (Southern Province)	599	255.700		21.300
	Sub Total	4,699	1,403.750	2,524	626.600
Housing related support services					
8	Modernization of old housing systems		100.000		100.000
9	Land compensation		10.000		10.000
10	Dhiwara Housing Project		39.010		39.001
	Sub Total	31,294	11,505.76	30,173	9,127.13
11	Issuance of Title Deeds	1,000		947	

Supply Division

The Logistics Division of the National Housing Development Authority manages the flow of goods and services including all processes required by the various departments and district offices of the authority. For that, the interconnection is done between our annual registered suppliers as well as the institutions/companies established in the open market.

1142 requests for supply of goods and services received in the year 2021.

Goods and services have been provided under the following categories and the money spent is as follows.

1. The goods and services for which the quotations were made are categorized as follows and the amount spent for the same

• For purchase of cleaning materials	* Rs. 447,040.80
• For purchase of maintenance materials and accessories	* Rs. 6,214,637.88
• For purchase of tea rations and uniforms	* Rs. 897,551.75
• For purchase of stationery	* Rs. 4,575,625.03
• For electrical appliances and accessories	* Rs. 3,107,267.91
• To purchase toner/ribbon/cartridge	* Rs. 2,611,405.40
• For purchase of batteries/tires and spare parts	* Rs. 2,035,900.30
• For purchase of machinery and accessories	* Rs. 5,238,703.75
• For purchase of office supplies and equipment	* Rs. 605,713.23

2. The amount spent for the purchase of food and drinks provided for banquet expenses was Rs. 647,555.64.

3. The amount spent on purchases made by way of advances is Rs. 258,106.50.

4. The amount spent on petty cash purchases is Rs. 375,101.41.

Problems faced in achieving the goals

- ✚ Difficulty in summoning committee officers to give purchase recommendations due to staff being called to work from time to time.
- ✚ Delay in supply of goods due to shortage of market goods
- ✚ Delay in issuing letters on time due to lack of computer literacy of employees

Internal Audit Division

The Internal Audit Division has existed since the inception of the National Housing Development Authority and the Investigation Division has also been integrated into it in the past.

This division works on an annual audit plan and in addition carries out special duties and investigations. Its main functions are as follows.

- ✚ Maintain an independent continuous evaluation of the adequacy and effectiveness of the internal control systems introduced by management.
- ✚ Acting as a coordinator between upper and lower management by contributing to the compilation of relevant information.
- ✚ Participating as an observer in the district revenue operations committees and procurement activities.
- ✚ Annual stock survey Conducting cash verification for all districts Conducting

Audit and management committee meetings

- ✚ Meetings of National Housing Development Authority - 03
- ✚ Meetings of the Ministry of Housing and Construction - 03

According to the annual audit plan in the year 2021, the following activities have been carried out by this division.

Audit queries

- ✚ Government Audit Queries – 12
- ✚ Internal Audit Queries – 30
- ✚ Providing information to Government Audit Division - 10
- ✚ Reports submitted to non-inquiry management - 08

Submission of reports on investigations

- ✚ Accident investigations - 04
- ✚ Misconduct and Investigations - 15

Operation of disposal of property

- ✚ Number of documents examined - 700
- ✚ Number of checked 8.1 clauses - 2496

Providing information and following up on inquiries from other government agencies.

- ✚ Submitting information to the Ministry Secretary – 01
- ✚ 2022 Checking of payments related to gratuity - 91

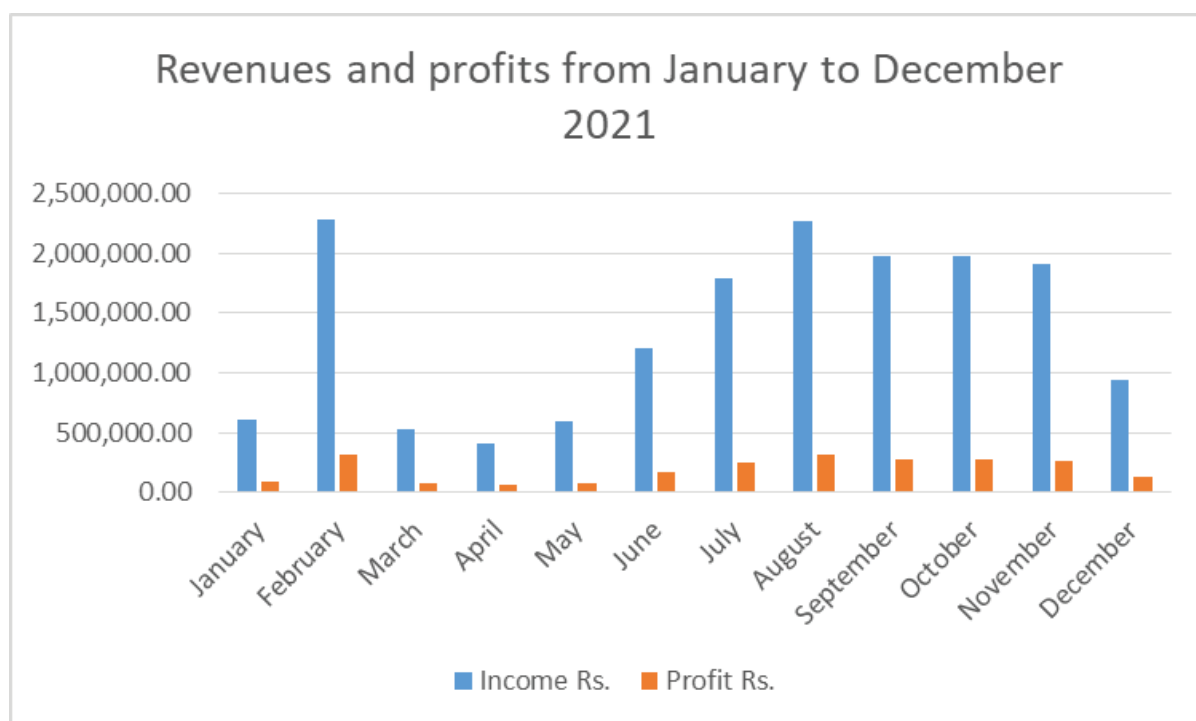
Information and Publicity Division

Sewana media unit

- In the year 2021, Sewana Media Service, State Ministry of Rural Housing, Construction and Building Materials Industry Promotion, National Housing Development Authority, State Engineering Corporation, C/S Building Materials Corporation, Department of Buildings, C/S Oceanview Development Private Company and Middle Income Housing and Various newspaper advertisements were published in institutions including the accelerated program for infrastructure development.
- Annual estimated profit of Sewana Media Service in 2021 is Rs. 6.0 million. The income till December 2021 is Rs. 16.492 million and the profit is Rs. 2.292 million.
- All the earnings of Sewana Media Service are credited to a separate account named "Chairman, National Housing Development Authority" and these funds are used for housing development programs of the National Housing Development Authority.

Revenues and profits from January to December 2021

Month	Income Rs.	Profit Rs.
January	611,136.30	85,833.75
February	2,281,568.43	320,445.00
March	523,729.38	71,859.00
April	413,609.70	58,091.25
May	591,952.84	76,574.92
June	1,210,471.20	170,010.00
July	1,786,332.60	250,751.25
August	2,264,137.98	316,317.75
September	1,978,765.08	276,189.00
October	1,980,853.44	273,124.50
November	1,915,737.06	264,456.75
December	934,187.10	128,748.75
Total	16,492,481.11	2,292,401.92

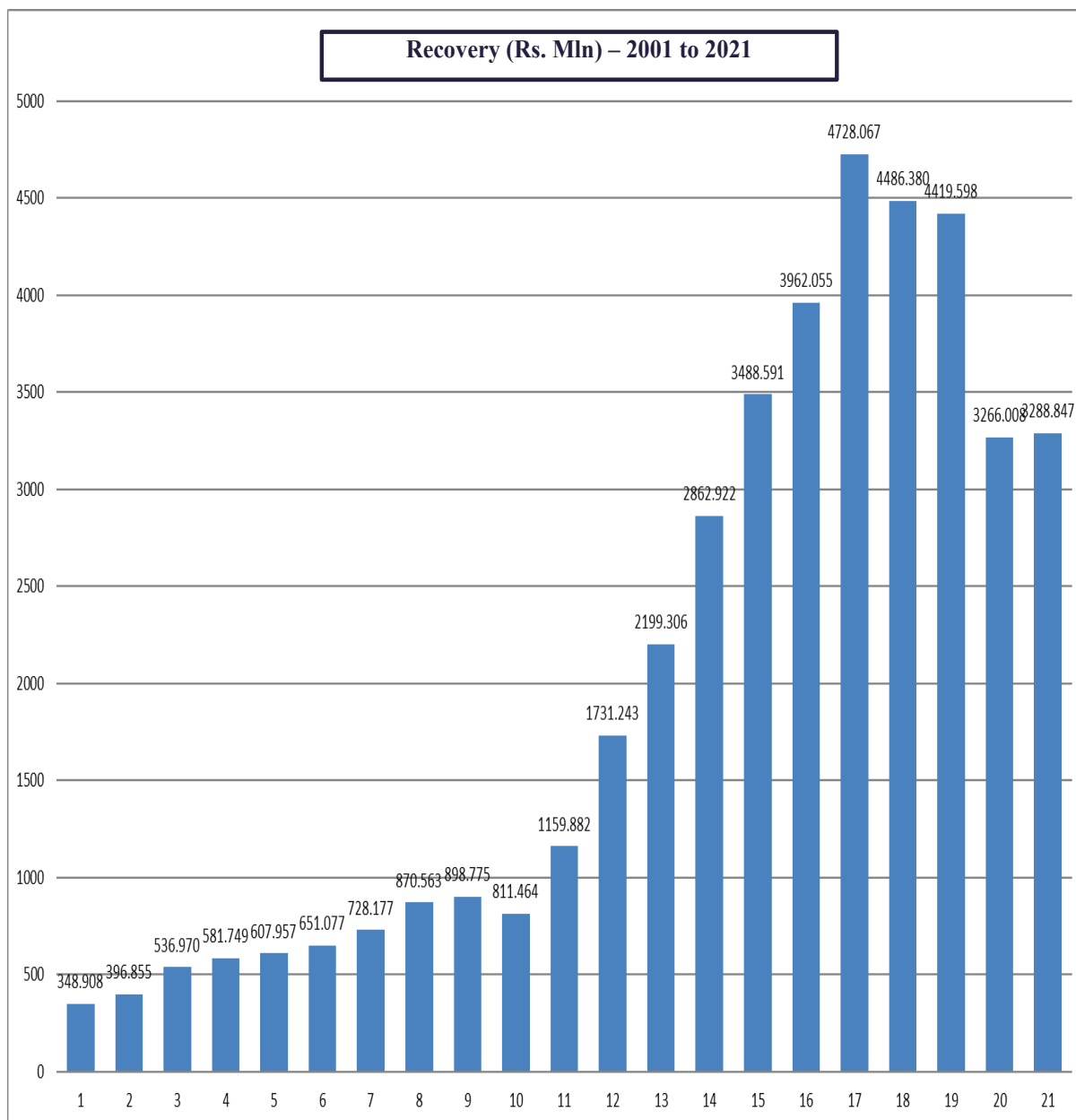


5. REVIEW OF OPERATIONAL ACTIVITIES

Recovery Function

Housing Loan- Upahara Loan and Visiri Loan -2021

No	District	Upahara Loan			Visiri Loan			Total (Visiri and Upahara Loan)		
		Goal	Reaching	%	Goal	Reaching	%	Annual Goal	Reaching	%
1	Colombo (N)				31.836	5.813	18	31.836	5.813	18
2	Colombo (S)	0.852	0.453	53	30.432	6.797	22	31.284	7.25	23
3	Colombo District	342.048	185.738	54	376.539	137.558	37	718.587	323.296	45
4	Gampaha	159.42	97.114	61	202.608	71.695	35	362.028	168.809	47
5	Kaluthara	225.312	127.155	56	252.018	104.041	41	477.33	231.196	48
6	Kandy	83.988	61.269	73	252.348	127.971	51	336.336	189.24	56
7	Mathale	37.788	32.495	86	157.788	96.206	61	195.576	128.701	66
8	Nuwaraeliya	32.592	25.514	78	179.001	70.242	39	211.593	95.756	45
9	Galle	78.828	54.681	69	182.472	80.624	44	261.3	135.305	52
10	Matara	75.876	66.79	88	174.285	85.23	49	250.161	152.02	61
11	Hambanthotha	40.98	24.945	61	554.58	230.833	42	595.56	255.778	43
12	Kurunagala	52.212	44.436	85	503.235	178.513	35	555.447	222.949	40
13	Puttalama	26.88	20.592	77	207.606	80.603	39	234.486	101.195	43
14	Anuradhapura	44.172	31.826	72	256.749	118.143	46	300.921	149.969	50
15	Polonnaruwa	22.272	18.571	83	199.221	77.748	39	221.493	96.319	43
16	Badulla	64.428	28.207	44	201.963	64.847	32	266.391	93.054	35
17	Monaragala	53.328	29.609	56	150.486	66.837	44	203.814	96.446	47
18	Rathnapura	26.544	29.027	109	154.521	80.576	52	181.065	109.603	61
19	Kagalle	57.732	47.147	82	175.47	108361	62	233.202	155.508	67
20	Batticaloa	26.1	16.232	62	119.553	59.22	50	145.653	75.452	52
21	Ampara	30.108	17.204	57	216.369	100.657	47	246.477	117.861	48
22	Trinco	30.432	18.94	62	125.325	69.158	55	155.757	88.098	57
23	Jaffna	19.992	18.528	93	72.084	66.883	93	92.076	85.411	93
24	Mannar	6.444	5.675	88	52.572	32.255	61	59.016	37.93	64
25	Vavuniya	27.072	23.851	88	46.92	31.415	67	73.992	55.266	75
26	Mulathive	16.248	12.906	79	58.215	48.389	83	74.463	61.295	82
27	Kilinochchi	23.892	16.844	73	38.76	32.483	84	62.652	49.327	79
	Total	1605.54	1,055.75	66	4,972.96	2,233.10	45	6,578	3,289	50



Rural Loan/ Assessment tax/ Property Income -2021

No	District	Village Rent			Assessment tax			Property Income			Total		
		Goal	Reaching	%	Goal	Reaching	%	Goal	Reaching	%	Goal	Reaching	%
1	Colombo (N)				55.344	33.88	61	13	12.715	98	68.344	46.595	68
2	Colombo (S)				50.472	74.036	147	18.5	16.68	90	68.972	90.716	132
3	Colombo District	0.636	0.033	5	24.18	22.004	91	28.943	13.016	45	53.759	35.053	65
4	Gampaha	3.36	0.033	1	48.288	58.678	122	40.626	11.014	27	92.274	69.725	76
5	Kaluthara	1.068	0.144	13				3.077	2.563	83	4.145	2.707	65
6	Kandy	3.072	0.496	16	13.536	35.563	263	9.7	6.55	68	26.308	42.609	162
7	Mathale	0.06						0.696	0.532	76	0.756	0.532	70
8	Nuwaraeliya	3.192	0.066	2				3.034	0.058	2	6.226	0.124	2
9	Galle	3.732	0.154	4				2.851	2.709	95	6.583	2.863	43
10	Matara	0.528	0.127	24	8.616	1.518	18	8.147	8.569	105	17.291	10.214	59
11	Hambanthotha	0.936	0.062	7				10.755	0.405	3.77	11.691	0.467	3.9
12	Kurunagala	0.804	0.027	3				0.255	0.678	266	1.059	0.705	67
13	Puttalama	0.396	0.404	102				12.791	3.278	26	13.187	3.682	28
14	Anuradhapura							0.374	0.111	30	0.374	0.111	30
15	Polonnaruwa	0.336						0.06	0.036	60	0.396	0.036	9
16	Badulla	0.444	0.266	60				1.702	0.073	4	2.146	0.339	16
17	Monaragala	2.364	2.693	114				0.121	1.189	983	2.485	3.882	156
18	Rathnapura	0.324	0.001	0				0.191	0.151	79	0.515	0.152	30
19	Kagalle	0.144	0.177	123				3.304	0.891	27	3.448	1.068	31
20	Batticaloa	5.496	0.123	2							5.496	0.123	2
21	Ampara	9.264	1.014	11	2.136	2.217	104		2.789		11.4	6.02	53
22	Trinco	1.068	0.12	11					0.304		1.068	0.424	40
23	Jaffna	0.888	0.1	11	1.056	2.87	272	0.187	0.722	386	2.131	3.692	173
24	Mannar	0.324	0.036	11							0.324	0.036	11
25	Vavuniya	1.344	3.128	233							1.344	3.128	233
26	Mulathive												
27	Kilinochchi												
	Grand Total	39.78	9.204	23	203.63	230.766	113	158.31	85.033	402	401.72	325.003	81

Ocean View Development Company (Pvt.) Ltd.

Introduction

The Ocean View Development Company (Private) Limited, located in the Bambalapitiya Tower building under the share ownership of the National Housing Development Authority and the Urban Development Authority, was registered as a private company under the Companies Act No. 17 of 1982 and then re-registered under the Companies Act No. 7 of 2007 as Registration No. 17667. The registration has been done and the National Housing Development Authority has a 56.6% stake in it. Ocean View Development Company (Pvt) Limited was incorporated on 13th July 1994.

Vision

To become the leading property development company in Sri Lanka's property development market.

Mission

To support the local property development market by providing affordable, fully furnished, individual housing units as well as condominium housing properties, based on the needs of the customers, at competitive prices.

Objectives

- ✚ Managing the Ocean Tower Building.
- ✚ Development and sale of property.
- ✚ To provide maximum service to the customers of the company.
- ✚ Creating new jobs.
- ✚ Employee Welfare and Employee Insurance.

The Board of Directors

✚ Mr. Mahinda Seneviratne	- Chairman / Managing Director
✚ Mrs. Chaya Thilini	- Director
✚ Mr. Lalith De Soysa Abeysiriwardena	- Director
✚ Mr. Anuradha Senarath Weragoda	- Director
✚ Mr. Philip Pathiraja Mrdalige Don Saliya	- Director
✚ J.H. Mr. Nimal Kumar	- Director
✚ M. M. Mr. Lalith Prasanna Wijayaratne	- Director
✚ H.D. Mr. Nishantha Calum Jayasumana	- Director
✚ HK Mr. Damitha Pushpakumara	- Director
✚ Mr. Kalpana Gavesha	- Director
✚ Mrs. Ranusha Wijesinghe	- Company Secretary

Staff

The total staff of the company in the year 2021 is as follows.

Executive Staff	– 10
Non-Executive Staff	– 13
Maintenance Department Staff	– 28
Total	51

Progress of programs implemented till 31.12.2021.

Organizational progress

Sales Reports

Year	2015	2016	2017	2018	2019	2020	2021
Income Rs	131,008,479	110,793,271	109,952,131	235,888,647	125,034,888	118,171,456	130,179,636

Management progress review

- To increase the efficiency by introducing an evaluation system (KPI) regarding the performance factors (points) and using them for the administrative work of the institution.
- Preparation of Comprehensive Plan.
- Prepared Business Plan (Emisabi Jhakba) 2021-2025 and accordingly property development and sales.
- Sale of many houses in Kahathuduwa Harita Kadella housing project in the sixth phase and construction of the sixth phase and carrying out the further work of the project.
- Updating the fire protection system of the Ocean Tower building.

2022 Future Plans

- Update of ISO 9001:2015 status certificate.
- Commencement of construction of Maligawatta Housing Scheme planned targeting young professionals with National Housing Development Authority.
- Obtaining compensation for the land portion acquired during the construction of the coastal road and rehabilitating the acquired building portion.
- Commencement of the construction of the proposed housing project targeting the middle income earners on the land consisting of 100 perches located in Delkanda- Nugegoda.
- Preparation of preliminary plans for the II Stage of the Project of Ocean Tower Building.
- Carrying out the necessary basic steps to start the mixed development project in Nuwara Eliya area.
- Preparation of the basic plans of the Kegalle Walawwatta housing project.
- Carrying out the necessary activities to take over the land to our organization to build a housing project in the Siambalapitiya land of Kegalle Divisional Secretariat.

6. FINANCIAL STATEMENTS

FINANCIAL POSITION STATEMENT OF NATIONAL HOUSING DEVELOPMENT AUTHOTY

NATIONAL HOUSING DEVELOPMENT AUTHORITY AND SUBSIDIARY COMPANY

STATEMENT OF FINANCIAL POSITION AS AT 31 ST DECEMBER 2021

	2021 NHDA	NOTES	2021 CONSOLIDATED	2020NHDA	2020 CONSOLIDATED	2021 BUDGETED
	Rs. cts.		Rs. cts.	Rs. cts.	Rs. cts.	NHDA Rs. cts.
ASSETS						
NON CURRENT ASSETS						
FIXED ASSETS						
Land & Building	488,707,324.85	(02)	488,707,324.85	495,066,912.14	495,066,912.14	523,995,653.06
Investment Property			2,822,400,001.00		2,581,700,001.00	
Property Plant & Equipment	32,008,602.78	(03- 1)	65,841,869.78	47,054,567.50	72,244,601.50	71,682,817.94
Owner - Occupied Property			28,600,000.00		25,300,000.00	
Intangible Assets	-	(03-11)	-		18,171.00	10,000,000.00
Deferred Income Tax Assets			758,871.00		1,415,533.00	
	520,715,927.63		3,406,308,066.63	542,121,479.64	3,175,745,218.64	605,678,471.00
Development Assets	1,077,980,107.34	(04)	1,077,980,107.34	1,070,143,595.76	1,070,143,595.76	1,060,603,187.29
Housing Loan Programmes	19,426,784,948.23	(05-15)	19,426,784,948.23	21,176,488,876.03	21,176,488,876.03	22,118,913,676.41
Rent Purchase Housing Schemes - NHDA	83,341,580.13		83,341,580.13	84,264,975.43	84,264,975.43	85,771,769.11
Sale of Houses Instalment Basis	546,305,617.54		546,305,617.54	582,995,478.43	582,995,478.43	580,895,422.52
Sale of Land Instalment Basis	58,547,281.47		58,547,281.47	69,559,987.02	69,559,987.02	70,399,818.82
Staff Housing Loan	180,168,699.76		180,168,699.76	189,486,870.19	189,486,870.19	199,013,780.67
	21,373,128,234.47		21,373,128,234.47	23,172,939,782.86	23,172,939,782.86	24,115,597,654.82
INVESTMENTS - Long Term	537,508,334.00	(16- 1)	417,508,334.00	508,143,334.00	388,143,334.00	450,133,334.00
CURRENT ASSETS						
Direct Construction Programme	160,799,056.52	(17)	186,639,699.52	91,333,425.82	103,727,307.82	90,937,289.44
Stock	79,819,234.70	(18)	298,429,182.70	72,742,694.68	312,812,446.68	77,109,821.90
Advances to Contractors	302,733,065.99		302,733,065.99	93,799,401.96	93,799,401.96	92,557,492.80
Interest Receivables	19,327,714.78	(19)	19,327,714.78	17,384,642.67	17,384,642.67	16,727,903.96
Debtors	6,491,397,765.48	(20)	6,543,844,652.48	4,796,576,065.79	4,871,070,758.79	3,040,864,788.75
Deposits & Advances	1,220,914,370.65	(21)	1,220,914,370.65	1,108,681,184.78	1,108,681,184.78	1,158,628,314.90
Investments - Short Term	858,801,716.11	(16-11)	935,510,841.11	1,763,211,395.77	1,795,741,263.77	1,442,841,718.59
Cash & Bank Balances	217,448,733.65	(22)	238,398,819.65	1,044,089,043.56	1,052,769,586.56	812,398,000.00
	9,351,241,657.88		9,745,798,346.88	8,987,817,855.03	9,355,986,593.03	6,732,065,330.34
TOTAL ASSETS	31,782,594,153.98		34,942,742,981.98	33,211,022,451.53	36,092,814,928.53	31,903,474,790.16
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
- Domestic Grants	45,052,438,186.13	(23)	45,052,438,186.13	44,167,730,238.76	44,167,730,238.76	43,562,921,269.04
	45,092,438,186.13		45,092,438,186.13	44,339,412,839.78	44,339,412,839.78	43,734,603,870.06
Add / (Less)						
Accumulated surpluses/(deficits)	(19,484,199,432.90)		(17,860,297,744.00)	(18,990,173,059.61)	(17,520,144,973.61)	(20,172,121,000.00)
	25,608,238,753.23		27,232,140,442.13	25,349,239,780.17	26,819,267,866.17	23,562,482,870.06
Minority Interest	-		1,337,186,587.10	-	1,219,198,701.00	-
NON CURRENT LIABILITIES						
Gratuity Fund	263,301,716.11		263,301,716.11	223,983,219.48	223,983,219.48	202,535,130.44
Gratuity Provisions	66,853,090.89		75,153,484.89	214,430,232.52	223,917,381.52	219,114,957.56
Loans	1,844,363,134.42	(24)	1,844,363,134.42	3,294,339,703.86	3,294,339,703.86	3,720,690,814.67
Leas Rent Payable			5,744,213.00		8,564,583.00	
	27,782,756,694.65		30,757,889,577.65	29,081,992,936.03	31,789,271,455.03	27,704,823,772.73
CURRENT LIABILITIES						
Creditors	2,006,450,002.51	(25)	2,188,106,834.51	1,990,699,306.90	2,154,991,717.90	2,058,212,319.82
Current Liabilities for Loans	787,213,637.60	(26)	787,213,637.60	811,963,155.05	811,963,155.05	821,363,771.82
Current Income Tax Liabilities			3,359,113.00		10,221,547.00	
Deposits	987,656,539.52	(27)	987,656,539.52	959,699,248.88	959,699,248.88	952,435,923.12
Provisions	218,517,279.70	(28)	218,517,279.70	366,667,804.67	366,667,804.67	366,639,002.67
	3,999,837,459.33		4,184,853,404.33	4,129,029,515.50	4,303,543,473.50	4,198,651,017.43
TOTAL EQUITY & LIABILITIES	31,782,594,153.98		34,942,742,981.98	33,211,022,451.53	36,092,814,928.53	31,903,474,790.16

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

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

Eng. K.A. JANAKA
Actg . GENERAL MANAGER

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

DUMINDA SILVA
CHAIRMAN

ARUNA KEERTHI DASSANAYAKE
Attorney-At-Law
VICE CHAIRMAN

Financial Position statement - The Ocean View Development Company (Private) Limited

NATIONAL HOUSING DEVELOPMENT AUTHORITY AND SUBSIDIARY COMPANY CASH FLOW STATEMENT FOR THE YEAR ENDED 31st DECEMBER 2021

	NHDA	OVDC	CONSOLIDATED	CONSOLIDATED
	2021	2021	2021	2020
	Rs.MI	Rs.MI	Rs.MI	Rs.MI
Cash flows from operating activities				
Surplus/deficit before taxation	(841.637)	277.065	(564.572)	(720.337)
Non-Cash movements				
Increase / Decrease in Gratuity Provision	(108.259)	1.399	(106.860)	34.794
Increase / Decrease in Provision for Audit fees	2.000		2.000	0.079
Increase / Decrease in EPF,ETF & Surcharges			-	(0.027)
Depreciation	56.943	6.101	63.044	68.722
Reversal of Provision for Depreciation		(14.687)	(14.687)	-
Income Tax Set off ovdc		(4.371)	(4.371)	-
Amortization of intangible assets		0.018	0.018	0.022
Over Provision of pending courts cases NHDA	(150.150)		(150.150)	0.005
Fair value gain from Investment		(0.008)	(0.008)	0.002
Fair value gain on Investment property		(236.131)	(236.131)	(286.227)
Write off of & others	220.724		220.724	-
Gain/Loss from fixed Assets	(5.744)		(5.744)	(0.229)
Interest income	(89.744)	(4.334)	(94.078)	(79.217)
Interest Expenses		(0.901)	(0.901)	-
Increase / Decrease in Current Assets	(2,141.574)	30.061	(2,111.513)	(1,886.014)
Increase / Decrease in Payable	18.956	17.364	36.320	(144.826)
Increase / Decrease in Investment	(29.365)	-	(29.365)	-
	(2,226.213)			
Cash generated from Operation	(3,067.850)	71.576	(2,996.274)	(3,013.253)
Income tax paid OVDC		(11.901)	(11.901)	(1.277)
Interest paid		0.901	0.901	-
Dividend Paid		(1.023)	(1.023)	
Net cash from operating Activities	(3,067.850)	59.553	(3,008.297)	(3,014.530)
Cash flows from investing activities				
Purchase Of property Plant & Equipment	(6.606)	(0.057)	(6.663)	(3.213)
Increase / Decrease in development Assets.	1,799.811		1,799.811	3,951.318
Increase / Decrease in Housing prog.	-		-	0.229
Proceeds from sale of fixed assets	5.744		5.744	(7.973)
Additions to Investment property	-	(4.569)	(4.569)	77.943
Interest received	87.801	5.147	92.948	(0.027)
Net proceeds from investment	-	(44.984)	(44.984)	-
	1,886.750		-	-
Net cash used in investing activities	(1,181.100)	15.090	(1,166.010)	1,003.747
Cash flows from financing Activities				
Grant Received	8,335.342			
Grant payment	7,450.634	884.708	884.708	1,209.618
Loans payment		(1,449.976)	(1,449.976)	(852.702)
Net Additions finance lease liabilities		(2.820)	(2.820)	(2.494)
Net increase in cash & cash equivalents	(1,746.368)	12.270	(1,734.098)	1,358.169
Cash & Cash equivalent as at beginning of period	2,623.317	9.062	2,632.379	1,274.218
Cash & Cash equivalent at end of period	876.949	21.332	898.281	2,632.387

Notes to the cash flow Statements

Cash and cash Equivalents

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

	2021	2020
Cash on hand and balance with bank	238.400	1052.770
Short - term investments	659.881	1579.617
	898.281	2632.387

Financial Performance statement of National Housing Development Authority

NATIONAL HOUSING DEVELOPMENT AUTHORITY AND SUBSIDIARY COMPANY						
STATEMENT OF FINANCIAL PERFORMANCE FOR THE YEAR ENDED 31 ST DECEMBER 2021						
	NHDA	NOTES	CONSOLIDATED	NHDA	CONSOLIDATED	BUGETED NHDA
	2021		2021	2020	2020	2021
	Rs. Cts.		Rs. Cts.	Rs. Cts.	Rs. Cts.	Rs. Cts.
[A] REVENUE	66,880,496.79	[29]	95,256,580.79	64,887,429.54	64,887,429.54	84,680,000.00
Cost of Sales	48,538,035.40	[30]	70,872,219.40	6,828,625.05	6,828,625.05	68,167,000.00
Gross Profit	18,342,461.39		24,384,361.39	58,058,804.49	58,058,804.49	16,513,000.00
[B] OTHER REVENUE	9,030,403,913.87	[31]	9,391,856,903.87	6,546,824,274.48	6,958,180,717.48	1,236,980,000.00
	9,048,746,375.26		9,416,241,265.26	6,604,883,078.97	7,016,239,521.97	1,253,493,000.00
[C] EXPENSES						
Institutional & Administrative Expenses	1,724,775,768.07	[32]	1,800,868,818.07	1,953,734,046.43	2,032,368,826.43	1,802,235,000.00
Finance Expenses	331,214,632.23	[33]	342,189,879.23	437,055,865.96	449,708,096.96	422,121,000.00
Other Expenses	7,924,673,066.14	[34]	7,934,801,055.14	5,190,930,213.61	5,210,806,757.61	211,085,000.00
	9,980,663,466.44		10,077,859,752.44	7,581,720,126.00	7,643,206,885.00	2,435,441,000.00
[D] Surplus / (deficit) for the period	(931,917,091.18)		(661,618,487.18)	(976,837,047.03)	(626,967,363.03)	(1,181,948,000.00)
Remeasurement (Loss/Gain on Defined Benefit Liability)	90,279,853.00		92,865,953.00	(49,676,796.00)	(49,848,223.00)	
Owner Occupied Property Fair Value(Gain)						
[E] Surplus / (deficit) for the NHDA	(841,637,238.18)		(568,752,534.18)	(1,026,513,843.03)	(676,815,586.03)	
LESS Minority Interest	-		118,431,961.54	-	130,209,314.07	
	(841,637,238.18)		(1,019,073,106.82)	(1,026,513,843.03)	(596,283,067.96)	
[F] Accumulated surpluses (deficits) - Brought Forward	(18,990,173,059.61)		(17,520,144,973.61)	(18,990,173,059.61)	(17,520,144,973.61)	(14,738,713,000.00)
[G] Prior Year Adjustment	347,610,864.89		347,610,864.89	-	-	
	(18,642,562,194.72)		(17,172,534,108.72)	(18,990,173,059.61)	(17,520,144,973.61)	

Financial Performance statement - The Ocean View Development Company (Private) Limited

NATIONAL HOUSING DEVELOPMENT AUTHORITY AND SUBSIDIARY COMPANY STATEMENT OF FINANCIAL POSITION AS AT 31 ST DECEMBER 2021

	2021 NHDA	NOTES	2020 CONSOLIDATED	2020 NHDA	2020 CONSOLIDATED	2021 BUDGETED NHDA
	Rs. cts.		Rs. cts.	Rs. cts.	Rs. cts.	Rs. cts.
ASSETS						
NON CURRENT ASSETS						
FIXED ASSETS						
Land & Building	488,707,324.85	(02)	488,707,324.85	495,066,912.14	495,066,912.14	523,995,653.06
Investment Property			2,822,400,001.00		2,581,700,001.00	
Property Plant & Equipment	32,008,602.78	(03-1)	65,841,869.78	47,054,567.50	72,244,601.50	71,682,817.94
Owner - Occupied Property			28,600,000.00		25,300,000.00	
Intangible Assets	-	(03-11)	-		18,171.00	10,000,000.00
Deferred Income Tax Assets			758,871.00		1,445,533.00	
	520,715,927.63		3,406,308,066.63	542,121,479.64	3,175,745,218.64	605,678,471.00
Development Assets	1,077,980,107.34	(04)	1,077,980,107.34	1,070,143,595.76	1,070,143,595.76	1,060,603,187.29
Housing Loan Programmes	19,426,784,948.23	(05-15)	19,426,784,948.23	21,176,488,876.03	21,176,488,876.03	22,118,913,676.41
Rent Purchase Housing Schemes - NHDA	83,341,580.13		83,341,580.13	84,264,975.43	84,264,975.43	85,771,769.11
Sale of Houses Instalment Basis	546,305,617.54		546,305,617.54	582,995,478.43	582,995,478.43	580,895,422.52
Sale of Land Instalment Basis	58,547,281.47		58,547,281.47	69,559,987.02	69,559,987.02	70,399,818.82
Staff Housing Loan	180,168,699.76		180,168,699.76	189,486,870.19	189,486,870.19	199,013,780.67
	21,373,128,234.47		21,373,128,234.47	23,172,939,782.86	23,172,939,782.86	24,115,597,654.82
INVESTMENTS - Long Term	537,508,334.00	(16-1)	417,508,334.00	508,343,334.00	388,143,334.00	450,133,334.00
CURRENT ASSETS						
Direct Construction Programme	160,799,056.52	(17)	186,639,699.52	91,333,425.82	103,727,307.82	90,937,289.44
Stock	79,819,234.70	(18)	298,429,182.70	72,742,694.68	312,812,446.68	77,109,821.90
Advances to Contractors	302,733,065.99		302,733,065.99	93,799,401.96	93,799,401.96	92,557,492.80
Interest Receivables	19,327,714.78	(19)	19,327,714.78	17,384,642.67	17,384,642.67	16,727,903.96
Debtors	6,491,397,765.48	(20)	6,543,844,652.48	4,796,576,065.79	4,871,070,758.79	3,040,864,788.75
Deposits & Advances	1,220,914,370.65	(21)	1,220,914,370.65	1,108,681,184.78	1,108,681,184.78	1,158,628,314.99
Investments -Short Term	858,801,716.11	(16-11)	935,510,841.11	1,763,211,395.77	1,795,741,263.77	1,442,841,718.59
Cash & Bank Balances	217,448,733.65	(22)	238,398,819.65	1,044,089,043.56	1,052,769,586.56	812,398,000.00
	9,351,241,657.88		9,745,798,346.88	8,987,817,855.03	9,355,986,593.03	6,732,065,330.34
TOTAL ASSETS	31,782,594,153.98		34,942,742,981.98	33,211,022,451.53	36,092,814,928.53	31,903,474,790.16
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
- Domestic Grants	45,052,438,186.13	(23)	45,052,438,186.13	44,167,730,238.76	44,167,730,238.76	43,562,921,269.04
	45,092,438,186.13		45,092,438,186.13	44,339,412,839.78	44,339,412,839.78	43,734,603,870.06
Add / (Less)						
Accumulated surpluses/(deficits)	(19,484,199,432.90)		(17,860,297,744.00)	(18,990,173,059.61)	(17,520,344,973.61)	(20,172,121,000.00)
	25,608,238,753.23		27,232,140,442.13	25,349,239,780.17	26,819,267,866.17	23,562,482,870.06
Minority Interest	-		1,337,186,587.10	-	1,219,198,701.00	-
NON CURRENT LIABILITIES						
Gratuity Fund	263,301,716.11		263,301,716.11	223,983,219.48	223,983,219.48	202,535,130.44
Gratuity Provisions	66,853,090.89		75,153,484.89	214,430,232.52	223,917,381.52	219,114,957.56
Loans	1,844,363,134.42	(24)	1,844,363,134.42	3,294,339,703.86	3,294,339,703.86	3,720,690,814.67
Leas Rent Payable			5,744,213.00		8,564,583.00	
	27,782,756,694.65		30,757,889,577.65	29,081,992,936.03	31,789,271,455.03	27,704,823,772.73
CURRENT LIABILITIES						
Creditors	2,006,450,002.51	(25)	2,188,106,834.51	1,990,699,306.90	2,154,991,717.90	2,058,212,319.82
Current Liabilities for Loans	787,213,637.60	(26)	787,213,637.60	811,963,155.05	811,963,155.05	821,363,771.82
Current Income Tax Liabilities			3,359,113.00		10,221,547.00	
Deposits	987,656,539.52	(27)	987,656,539.52	959,699,248.88	959,699,248.88	952,435,923.12
Provisions	218,517,279.70	(28)	218,517,279.70	366,667,804.67	366,667,804.67	366,639,002.67
	3,999,837,459.33		4,184,853,404.33	4,129,029,515.50	4,303,543,473.50	4,198,651,017.43
TOTAL EQUITY & LIABILITIES	31,782,594,153.98		34,942,742,981.98	33,211,022,451.53	36,092,814,928.53	31,903,474,790.16

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

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

Eng. K. A. JANAKA
Acg. GENERAL MANAGER

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

DUMINDA SILVA
CHAIRMAN

ARUNA KEERTHI DASSANAYAKE
Attorney-At-Law
VICE CHAIRMAN

Accounting Policies

SIGNIFICANT ACCOUNTING POLICIES & NOTES FOR THE YEAR ENDED 31ST DECEMBER 2021

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
vi	2008	No. 37

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 Public Sector Accounting Standards 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 include 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 monetary 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 it 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 include 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 INVESTMENTS

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 whichever is higher.
- 5.3** The value of completed houses have been transferred to stock at historical cost or net realizable value whichever is lowest.
- 5.4** 02 number of houses and 05 number of shops held for sale and valued at Rs. 5,183,120.92 which are included in closing stock have been rented out during the year 2021.

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 Public 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 Public 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 2021	=	438,413,452
Interest Cost	=	39,457,211
Current Service Cost	=	14,439,101
Benefits paid	=	(71,875,106)
Actuarial (Gain)/loss on Obligation	=	90,279,853
Present Value of Obligation, 31/ 12/ 2021	=	330,154,805

AMOUNTS RECOGNISED IN THE BALANCE SHEET AND INCOME STATEMENT

Liability recognized in the balance sheet as at 31/12/2021

Present Value of Obligation, 31/12/2021	=	330,154,805
Unrecognized actuarial Gains/(Losses)	=	-
Net Liability in balance sheet	=	330,154,805

Expenses recognized in the income statement

Interest Cost	=	39,457,211
Current Service Cost	=	14,439,101
Net Actuarial (Gain)/loss recognized in Year	=	(90,279,853)
Expenses recognized	=	36,683,541

The Gratuity Liability as at 31st December 2021 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** **15** Nos. Court cases are pending against the NHDA and compensation has been estimated as Rs. 211.664M 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.

Sevana media	}	20 %
Supply of Security service		
Reimbursable expenses by other Institute		
U DA		
CHP		
Manikka Watta Housing Prog.		
NEMO		

9.5 APPORTIONING OF OVERHEADS

Direct overhead expenditure incurred on account of presale, relocation and coastline projects of the Housing Construction Programme is apportioned to the projects 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 :

<u>No. of Item</u>	<u>Description</u>	<u>Purchase Price</u>
		Rs.
08	Motor Cycles	400,000.00
03	Motor Cycles	140,000.00
01	Pick – up	800,000.00
<u>01</u>	Car	<u>600,000.00</u>
<u>13</u>		<u>1,940,000.00</u>

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

17.3 SEVANA GRANT

The balance of Sevana Fund as at 31st December 2021 was Rs. 362,079,514.62 . This amount is contained in the main Account under the government grant Account and during the year 2021 Sevana fund not received from General Treasury.

The balance of Rs 314,985,709.62 as at 31st of December 2021, which was received from downers to the Sevana fund, is included in other grant account.

- 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 Labor Department, EPF, ETF and surcharges will be paid for the said duration.

Accordingly the provision of Rs. 215.780M was made in the account of 2016. Out of that an amount of Rs. 215.370M had been paid during the 2017 & 2018-2021. Balance amount of Rs. 0.410M 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 32 of the financial statement.

Related Party Transaction

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

- 17.6** The details of the adjusted value for the cumulative loss brought forward in the final Account of the 2021 amount of Rs. 347610864.89 are given below. This has been Approved by the board of Directors of National Housing Development Authority.

ITEM	BOARD PAPER NO	AMOUNT	Rs.
<u>Decrease of loss</u>			
Foreign Grant	10373 (18/2021)	131,682,601.02	
Interest of Debenture	10374 (18/2021)	1,354,356.33	
Write-Off Loan & Credit Balance	10495(04/2022)	320 161595.79	
<u>Increase of loss</u>			
Consolidated Fund	9455 (07/2019)	(47,462,688.25)	
Railway Department Land Value	10472 (02/2022)	<u>(58,125,000.00)</u>	
Adjusted Amount		<u>347 610 864.89</u>	

The payable of the NHDA to Sevana Media Unit & the receivable from NHDA to Sevana Media Unit the amount of 43,999,411.54 has been setoff. This has been approved by the board of directors of National Housing Development Authority on 30th November 2021 of 10390 (19/2021)

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 32 client institutions within and outside the purview of the Ministry of Urban Development Housing, during the year 2021.

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.1,466,907.48 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 2021 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. 1,337,186,587.10/-

NOTE 021 - LAND & BUILDINGS												
Description	COST					DEPRECIATION				Balance as at 31.12.2021	Written Down Value As At 31.12.2021	
	Balance as at 01.01.2021		Additions During the year	Adjustment	Disposals During the year	Balance as at 31.12.2021		Provision as at 01.01.2021	Charges for the year			Accumulated on Disposed items
	Land	Building				Land	Building					
Parsons Road		50,434,491.63	22,575,921.30				73,010,412.93	50,359,877.08	1,318,075.24	51,677,952.32	21,332,460.61	
Kandy Secretariat		42,163,909.07					42,163,909.07	12,873,781.80	1,054,097.73	13,927,879.53	28,236,029.54	
Kandy Circuit Bung.		3,031,169.52					3,031,169.52	2,976,501.60	54,667.92	3,031,169.52	0.00	
Kalmunai Circuit Bungalow		4,554,220.42					4,554,220.42	4,210,529.35	113,855.51	4,324,384.86	229,835.56	
District Office Polonnaruwa		4,848,131.33					4,848,131.33	645,519.47	121,203.28	766,722.75	4,081,408.58	
District Office Monaragala		4,785.00					4,785.00	4,546.03	119.63	4,665.66	119.34	
Kataragama Circuit Bungalow		221,602.61					221,602.61	190,498.98	5,540.07	196,039.05	25,563.56	
Anuradhapura District Office		830,724.80					830,724.80	747,652.19	20,768.12	768,420.31	62,304.49	
Gampaha District Office		6,307,579.67					6,307,579.67	2,505,449.30	157,689.49	2,663,138.79	3,644,440.88	
Kilinochchi District Office		6,087,289.36					6,087,289.36	1,376,003.04	152,182.23	1,528,185.27	4,559,104.09	
Ratnapura District Office		274,189.92					274,189.92	109,675.97	6,854.75	116,530.72	157,659.20	
Ratnapura Sethsisila house		92,785.50					92,785.50	30,155.29	2,319.64	32,474.93	60,310.57	
Other Buildings		614,295.90					614,295.90	363,266.58	15,357.40	378,623.98	235,671.92	
Buildings Taken Over from Director of Build.		22,743,500.00					22,743,500.00	17,611,412.00	568,587.50	18,179,999.50	4,563,500.50	
Matara District Office		26,146,604.41					26,146,604.41	5,707,369.08	653,665.11	6,361,034.19	19,785,570.22	
Batticaloa District office		9,014,301.09					9,014,301.09	1,802,860.22	225,357.53	2,028,217.75	6,986,083.34	
Trincomalee Office		168,773.54					168,773.54	109,702.81	4,219.34	113,922.15	54,851.39	
Vavuniya		5,095,202.38	6,352,819.62				11,448,022.00	1,399,934.70	156,098.29	1,496,032.99	9,951,989.02	
NHD Office Buildings		37,535,374.71					37,535,374.71	5,218,639.98	938,384.37	6,157,024.35	31,378,350.36	
Hantana Circuit Bungalow	2,520.00	6,064,156.80					6,064,156.80	1,231,951.97	151,603.92	1,383,555.89	4,680,600.91	
Ampara District Office		366,148.50					366,148.50	219,689.09	9,153.71	228,842.80	137,305.70	
Circuit Bungalow Baswekkulama		240,000.00					240,000.00	132,000.00	6,000.00	138,000.00	102,000.00	
Office Bldg Badulla		1,222,000.00					1,222,000.00	672,100.00	30,550.00	702,650.00	519,350.00	
Janasavi Centre - kandy		2,465,734.09					2,465,734.09	1,356,153.84	61,643.35	1,417,797.20	1,047,936.89	
Hambantota D/O		2,040,350.74					2,040,350.74	1,079,367.48	51,008.77	1,130,376.25	909,974.49	
Hambantota Staff Quarters		1,316,795.14					1,316,795.14	29,951.70	32,919.88	62,871.58	1,253,923.56	
Rental Scheme 5000 Houses Programme		172,545,232.03					172,545,232.03	106,032,598.75	4,313,630.80	110,346,229.55	62,199,002.48	
Rental Urban Scheme 100 thousand Prog.	55,317,190.10	837,824,186.87					837,824,186.87	692,627,455.54	20,945,604.67	713,573,060.21	124,251,126.66	
Rental Schemes NHD	-	13,861,809.74					13,861,809.74	10,656,906.03	346,545.24	11,003,451.26	2,858,358.48	
Coastline Rental Houses	-	61,185,579.02					61,185,579.02	34,287,487.75	1,529,639.48	35,817,127.23	25,388,451.79	
Recreation center Jallara H/P	-	9,465,234.88					9,465,234.88	3,076,201.34	236,630.87	3,312,832.21	6,152,402.67	
Kegalle District Office	-	16,914,598.50					16,914,598.50	3,756,173.40	422,864.96	4,179,038.37	12,735,560.13	
Mannar Office Building		11,040,052.21					11,040,052.21	260,165.17	276,001.31	536,166.48	10,503,885.73	
Colombo - Shops		11,240,874.11					11,240,874.11	1,665,519.89	281,021.85	1,946,541.74	9,294,332.37	
Soyasapura District Office		13,439,396.88					13,439,396.88	1,860,590.40	335,964.92	2,196,575.32	11,242,821.56	
Colombo city (north) District Office		27,539,253.50					27,539,253.50	2,085,444.01	688,481.34	2,753,925.35	24,785,328.15	
Colombo District Office												
TOTAL	55,319,710.10	1,408,940,333.87	28,928,740.92	-	-	55,319,710.10	1,437,869,074.79	969,193,131.83	35,288,328.22	1,004,481,460.04	488,707,324.85	

NOTE [03] - PROPERTY PLANT & EQUIPMENT						
NHDA - 2021						
NAME OF THE FIXED ASSET	NHDA					Total
	MOTOR VEHICLES		FURNITURE, FITTINGS	EQUIPMENT		
	Freehold	Leasehold		EQUIPMENT	Machinery & Equipment	
Balance as at 01.01.2021	275,662,609.64		82,763,628.04	233,635,954.32		592,062,192.00
Additions during the Year			769,408.45	5,839,452.04	-	6,608,860.49
Disposals/Adjustment During the Year	7,500,000.00				-	7,500,000.00
Balance as at 31.12.2021	268,162,609.64		83,533,036.49	239,475,406.36		591,171,052.49
Provision as at 01.01.2021	273,545,703.12		68,980,595.21	202,481,326.17	-	545,007,624.50
Charges for the Year	1,260,000.00		5,707,582.37	14,687,242.84	-	21,654,825.21
Accumulated on Disposed Items / Adjustment	7,500,000.00				-	7,500,000.00
Balance as at 31.12.2021	267,305,703.12		74,688,177.58	217,168,569.01	-	559,162,449.71
Written down value as at 31.12.2021	856,906.52		8,844,858.91	22,306,837.35	-	32,008,602.78
NOTE [03] SUB - MOTOR VEHICLES, FITTINGS AND EQUIPMENT						
CONSOLIDATED - 2020						
NAME OF THE FIXED ASSET						Total
	MOTOR VEHICLES		FURNITURE, FITTINGS	EQUIPMENT		
	Freehold	Leasehold		Office Equipment	Machinery & Equipment	
Balance as at 01.01.2021	300,678,754.64	23,733,000.00	89,273,649.04	235,962,503.32	7,139,290.00	656,787,197.00
Additions during the Year	-		769,408.45	5,839,452.04	57,350.00	6,666,210.49
Transfer to Freehold Asst						-
Disposals/Adjustment During the Year	7,500,000.00		-	-		7,500,000.00
Balance as at 31.12.2021	293,178,754.64	23,733,000.00	90,043,057.49	241,801,955.36	7,196,640.00	655,953,407.49
Provision as at 01.01.2021	298,561,848.12	5,939,618.00	72,026,908.21	203,492,274.17	4,521,948.00	584,542,596.50
Charges For the Year	3,761,615.00	2,373,300.00	6,293,106.37	14,851,303.84	476,666.00	27,755,991.21
Reversal (Charge for the period)	(11,781,033.00)	(2,906,017.00)				(14,687,050.00)
Accumulated on Disposed Items / Adjustment	7,500,000.00		-	-		7,500,000.00
Balance as at 31.12.2021	283,042,430.12	5,406,901.00	78,320,014.58	218,343,578.01	4,998,614.00	590,111,537.71
Written down value as at 31.12.2021	10,136,324.52	18,326,099.00	11,723,042.91	23,458,377.35	2,198,026.00	65,841,869.78
NHDA - 2021						
NAME OF THE FIXED ASSET	NHDA					Total
	MOTOR VEHICLES		FURNITURE, FITTINGS	EQUIPMENT		
	Freehold	Leasehold		Office Equipment	Machinery & Equipment	
Balance as at 01.01.2020	275,662,609.64		82,896,056.00	234,066,381.76		592,625,047.40
Additions During the Year			641,347.20	2,777,064.20	-	3,418,411.40
Disposals/Adjustment During the Year			773,775.16	3,207,491.64	-	3,981,266.80
Balance as at 31.12.2020	275,662,609.64		82,763,628.04	233,635,954.32		592,062,192.00
Provision as at 01.01.2020	272,285,703.12		63,512,066.96	189,475,023.30	-	525,272,793.38
Charges For the Year	1,260,000.00		6,242,303.41	16,213,794.51	-	23,716,097.92
Accumulated on Disposed Items / Adjustment			773,775.16	3,207,491.64	-	3,981,266.80
Balance as at 31.12.2020	273,545,703.12		68,980,595.21	202,481,326.17	-	545,007,624.50
Written down value as at 31.12.2020	2,116,906.52		13,783,032.83	31,154,628.15	-	47,054,567.50
CONSOLIDATED - 2020						
RESTATED						
NAME OF THE FIXED ASSET						Total
	MOTOR VEHICLES		FURNITURE, FITTINGS	EQUIPMENT		
	Freehold	Leasehold		Office Equipment	Machinery & Equipment	
Balance as at 01.01.2020	276,304,519.64	48,107,235.00	89,406,077.00	236,041,930.76	7,123,765.00	656,983,527.40
Additions During the Year	-		641,347.20	3,128,064.20	15,525.00	3,784,936.40
Transfer to Freehold Asst	24,374,235.00	24,374,235.00				48,748,470.00
Disposals/Adjustment During the Year	-		773,775.16	3,207,491.64		3,981,266.80
Balance as at 31.12.2020	300,678,754.64	23,733,000.00	89,273,649.04	235,962,503.32	7,139,290.00	656,787,197.00
Provision as at 01.01.2020	272,906,216.12	21,911,118.00	65,964,099.96	190,314,822.30	3,909,933.00	555,006,189.38
Charges For the Year	1,281,397.00	8,402,735.00	6,836,583.41	16,384,943.51	612,015.00	33,517,673.92
Transfer to Freehold Asst	24,374,235.00	24,374,235.00				48,748,470.00
Accumulated on Disposed Items / Adjustment	-		773,775.16	3,207,491.64		3,981,266.80
Balance as at 31.12.2020	298,561,848.12	5,939,618.00	72,026,908.21	203,492,274.17	4,521,948.00	584,542,595.50
Written down value as at 31.12.2020	2,116,906.52	17,793,382.00	17,246,740.83	32,470,229.15	2,617,342.00	72,244,601.50

NOTE [03 - 11] - INTANGIBLE ASSETS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021	2020	2021	2020
	Rs.	Rs.	Rs.	Rs.
Balance as at 01.01.2021	-	218,025.00	-	218,026.00
Additions During the Year				
Disposals/Adjustment During the Year				
Balance as at 31.12.2021	-	218,025.00	-	218,026.00
Opening Balance	-	199,853.00	-	178,053.00
Amortisation for the Period	-	18,172.00	-	21,802.00
Accumulated on Disposed Items / Adjustment	-	218,025.00	-	199,855.00
Balance as at 31.12.2021	-	218,025.00	-	199,855.00
Net Carrying value	-	-	-	18,171.00

NOTE [04] - DEVELOPMENT ASSETS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021	2020	2021	2020
Lands Acquired	899,696,418.20	899,696,418.20	891,900,466.62	891,900,466.62
Lands Development	178,283,689.14	178,283,689.14	178,243,129.14	178,243,129.14
	1,077,980,107.34	1,077,980,107.34	1,070,143,595.76	1,070,143,595.76

NOTE [05] - LOANS UNDER 1.5 MILLION HOUSING PROGRAMME

					Rs.
DISTRICTS	TOTAL DISBURSEMENT 01.01.2021	BALANCE AS AT 01.01.2021	ADJUSTMENTS & DISBURSEMENT	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2021
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 01.01.2021	BALANCE AS AT 01.01.2021	ADJUSTMENTS	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2021
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 01.01.2021	BALANCE AS AT 01.01.2021	ADJUSTMENTS & DISBURSEMENT	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2021
Colombo City (North)	16,140,911.30	741,660.57	-	-	741,660.57
Colombo City (South)	7,339,908.25	624,213.05	-	624,213.05	-
Colombo District	285,284,504.12	4,525,681.33	-	1,023,918.07	3,501,763.26
Gampaha	299,458,179.00	22,026.23	-	22,026.23	-
Kalutara	273,617,034.45	-	-	-	-
Kandy	497,433,049.82	13,636,198.10	-	1,492,738.81	12,143,459.29
Matale	158,671,234.98	2,998,455.84	-	2,674,029.61	324,426.23
Nuwara-Eliya	229,078,332.63	23,362,879.41	-	7,810,117.18	15,552,762.23
Galle	192,094,583.06	17,452,527.47	-	109,562.42	17,342,965.05
Matara	259,492,981.16	-	-	-	-
Hambantota	153,027,997.03	-	-	-	-
Jaffna	195,052,364.78	-	-	-	-
Mannar	41,429,663.29	-	-	-	-
Mankulam	11,425,724.94	9,553,624.08	-	-	9,553,624.08
Batticaloa	146,954,735.56	-	-	-	-
Ampara	96,095,420.84	-	-	-	-
Trincomalee	84,478,107.86	-	-	-	-
Kurunegala	405,879,926.06	35,062.02	-	33,387.91	1,674.11
Puttalam	229,485,312.42	23,063,661.88	-	233,067.13	22,830,594.75
Anuradhapura	202,210,176.39	-	-	-	-
Polonnaruwa	225,674,979.45	-	-	-	-
Badulla	292,075,558.55	3,964,841.85	-	3,964,841.85	-
Monaragala	147,111,572.72	2,658,351.62	-	265,318.08	2,393,033.54
Ratnapura	165,903,083.63	1,745.78	-	1,745.78	-
Kegalle	339,178,146.72	-	-	-	-
Kilinochchi	18,356,684.20	8,943,419.39	-	-	8,943,419.39
Vavuniya	110,446,614.69	0.00	-	-	-
Kalmune	73,261,699.60	-	-	-	-
TOTAL	5,156,658,487.50	111,584,348.62	0.00	18,254,966.12	93,329,382.50

NOTE [08] - LOANS UNDER DIRIPIYASA PROGRAMME

Rs.

DISTRICTS	TOTAL DISBURSEMENT 01.01.2021	BALANCE AS AT 01.01.2021	ADJUSTMENTS & DISBURSEMENT	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2021
Colombo City (North)	8,509,351.03	33,525.66	-	33,525.66	0.00
Galle	10,154,000.00	-	-	-	-
Mankulam	4,005,500.00	2,109,360.92	-	1,634,133.53	475,227.39
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	2,241,268.03	-	1,667,659.19	573,608.84

NOTE [09] - GAMANAGUMA LOAN PROGRAMME - 2007

DISTRICTS	TOTAL DISBURSEMENT 01.01.2021	BALANCE AS AT 01.01.2021	ADJUSTMENTS & DISBURSEMENT	DUE & REPAYMENT ADJUSTMENTS	Rs.	
					BALANCE AS AT 31.12.2021	
Colombo District	61,938,876.41	468,319.82	-	184,924.84	283,394.98	
Gampaha	278,254,530.04	27,130.75	-	10,421.30	16,709.45	
Kahtara	74,265,000.00	16,168,919.92	-	244,587.60	15,924,332.32	
Kandy	110,359,655.00	1,749,002.96	-	1,457,115.78	291,887.18	
Matale	36,771,500.00	7,804,668.72	-	7,665,772.82	138,895.90	
Nuwara-Eliya	44,245,000.00	4,211,936.35	-	858,225.49	3,353,710.86	
Galle	31,625,000.00	9,119,731.17	-	15,517.93	9,104,213.24	
Matara	48,220,000.00	705,989.60	-	303,607.69	402,381.91	
Hambantota	54,389,295.58	914,033.00	-	914,033.00	(0.00)	
Jaffna	14,245,000.00	-	-	-	-	
Batticaloa	60,195,000.00	135,323.79	-	95,563.92	39,759.87	
Ampara	54,623,000.00	2,755,563.78	-	48,683.48	2,706,880.30	
Trincomalee	46,643,520.00	-	-	-	-	
Kurunegala	138,131,975.70	-	-	-	-	
Puttalam	119,469,778.87	13,710,671.04	-	224,756.05	13,485,914.99	
Anuradhapura	138,316,850.00	11,417,582.01	-	1,417,711.04	9,999,870.97	
Polonnaruwa	69,771,423.94	323,531.73	-	323,531.73	-	
Badulla	38,868,452.58	12,608,128.74	-	12,608,128.74	-	
Monaragala	124,590,107.50	6,731,654.85	-	833,226.73	5,898,428.12	
Ratnapura	49,054,005.45	-	-	-	-	
Kegalle	96,994,131.54	11,053,037.37	-	406,758.78	10,646,278.59	
Kilinochchi	5,097,658.00	-	-	-	-	
Kalmune	75,877,399.37	6,160,834.90	-	770,312.45	5,390,522.45	
TOTAL	1,771,947,159.98	106,066,060.50	-	28,382,879.37	77,683,181.13	

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

Rs.

DISTRICTS	TOTAL DISBURSEMENT 01.01.2021	BALANCE AS AT 01.01.2021	ADJUSTMENTS & DISBURSEMENT	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2021
Colombo City (North)	13,086,710.00	4,197,939.48	-	840,762.35	3,357,177.13
Colombo City (South)	5,470,000.00	823,628.47	-	181,684.00	641,944.47
Colombo District	939,660,156.28	230,923,592.06	-	94,040,997.67	136,882,594.39
Gampaha	299,746,341.92	28,386,804.46	-	16,963,817.76	11,422,986.70
Kalutara	408,354,682.00	79,355,757.27	-	41,110,260.26	38,245,497.01
Kandy	403,067,170.00	73,194,995.51	-	39,896,556.95	33,298,438.56
Matale	182,298,750.00	41,331,352.78	-	21,335,671.35	19,995,681.43
Nuwara-Eliya	268,457,625.00	70,592,821.42	-	14,890,991.58	55,701,829.84
Galle	219,752,786.16	35,537,979.42	-	18,793,209.53	16,744,769.89
Matara	262,703,578.82	59,695,706.55	-	31,126,365.17	28,569,341.38
Hambantota	203,409,477.87	53,542,795.67	-	20,587,796.81	32,954,998.86
Jaffna	108,350,000.00	7,402,921.66	-	3,781,424.08	3,621,497.58
Mannar	69,298,417.58	8,061,203.25	-	3,047,753.95	5,013,449.30
Mankulam	125,525,903.27	8,706,258.28	-	1,846,784.87	6,859,473.41
Batticaloa	161,125,000.00	9,526,348.63	-	4,308,272.50	5,218,076.13
Ampara	175,240,856.51	46,064,345.97	-	16,624,702.77	29,439,643.20
Trincomalee	158,528,427.50	61,233,781.46	-	12,709,228.65	48,524,552.81
Kurunegala	219,957,280.00	39,392,310.93	-	19,445,961.97	19,946,348.96
Puttalam	228,813,870.00	29,448,537.07	-	14,994,905.91	14,453,631.16
Anuradhapura	302,874,500.00	63,125,875.00	-	25,317,642.01	37,808,232.99
Polonnaruwa	156,765,776.17	28,291,243.85	-	19,098,265.28	9,192,978.57
Badulla	263,635,021.38	64,682,418.45	-	22,432,468.62	42,249,949.83
Monaragala	242,813,835.00	68,945,970.23	-	23,596,466.12	45,349,504.11
Ratnapura	198,196,136.80	33,834,167.61	-	14,151,007.08	19,683,160.53
Kegalle	256,829,000.00	42,824,682.46	-	23,531,851.76	19,292,830.70
Kilinochchi	117,188,242.65	13,715,402.60	-	4,806,113.03	8,909,289.57
Vavuniya	110,591,995.47	11,483,352.75	1,492,380.69	7,301,335.78	5,674,397.66
Kalmune	99,655,000.00	33,953,850.32	-	4,030,693.31	29,923,157.01
TOTAL	6,201,396,540.38	1,248,276,043.61	1,492,380.69	520,792,991.12	728,975,433.18

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

DISTRICTS	TOTAL DISBURSEMENT 01.01.2021	BALANCE AS AT 01.01.2021	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT ADJUSTMENTS	Rs.	
					BALANCE AS AT 31.12.2021	
Colombo District	61,127,973.96	5,849,956.99	-	4,810,835.75	1,039,121.24	
Gampaha	76,264,515.65	3,122,439.78	-	3,122,439.78	(0.00)	
Kalutara	71,800,500.00	4,101,853.01	-	2,355,340.27	1,746,512.74	
Kandy	29,027,000.00	12,825.62	1,069,568.86	927,220.09	155,174.39	
Matale	15,865,000.00	182,243.09	-	182,243.09	-	
Nuwara-Eliya	10,680,000.00	218,470.04	-	218,470.04	-	
Galle	34,469,464.92	420,509.06	-	420,509.06	-	
Matara	11,410,000.00	381,459.58	-	381,459.58	-	
Hambantota	15,130,000.00	359,103.93	-	359,103.93	-	
Jaffna	84,590,000.00	5,360,208.90	-	3,989,088.46	1,371,120.44	
Mannar	8,497,476.29	2,671,058.76	-	1,416,854.16	1,254,204.60	
Mankulam	63,585,000.00	8,271,637.05	-	5,831,415.91	2,440,221.14	
Batticaloa	22,680,000.00	229,850.79	-	229,850.79	(0.00)	
Ampara	43,495,000.00	3,941,908.32	-	403,748.84	3,538,159.48	
Trincomalee	52,617,257.38	7,833,736.13	-	1,927,450.02	5,906,286.11	
Kurunegala	19,555,000.00	451,423.02	-	451,423.02	-	
Puttalam	63,409,564.40	15,223,053.14	-	5,960,347.06	9,262,706.08	
Polonnaruwa	16,165,000.00	367,141.04	-	367,141.04	-	
Badulla	56,080,977.01	3,703,900.67	-	3,051,567.10	652,333.57	
Monaragala	113,878,617.17	7,267,186.19	-	5,342,447.42	1,924,738.77	
Ratnapura	13,967,500.00	668,008.79	-	441,051.75	226,957.04	
Kegalle	28,635,000.00	1,232,507.75	-	735,441.64	497,066.11	
Kilinochchi	37,565,153.78	9,556,771.93	-	4,163,430.50	5,393,341.43	
Vavuniya	230,019,395.48	18,933,090.76	-	11,921,695.39	7,011,395.37	
Kalmune	5,298,473.83	4,455,871.90	-	914,412.04	3,541,459.86	
TOTAL	1,185,813,869.87	104,816,216.24	1,069,568.86	59,924,986.73	45,960,798.37	

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

Rs.

DISTRICTS	TOTAL DISBURSEMENT 01.01.2021	BALANCE AS AT 01.01.2021	ADJUSTMENTS & DISBURSEMENT	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2021
Colombo City (South)	4,985,000.00	1,465,648.52	-	447,757.31	1,017,891.21
Colombo District	1,479,937,783.05	382,811,631.10	-	157,492,421.80	225,319,209.30
Gampaha	787,390,575.02	223,214,729.95	1,919,547.12	69,851,539.55	155,282,737.52
Kalutara	995,824,024.51	321,654,057.40	-	92,077,236.07	229,576,821.33
Kandy	660,739,000.00	131,533,243.77	-	64,132,869.91	67,400,373.86
Matale	306,702,500.00	86,061,704.91	-	52,319,028.41	33,742,676.50
Nuwara-Eliya	264,388,256.18	42,992,827.09	-	20,375,846.96	22,616,980.13
Galle	543,561,256.15	90,307,893.99	-	45,949,991.64	44,357,902.35
Matara	520,812,508.17	126,329,598.44	-	51,966,706.57	74,362,891.87
Hambantota	239,473,000.00	78,152,353.45	-	15,996,634.22	62,155,719.23
Jaffna	190,890,000.00	24,330,364.68	-	11,616,890.62	12,713,474.06
Mannar	96,522,682.94	7,573,030.04	-	3,413,156.02	4,159,874.02
Mankulam	126,060,328.00	13,264,450.90	-	1,604,675.15	11,659,775.75
Batticaloa	164,660,000.00	22,945,200.04	-	11,582,187.42	11,363,012.62
Ampara	179,905,000.00	48,410,703.17	-	9,821,123.91	38,589,579.26
Trincomalee	194,591,000.00	83,731,376.06	-	18,050,559.83	65,680,816.23
Kurunegala	378,312,500.00	80,364,879.07	-	36,255,395.33	44,109,483.74
Puttalam	225,867,897.92	28,520,497.13	-	13,010,155.41	15,510,341.72
Anuradhapura	308,353,500.00	48,704,376.16	-	26,702,894.91	22,001,481.25
Polonnaruwa	186,101,349.74	33,875,978.67	-	16,244,954.44	17,631,024.23
Badulla	314,145,721.04	51,223,254.16	-	21,310,601.13	29,912,653.03
Monaragala	409,925,000.00	65,957,495.13	-	31,958,856.05	33,998,639.08
Ratnapura	248,149,603.62	52,781,437.45	-	21,926,590.04	30,854,847.41
Kegalle	489,528,500.00	92,999,776.12	-	45,609,701.47	47,390,074.65
Kilinochchi	140,409,272.25	31,018,763.15	-	7,665,941.94	23,352,821.21
Vavuniya	148,382,955.41	20,136,615.29	-	8,969,361.26	11,167,254.03
Kalmune	59,068,540.06	32,792,442.43	-	2,450,443.40	30,341,999.03
TOTAL	9,664,687,754.06	2,223,154,328.27	1,919,547.12	858,803,520.77	1,366,270,354.62

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

Rs.

DISTRICTS	TOTAL DISBURSEMENT 01.01.2021	BALANCE AS AT 01.01.2021	ADJUSTMENTS & DISBURSEMENT	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2021
Colombo City (North)	121,115,000.00	79,702,211.23	-	10,931,996.76	68,770,214.47
Colombo City (South)	153,961,866.46	104,515,760.30	-	15,110,624.41	89,405,135.89
Colombo District	994,519,056.04	659,711,403.75	1,425,000.00	95,008,839.14	566,127,564.61
Gampaha	661,876,480.79	430,097,116.85	13,292,500.00	61,499,442.13	381,890,174.72
Kalutara	899,015,420.00	625,405,991.18	7,806,600.00	99,832,549.37	533,380,041.81
Kandy	790,478,614.00	477,313,185.03	20,110,000.00	83,906,198.94	413,516,986.09
Matale	755,658,880.46	528,868,702.67	5,435,000.00	39,901,330.21	494,402,372.46
Nuwara-Eliya	448,519,324.48	310,352,925.83	-	48,358,683.76	261,994,242.07
Galle	660,882,376.73	414,960,070.38	3,975,000.00	85,790,858.46	333,144,211.92
Matara	651,193,890.97	455,994,631.02	6,275,000.00	86,405,537.57	375,864,093.45
Hambantota	7,261,169,293.73	5,389,391,495.58	11,539,485.00	894,676,781.19	4,506,254,199.39
Jaffna	384,200,720.50	225,779,539.90	-	53,512,214.87	172,267,325.03
Mannar	194,214,200.00	105,655,611.55	-	32,102,526.72	73,553,084.83
Mankulam	295,586,078.50	194,720,586.92	-	74,139,573.28	120,581,013.64
Batticaloa	457,355,075.00	289,502,750.24	4,900,000.00	55,213,413.34	239,189,336.90
Ampara	573,003,145.00	414,710,628.81	1,115,000.00	65,783,604.76	350,042,024.05
Trincomalee	588,328,706.06	441,977,554.94	-	41,186,883.47	400,790,671.47
Kurunegala	2,406,545,703.00	1,730,260,772.01	21,427,365.00	226,182,722.13	1,525,505,414.88
Puttalam	899,930,079.92	630,944,945.86	5,890,000.00	89,945,709.91	546,889,235.95
Anuradhapura	1,202,031,023.68	806,736,411.66	26,168,288.58	128,093,487.61	704,811,212.63
Polonnaruwa	946,447,478.11	702,271,149.24	13,000,000.00	106,402,641.06	608,868,508.18
Badulla	590,202,251.82	347,953,165.04	-	57,116,723.47	290,836,441.57
Monaragala	632,319,419.59	443,740,582.99	-	14,460,751.75	429,279,831.24
Ratnapura	714,077,155.57	434,004,654.79	5,931,116.81	85,796,948.55	354,138,823.05
Kegalle	758,060,300.00	475,325,909.78	25,088,600.00	86,987,835.48	413,426,674.30
Kilinochchi	135,765,000.00	81,121,540.13	-	24,621,859.41	56,499,680.72
Vavuniya	170,964,000.00	68,229,640.74	18,965,699.57	21,819,556.16	65,375,784.15
Kalmune	247,127,986.17	155,810,375.85	-	26,042,615.13	129,767,760.72
TOTAL	24,594,548,526.58	17,025,059,314.27	192,344,654.96	2,710,831,909.04	14,506,572,060.19

DISTRICT	TOTAL DISBURSEMENT 01.01.2021	BALANCE AS AT 01.01.2021	ADJUSTMENTS & DISBURSEMENT	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2021
Colombo City (North)		-	3,000,000.00	38,774.79	2,961,225.21
Colombo City (South)	7,435,000.00	7,334,022.75	3,790,000.00	603,197.21	10,520,825.54
Colombo District	5,390,000.00	5,390,000.00	90,495,000.00	2,656,475.09	93,228,524.91
Gampaha	23,567,000.00	23,567,000.00	468,456,070.00	12,855,683.73	479,167,386.27
Kalutara	2,355,000.00	2,355,000.00	40,383,800.00	2,510,090.31	40,228,709.69
Kandy	16,930,000.00	16,905,633.98	78,701,415.00	3,018,052.07	92,588,996.91
Matale	22,259,000.00	22,131,866.39	49,484,000.00	6,284,574.58	65,331,291.81
Nuwara-Eliya	-	-	33,105,000.00	1,250,289.47	31,854,710.53
Galle	5,285,000.00	5,255,459.37	46,892,000.00	2,115,923.99	50,031,535.38
Matara	14,525,000.00	14,284,044.12	48,175,000.00	5,932,560.99	56,526,483.13
Hambantota	15,795,000.00	15,795,000.00	130,355,000.00	4,598,485.18	141,551,514.82
Jaffna	7,755,000.00	7,755,000.00	21,585,000.00	1,902,911.22	27,437,088.78
Mannar	2,070,000.00	1,991,988.07	2,360,000.00	489,250.09	3,862,737.98
Mankulam	5,450,000.00	5,446,523.38	20,740,000.00	1,942,497.49	24,244,025.89
Batticaloa	3,885,000.00	3,800,875.38	15,405,000.00	1,324,655.14	17,881,220.24
Ampara	18,160,000.00	18,160,000.00	29,400,000.00	2,322,521.83	45,237,478.17
Trincomalee	1,440,000.00	1,440,000.00	45,560,000.00	2,101,358.60	44,898,641.40
Kurunegala	10,305,000.00	10,305,000.00	152,640,000.00	5,293,492.49	157,651,507.51
Puttalam	4,240,000.00	4,240,000.00	42,315,000.00	1,576,315.56	44,978,684.44
Anuradhapura	9,930,000.00	9,930,000.00	51,114,500.00	3,366,175.38	57,678,324.62
Pohoraruwa	12,155,000.00	12,064,283.10	62,325,000.00	3,750,876.60	70,638,406.50
Badulla	13,693,175.00	13,666,264.84	102,925,000.00	3,614,639.61	112,976,625.23
Monaragala	4,860,000.00	4,860,000.00	77,225,400.00	4,902,328.94	77,183,071.06
Ratnapura	9,182,000.00	9,182,000.00	48,528,000.00	2,618,929.20	55,091,070.80
Kegalle	18,250,000.00	18,195,212.33	137,224,700.00	9,391,545.40	146,028,366.93
Kilinochchi	1,200,000.00	1,200,000.00	11,370,000.00	783,328.27	11,786,671.73
Vavuniya	1,615,000.00	1,615,000.00	22,271,444.77	1,169,298.30	22,717,146.47
Kalmune	31,895,000.00	31,895,000.00	54,250,000.00	8,642,822.28	77,502,177.72
TOTAL	269,626,175.00	268,765,173.71	1,890,076,329.77	97,057,053.81	2,061,784,449.67

NOTE [15]

2020, 2021 LOAN PROGRAMME I.G

DISTRICTS	TOTAL DISBURSEMENT 01.01.2021	BALANCE AS AT 01.01.2021	ADJUSTMENTS & DISBURSEMENT	DUE & REPAYMENT ADJUSTMENTS	BALANCE AS AT 31.12.2021
Colombo City (North)		-	1,200,000.00	104,009.63	1,095,990.37
Colombo District	4,195,000.00	4,192,471.21	50,935,000.00	2,055,709.83	53,071,761.38
Gampaha	-	-	143,375,000.00	2,641,930.87	140,733,069.13
Kandy	3,900,000.00	3,900,000.00	3,630,000.00	940,220.85	6,589,779.15
Matale	9,130,000.00	9,130,000.00	16,461,000.00	4,768,387.90	20,822,612.10
Nuwara-Eliya	1,910,000.00	1,910,000.00	26,085,000.00	956,568.92	27,038,431.08
Galle	1,902,000.00	1,902,000.00	30,633,025.00	1,263,230.98	31,271,794.02
Matara	5,725,000.00	5,567,447.19	13,080,000.00	1,910,332.77	16,737,114.42
Hambantota	-	-	8,370,000.00	763,048.60	7,606,951.40
Jaffna	1,815,000.00	1,815,000.00	1,635,000.00	304,053.07	3,145,946.93
Mannar	850,000.00	835,315.85	1,150,000.00	264,711.93	1,720,603.92
Batticaloa	3,105,000.00	2,979,659.38	7,820,000.00	827,310.69	9,972,348.69
Ampara	10,380,000.00	10,380,000.00	42,715,000.00	2,712,036.63	50,382,963.37
Trincomalee	180,000.00	180,000.00	9,140,000.00	255,672.46	9,064,327.54
Kurunegala	1,610,000.00	1,610,000.00	7,685,000.00	358,633.35	8,936,366.65
Puttalam	-	-	15,970,000.00	598,946.47	15,371,053.53
Anuradhapura	13,616,250.00	13,616,250.00	30,179,750.00	569,331.77	43,226,668.23
Polonnaruwa	2,055,000.00	2,055,000.00	19,810,000.00	206,092.04	21,658,907.96
Badulla	3,360,000.00	3,360,000.00	225,000.00	396,104.82	3,188,895.18
Monaragala	680,000.00	680,000.00	3,095,000.00	152,316.00	3,622,684.00
Ratnapura	6,005,000.00	6,005,000.00	7,430,000.00	824,183.31	12,610,816.69
Kegalle	12,320,000.00	12,111,057.96	23,864,300.00	1,848,814.15	34,126,543.81
Kilinochchi	1,380,000.00	1,380,000.00	20,130,000.00	1,941,073.06	19,568,926.94
Vavuniya	2,225,000.00	2,225,000.00	2,018,555.23	864,353.18	3,379,202.05
TOTAL	86,343,250.00	85,834,201.59	486,636,630.23	27,527,073.28	544,943,758.54

NOTE [16] INVESTMENTS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021	2020	2021	2020
	Rs.	Rs.	Rs.	Rs.
NOTE 16 - 1 LONG TERM				
Hou. Deve. Fin. Corp. Bank - Shares (Note 16-1)	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	-
HDFC				
	450,133,334.00	330,133,334.00	450,133,334.00	330,133,334.00
Treasury Bills - P/B & B/C	23,375,000.00	23,375,000.00	18,010,000.00	18,010,000.00
Fixed Deposit -HDFC	64,000,000.00	64,000,000.00	40,000,000.00	40,000,000.00
	537,508,334.00	417,508,334.00	508,143,334.00	388,143,334.00
NOTE 16 - 11 SHORT TERM				
Treasury Bills - P/B & B/C	659,500,000.00	659,881,050.00	1,579,228,176.29	1,579,617,510.29
- HDFC Invest Bonds	199,301,716.11	199,301,716.11	183,983,219.48	183,983,219.48
Fixed Deposits - OVDC	-	76,328,075.00	-	32,140,534.00
	858,801,716.11	935,510,841.11	1,763,211,395.77	1,795,741,263.77
TOTAL	1,396,310,050.11	1,770,527,509.11	2,271,354,729.77	2,183,884,597.77

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

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

NOTE [17] DIRECT CONSTRUCTION PROGRAMME

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021	2021	2020	2020
	Rs.	Rs.	Rs.	Rs.
Balance as at 01st January 2021				
Working Progress - NHDA - Office Building	26,642,267.79	26,642,267.79	34,424,361.05	34,424,361.05
Working Progress - NHDA - Housing Scheme	64,691,158.03	77,085,040.03	56,116,792.01	69,697,894.01
	91,333,425.82	103,727,307.82	90,541,153.06	104,122,255.06

ADDITION DURING THE YEAR**PRE-CONSTRUCTION COST**

Settlement of Contractors Bills - NHDA	154,852,407.03	168,803,890.03	13,149,120.11	13,711,900.11
LESS : Value of the Completed Houses - NHDA	85,386,776.33	85,386,776.33	12,356,847.35	14,106,847.35
				0.00
	160,799,056.52	187,144,421.52	91,333,425.82	103,727,307.82

Balance as at 31 st DECEMBER 2021

Working Progress - NHDA - Office Building	6,457,499.11	6,457,499.11	26,642,267.79	26,642,267.79
Working Progress - NHDA - Housing Scheme	154,341,557.41	180,182,200.41	64,691,158.03	77,085,040.03
	160,799,056.52	186,639,699.52	91,333,425.82	103,727,307.82

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

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021	2021	2020	2020
	Rs.	Rs.	Rs.	Rs.
Stationery & Office Requisites	8,163,958.58	8,163,958.58	8,678,176.26	8,678,176.26
Electrical Goods & Other Items	123,088.63	123,088.63	173,462.86	173,462.86
Printing Press Materials	660,201.55	660,201.55	705,915.05	705,915.05
Other - Stock	856,000.63	856,000.63	1,089,155.21	1,089,155.21
	9,803,249.39	9,803,249.39	10,646,709.38	10,646,709.38
Balance Houses	54,546,110.98	54,546,110.98	44,334,503.91	44,334,503.91
Reserve Houses	15,469,874.33	15,469,874.33	17,761,481.39	17,761,481.39
WIP- Mattegoda Hosing Project	-	13,263,067.00	-	13,263,067.00
Kahathuduwa Housing Project	-	73,777,739.00	-	95,277,543.00
Park Road Housing Project	-	25,183,741.00	-	25,183,741.00
Delkanda land		106,385,401.00		106,345,401.00
	79,819,234.70	298,429,182.70	72,742,694.68	312,812,446.68

NOTE [19] INTEREST RECEIVABLE

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021	2021	2020	2020
	Rs.	Rs.	Rs.	Rs.
Treasury Bills	19,327,714.78	19,327,714.78	17,384,642.67	17,384,642.67
	19,327,714.78	19,327,714.78	17,384,642.67	17,384,642.67

NOTE [20] SUB 1 SUNDRY DEBTORS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021	2020	2021	2020
	Rs	Rs	Rs	Rs
Sevana Media	28,837,166.30	28,837,166.30	68,613,457.70	68,613,457.70
Supply of Security Services	6,122,439.12	6,122,439.12	7,823,779.87	7,823,779.87
Reimbursable Expenses by Other Institutions	72,802,787.12	72,802,787.12	72,101,810.76	72,101,810.76
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
U D A	104,357,083.80	104,357,083.80	104,357,083.80	104,357,083.80
C H P	29,711,587.57	29,711,587.57	29,575,690.07	29,575,690.07
Manikkawatta Housing Programme - Receivable	34,187,044.64	34,187,044.64	51,241,227.12	51,241,227.12
Trade Receivable	-	72,425,338.00	-	82,734,649.00
Pre Payments	-	1,856,843.00	-	1,738,356.00
Tax Receivable (WHT)	-	1,607,298.00	-	6,576,584.00
Loan & Other Receivables	-	5,078,623.00	-	6,251,736.00
Rental Equalization Reserve	-	1,419,037.00	-	3,733,796.00
LESS Provision for Bad Debt	(101,365,128.37)	(131,386,380.37)	(124,529,116.52)	(151,139,544.52)
	405,460,513.47	457,826,400.47	498,116,466.09	572,541,159.09

NOTE [20] SUB 2 OTHER RECEIVABLE

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021	2020	2021	2020
	Rs	Rs	Rs	Rs
Festival Advances to Staff	1,697,510.66	1,697,510.66	1,433,898.16	1,433,898.16
Distress Loan to Staff	156,692,097.98	156,692,097.98	139,051,303.11	139,051,303.11
Scholarship Training Loan Programme	597,180.00	597,180.00	799,630.03	799,630.03
Tsunami Distress Programme to staff	-	-	1,216.73	1,216.73
Moter Cycle Leasing Programme	79,540.88	79,540.88	89,540.88	89,540.88
Other Receivable	61,420,774.88	61,420,774.88	60,995,494.88	60,995,494.88
Dividends Receivable	8,045,000.00	8,045,000.00	-	-
Vehicle Loans	-	-	15,703.40	15,703.40
Loss of Cash Recoverable	562,608.71	562,608.71	540,941.51	540,941.51
No Pay Recoverable	15,778.00	15,778.00	51,850.66	51,850.66
Hiring of Machinery	235,093.75	235,093.75	235,093.75	235,093.75
Advances Given to Staff	-	81,000.00	-	70,000.00
	229,345,584.86	229,426,584.86	203,214,673.11	203,284,673.11

NOTE [21] DEPOSITS, ADVANCES & RECEIVABLE

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021	2020	2021	2020
	Rs	Rs	Rs	Rs
Travelling Advances	34,798.55	34,798.55	45,078.55	45,078.55
Salary Advances	116,248.39	116,248.39	305,798.39	305,798.39
Miscellaneous Advances D P	514,144,070.94	514,144,070.94	514,650,472.42	514,650,472.42
Electricity - Jaltara	-	-	2,500.00	2,500.00
Electricity - NHDA	900,131.06	900,131.06	900,131.06	900,131.06
Fuel Advances	24,000.00	24,000.00	24,000.00	24,000.00
Rent	352,120.02	352,120.02	2,053,278.74	2,053,278.74
Security	566,226.65	566,226.65	561,002.62	561,002.62
Consolidated fund C/B	-	-	47,462,688.25	47,462,688.25
Loans to given to staff	44,483.40	44,483.40	-	-
P P P Project	5,504,024.32	5,504,024.32	10,876,949.93	10,876,949.93
Deposits at Rural Bank & Savings Bank	6,150.00	6,150.00	6,150.00	6,150.00
Other Special Advances to Staff	79,250.00	79,250.00	90,885.33	90,885.33
Survey Fees	3,228,750.02	3,228,750.02	3,244,755.99	3,244,755.99
Miscellaneous Advances	5,688,115.42	5,688,115.42	5,852,636.19	5,852,636.19
Deposits for Water Supply	25,000.00	25,000.00	59,018.40	59,018.40
Advances to Suppliers	75,636,918.29	75,636,918.29	37,241,985.29	37,241,985.29
Salary Advance to Medical Leave	5,850.00	5,850.00	5,850.00	5,850.00
Receivable For Sevena -Lotteries Board	129,548,962.00	129,548,962.00	95,035,732.00	95,035,732.00
Receivable from Trusary	230,111,843.59	230,111,843.59	15,824,087.90	15,824,087.90
Imprest to Skill Trainnig	2,100.00	2,100.00	58,800.00	58,800.00
Deposits for Construction of Estate Workers Houses	254,895,328.00	254,895,328.00	374,379,383.72	374,379,383.72
	1,220,914,370.65	1,220,914,370.65	1,108,681,184.78	1,108,681,184.78

NOTE [22] CASH AND BANK BALANCES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021		2020	
	Rs	Rs	Rs	Rs
Colombo City North	304,410.81	304,410.81	198,259.94	198,259.94
Colombo City South	163,677.55	163,677.55	452,882.39	452,882.39
Colombo District	132,838.96	132,838.96	459,110.55	459,110.55
Gampaha	4,480,603.40	4,480,603.40	15,766,540.78	15,766,540.78
Kalutara	2,820,006.33	2,820,006.33	1,553,774.30	1,553,774.30
Kandy	151,922.55	151,922.55	509,603.18	509,603.18
Matale	1,520,867.92	1,520,867.92	2,312,782.13	2,312,782.13
Nuwara-Eliya	379,364.77	379,364.77	932,903.84	932,903.84
Galle	3,905,616.11	3,905,616.11	3,498,920.02	3,498,920.02
Matara	4,702,298.67	4,702,298.67	2,169,485.74	2,169,485.74
Hambantota	1,269,149.51	1,269,149.51	1,940,251.41	1,940,251.41
Jaffna	164,831.75	164,831.75	686,219.13	686,219.13
Mannar	644,022.85	644,022.85	620,590.91	620,590.91
Mankulam	712,931.29	712,931.29	2,764,113.00	2,764,113.00
Kilinochchi	636,482.14	636,482.14	1,013,180.75	1,013,180.75
Vavuniya	433,433.77	433,433.77	735,945.73	735,945.73
Batticaloa	168,748.60	168,748.60	232,366.62	232,366.62
Ampara	152,244.02	152,244.02	498,393.43	498,393.43
Trincomalee	227,866.92	227,866.92	858,312.30	858,312.30
Kurunegala	1,764,547.95	1,764,547.95	323,630.23	323,630.23
Puttlam	3,626,887.90	3,626,887.90	3,032,134.08	3,032,134.08
Anuradhapura	1,789,212.34	1,789,212.34	1,904,155.25	1,904,155.25
Polonnaruwa	154,652.46	154,652.46	307,054.40	307,054.40
Badulla	2,008,308.83	2,008,308.83	2,138,280.46	2,138,280.46
Monaragala	199,224.19	199,224.19	1,155,170.27	1,155,170.27
Ratnapura	1,022,548.73	1,022,548.73	1,070,247.35	1,070,247.35
Kegalle	2,653,179.44	2,653,179.44	3,253,285.41	3,253,285.41
Kalmunai	195,889.69	195,889.69	87,635.17	87,635.17
National Savings Bank - NHD	32,383.43	32,383.43	32,383.43	32,383.43
Soysapura	95,150.88	95,150.88	50,000.00	50,000.00
Cash and Bank Balances H/O	194,976,414.22	194,976,414.22	1,007,572,755.69	1,007,572,755.69
Cash at Bank.	-	20,547,319.00	-	6,620,777.00
Cash in Hand	-	402,767.00	-	2,059,766.00
Cash in Transit	(14,040,984.33)	(14,040,984.33)	(14,041,324.33)	(14,041,324.33)
	217,448,733.65	238,398,819.65	1,044,089,043.56	1,052,769,586.56

NOTE [23] RESERVES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021		2020	
	Rs.	Rs.	Rs. s.	Rs.
GOVT GRANTS				
Balance as at 01st January 2021	41,487,341,739.57	41,487,341,739.57	40,304,533,026.64	40,304,533,026.64
Coast Line Project	44,000,000.00	44,000,000.00	44,000,000.00	44,000,000.00
	41,531,341,739.57	41,531,341,739.57	40,348,533,026.64	40,348,533,026.64
For the Year	8,219,572,916.93	8,219,572,916.93	5,828,749,655.90	5,828,749,655.90
	49,750,914,656.50	49,750,914,656.50	46,177,282,682.54	46,177,282,682.54
LESS :Grant - Disbursed	7,313,008,660.98	7,313,008,660.98	4,645,940,942.97	4,645,940,942.97
	42,437,905,995.52	42,437,905,995.52	41,531,341,739.57	41,531,341,739.57
OTHER GRANTS				
Balance as Per last Balance Sheet	1,871,168,418.18	1,871,168,418.18	1,844,359,191.66	1,844,359,191.66
For the Year	115,769,025.05	115,769,025.05	99,478,618.06	99,478,618.06
	1,986,937,443.23	1,986,937,443.23	1,943,837,809.72	1,943,837,809.72
LESS :Grant - Disbursed	137,625,333.63	137,625,333.63	72,669,391.54	72,669,391.54
	1,849,312,109.60	1,849,312,109.60	1,871,168,418.18	1,871,168,418.18
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
	2,320,378,410.63	2,320,378,410.63	2,342,234,719.21	2,342,234,719.21
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
	45,052,438,186.13	45,052,438,186.13	44,167,730,238.76	44,167,730,238.76

NOTE [24] LOANS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021		2020	
	Rs.	Rs.	Rs. s.	
Ministry of Rehabilitation	-	-	130,950,398.90	130,950,398.90
CHP Bond	14,070,900.00	14,070,900.00	14,070,900.00	14,070,900.00
EDCF Loan for Jaltara Project	3,423,589.00	3,423,589.00	3,423,589.00	3,423,589.00
Loan From Fisheries Ministry	-	-	89,141,173.84	89,141,173.84
UDA - Nupewala Project	-	-	2,121,500.00	2,121,500.00
Plantation Housing & Social Welfare Trust	-	-	18,460,613.30	18,460,613.30
Loan under Janasevana I	5,667,930.77	5,667,930.77	73,500,977.88	73,500,977.88
Loan under Janasevana II	202,532,232.88	202,532,232.88	467,416,027.99	467,416,027.99
Loan under Janasevana 13%	832,158,290.98	832,158,290.98	1,251,868,067.35	1,251,868,067.35
Loan under Janasevana 13% 2014	668,082,166.94	668,082,166.94	857,720,330.74	857,720,330.74
Loan under Janasevana Pro. NSB 1000 M	85,918,174.17	85,918,174.17	258,195,969.37	258,195,969.37
Loan under Janasevana Pro .NSB 345 M	21,817,321.90	21,817,321.90	91,769,627.71	91,769,627.71
Loan under Janasevana Pro. RDB 250 M	10,692,527.78	10,692,527.78	35,700,527.78	35,700,527.78
	1,844,363,134.42	1,844,363,134.42	3,294,339,703.86	3,294,339,703.86

NOTE [25] CREDITORS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021		2020	
	Rs	Rs	Rs	Rs
Sundry - (NOTE [25] SUB1)	1,486,554,212.92	1,656,464,754.92	1,302,200,583.23	1,452,028,012.23
Retention Fees - Contractors	193,114,466.02	193,114,466.02	217,531,801.23	217,531,801.23
Unpays - (NOTE [25] SUB2)	179,747,778.35	191,494,068.35	194,123,622.84	208,588,604.84
Land Compensation	116,363,348.54	116,363,348.54	164,148,991.96	164,148,991.96
National Water Supply & Drainage Board	-	-	35,249,722.31	35,249,722.31
Creditors for Work done on Contract	30,670,196.68	30,670,196.68	31,084,897.89	31,084,897.89
Director of Buildings	-	-	46,359,687.44	46,359,687.44
	2,006,450,002.51	2,188,106,834.51	1,990,699,306.90	2,154,991,717.90

NOTE [25] SUB1 SUNDRY CREDITORS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021		2020	
	Rs	Rs	Rs	Rs
Rent Received in Advance	46,731,042.05	46,731,042.05	43,884,266.62	43,884,266.62
Loan Installment Received in Advance	239,743,926.31	239,743,926.31	243,795,515.95	243,795,515.95
Sale of Housing Installment Received in Advance -U.	27,027,232.48	27,027,232.48	21,618,901.78	21,618,901.78
Money Received From Other Institutions	91,007,473.12	91,007,473.12	90,982,958.84	90,982,958.84
Sale of Land Advance Received	13,575.00	13,575.00	-	-
Stamp fees Received	438,915.68	438,915.68	453,722.72	453,722.72
Tax payable	7,114,485.49	7,114,485.49	7,114,485.49	7,114,485.49
Estate Housing Programme - Livestock & Rural Corr	786,374,589.44	786,374,589.44	780,547,412.16	780,547,412.16
Creditors for Ministry of Livestock	13,315,764.41	13,315,764.41	13,315,764.41	13,315,764.41
Sevana Media Creditors	5,298,130.35	5,298,130.35	4,478,996.27	4,478,996.27
C H P Creditors	19,814,310.36	19,814,310.36	19,814,310.36	19,814,310.36
U D A Creditors	52,513,798.27	52,513,798.27	52,513,798.27	52,513,798.27
B M C Creditors	1,872,254.25	1,872,254.25	5,989,700.25	5,989,700.25
Sevana Creditors	175,577,000.00	175,577,000.00	-	-
With Holding Tax /Tax Payable	-	-	232,152.25	232,152.25
Peramaga Magazine	270,960.00	270,960.00	270,960.00	270,960.00
Covid 19 Fund	-	-	14,904.50	14,904.50
Accelerated Programme-Sea Breeze Project	18,776,735.05	18,776,735.05	12,103,625.58	12,103,625.58
Lavanya Heights Project	664,020.66	664,020.66	5,069,107.78	5,069,107.78
Advance Received	-	109,427,265.00	-	85,217,072.00
Refundable Deposit	-	58,900,136.00	-	63,027,216.00
Dividend Payable	-	910,840.00	-	910,840.00
Urban Development Authority	-	672,301.00	-	672,301.00
	1,486,554,212.92	1,656,464,754.92	1,302,200,583.23	1,452,028,012.23

NOTE [25] SUB 2 UNPAIDS CREDITORS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021		2020	
	Rs	Rs	Rs	Rs
Salaries	1,929,786.42	1,929,786.42	2,042,738.18	2,042,738.18
Travelling	37,606.00	37,606.00	51,115.03	51,115.03
Overtime	197,737.68	197,737.68	113,844.93	113,844.93
Notary Fees	71,986,603.82	71,986,603.82	44,264,581.10	44,264,581.10
Stamp Fees	24,699,973.91	24,699,973.91	25,049,722.53	25,049,722.53
Bonus	43,388.66	43,388.66	43,388.66	43,388.66
Others	9,250,200.74	20,996,490.74	7,008,495.24	21,473,477.24
Accured Expenses	67,822,689.27	67,822,689.27	111,485,157.22	111,485,157.22
Accured Expenses for Jaltara Project	1,464,557.49	1,464,557.49	1,467,057.49	1,467,057.49
Accured Expenses Sevana Media Service	2,315,234.36	2,315,234.36	2,597,522.46	2,597,522.46
	179,747,778.35	191,494,068.35	194,123,622.84	208,588,604.84

NOTE [26] CURRENT LIABILITIES FOR LOANS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021		2020	
	Rs.	Rs.	Rs.	Rs.
Instalment Payable President's Fund Loan	116,000,000.00	116,000,000.00	128,000,000.00	128,000,000.00
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
Instalment Payable Treasury Loan	370,195,559.13	370,195,559.13	370,195,559.13	370,195,559.13
Interest Payable CHP	11,229,672.94	11,229,672.94	11,093,775.44	11,093,775.44
Instalment Payable Rehabilitation Authority	49,715,000.00	49,715,000.00	61,715,000.00	61,715,000.00
Interest Payable Diripiyasa Loan	-	-	665,008.77	665,008.77
Instalment Payable On Diripiyasa Loan	-	-	1,176,915.52	1,176,915.52
Instalment Payable Nupeweela Loan	42,430,000.00	42,430,000.00	40,308,500.00	40,308,500.00
Interest Payable Nupeweela Loan	64,912,668.84	64,912,668.84	64,723,303.17	64,723,303.17
	787,213,637.60	787,213,637.60	811,963,155.05	811,963,155.05

NOTE [27] DEPOSITS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021		2020	
	Rs.	Rs.	Rs.	Rs.
Refundable Deposits NOTE [27] SUB 1	333,913,237.30	333,913,237.30	336,601,625.21	336,601,625.21
Housing Schemes Maintenance	61,300,713.41	61,300,713.41	60,123,223.41	60,123,223.41
Diposit on sale of house - Siyapatha Housing Pro	1,000,000.00	1,000,000.00	-	-
Deposit For Sale of Houses	182,572,042.97	182,572,042.97	184,027,787.27	184,027,787.27
Scholarship programme	11,028,468.69	11,028,468.69	9,734,564.93	9,734,564.93
Deposit For Sale of Land	397,842,077.15	397,842,077.15	369,212,048.06	369,212,048.06
	987,656,539.52	987,656,539.52	959,699,248.88	959,699,248.88

NOTE [27] SUB 1 REFUNDABLE DEPOSITS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021		2020	
	Rs.	Rs.	Rs.	Rs.
Tender Deposit	5,106,110.00	5,106,110.00	4,956,650.00	4,956,650.00
Security Deposit	3,942,398.03	3,942,398.03	6,451,703.51	6,451,703.51
Sundry Deposit	222,792,427.53	222,792,427.53	223,567,189.39	223,567,189.39
Urban Housing Programme	47,674,307.97	47,674,307.97	47,674,307.97	47,674,307.97
Commercial Buildings	10,688,446.85	10,688,446.85	10,934,992.45	10,934,992.45
Deposit for Development Activities	38,246,642.43	38,246,642.43	37,557,642.43	37,557,642.43
Rent Deposit	3,619,513.39	3,619,513.39	3,615,748.36	3,615,748.36
Refundable Deposits - NHD CHP	177,727.00	177,727.00	177,727.00	177,727.00
Deposit Under Rent Act.	450,000.00	450,000.00	450,000.00	450,000.00
Deposit Housing Societies NHD	1,147,998.75	1,147,998.75	1,147,998.75	1,147,998.75
Rent Agents Deposit UH Collection	67,665.35	67,665.35	67,665.35	67,665.35
	333,913,237.30	333,913,237.30	336,601,625.21	336,601,625.21

NOTE [28] PROVISIONS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021		2020	
	Rs.	Rs.	Rs.	Rs.
Audit fees	6,443,440.00	6,443,440.00	4,443,440.00	4,443,440.00
Pending Court Cases	211,663,670.17	211,663,670.17	361,814,195.14	361,814,195.14
EPF,ETF & Surcharges	410,169.53	410,169.53	410,169.53	410,169.53
	218,517,279.70	218,517,279.70	366,667,804.67	366,667,804.67

NOTES ON STATEMENT OF FINANCIAL PERFORMANCE

NOTE [29] REVENUE	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021		2020	
	Rs.	Rs.	Rs.	Rs.
Sale of Houses	52,402,905.00	80,778,989.00	12,062,056.00	12,062,056.00
Sale of Land	14,477,591.79	14,477,591.79	52,825,373.54	52,825,373.54
	<u>66,880,496.79</u>	<u>95,256,580.79</u>	<u>64,887,429.54</u>	<u>64,887,429.54</u>
NOTE [30] COST OF SALES				
	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021		2020	
	Rs.	Rs.	Rs.	Rs.
HOUSES				
Opening Stock	62,095,985.30	62,095,985.30	68,751,810.35	68,751,810.35
Transfer from Working Progress & Others	56,458,035.41	56,458,035.41	-	-
	118,554,020.71	118,554,020.71	68,751,810.35	68,751,810.35
Closing Stock	(70,015,985.31)	(70,015,985.31)	(62,095,985.30)	(62,095,985.30)
Cost of Sales - NHDA	48,538,035.40	48,538,035.40	6,655,825.05	6,655,825.05
Others	-	-	-	-
OVDG	-	22,334,184.00	-	-
	48,538,035.40	70,872,219.40	6,655,825.05	6,655,825.05
LAND				
Cost of Land - NHDA	-	-	172,800.00	172,800.00
Total Cost of Sales	<u>48,538,035.40</u>	<u>70,872,219.40</u>	<u>6,828,625.05</u>	<u>6,828,625.05</u>

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021		2020	
NOTE [31] OTHER REVENUE	Rs.	Rs.	Rs.	Rs.
Revenue Form Rent NOTE [31] SUB 1	151,568,178.77	216,060,984.77	133,592,683.83	214,639,834.83
Revenue From Interest NOTE [31] SUB 2	1,452,862,800.04	1,457,197,355.04	1,688,275,483.27	1,692,229,033.27
Revenue From Others NOTE [31] SUB 3	7,425,712,943.27	7,718,338,572.27	4,724,909,107.38	5,051,264,849.38
Non Refundable Deposits NOTE [31] SUB 4	259,991.79	259,991.79	47,000.00	47,000.00
	9,030,403,913.87	9,391,856,903.87	6,546,824,274.48	6,958,180,717.48

NOTE [31] SUB 1 REVENUE FORM RENT

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021		2020	
	Rs.	Rs.	Rs.	Rs.
NHD House Rent	10,960.00	10,960.00	3,200.00	3,200.00
Residential Houses	65,178,583.03	65,178,583.03	53,786,327.16	53,786,327.16
Public Servants Quarters	5,004,761.12	5,004,761.12	4,257,883.30	4,257,883.30
Commercial Building	67,109,699.41	131,602,505.41	57,726,271.60	138,773,422.60
Lease Rent	12,400,038.21	12,400,038.21	16,254,265.10	16,254,265.10
Circuit Bungalow Rent	1,864,137.00	1,864,137.00	1,564,736.67	1,564,736.67
	151,568,178.77	216,060,984.77	133,592,683.83	214,639,834.83

NOTE [31] SUB 2 REVENUE FROM INTEREST

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021		2020	
	Rs.	Rs.	Rs.	Rs.
Fixed Deposit - Intrest	-	3,460,119.00	-	3,060,556.00
Distrest Loan Intrest	5,575,557.90	5,575,557.90	5,550,055.01	5,550,055.01
Interest on Sale of Houses Instalments	22,508,456.45	22,508,456.45	17,938,754.65	17,938,754.65
Interest on Sale of Land Instalments	652,944.73	652,944.73	1,106,839.31	1,106,839.31
Interest on Treasury Bills	87,800,967.51	87,800,967.51	75,263,564.17	75,263,564.17
Interest on Loan Under Diripiyasa	-	-	561,761.56	561,761.56
Interest on Gamanaguma Programme	1,050,815.49	1,050,815.49	4,756,545.31	4,756,545.31
Interest on Janasevana I 12% (Banks)	36,531,416.12	36,531,416.12	81,288,257.45	81,288,257.45
Treasury Fund & IG Loan Interest 2011	91,978,339.66	91,978,339.66	163,341,606.95	163,341,606.95
Interest on Janasevana II 10% (Banks)	192,465,994.30	192,465,994.30	278,007,024.64	278,007,024.64
Staff Housing Loan	7,543,472.12	7,543,472.12	7,517,512.44	7,517,512.44
Interest on Fisheries Houses & Estate	7,254,884.81	7,254,884.81	6,741,340.86	6,741,340.86
Loan Programme	1,390,387.52	1,390,387.52	39,615,323.89	39,615,323.89
2015 Loan Programme	910,062,849.37	910,062,849.37	979,958,999.39	979,958,999.39
Interest Income from Middle Income Housing Project	5,371,925.61	5,371,925.61	7,451,607.10	7,451,607.10
Interest on 2020 Loan Programme(Trasury)	65,506,572.51	65,506,572.51	908,311.33	908,311.33
Interest on 2020 Loan Programme(IG)	16,124,777.10	16,124,777.10	326,822.94	326,822.94
Other Interest	1,043,438.84	1,060,785.84	17,941,156.27	17,991,582.27
Loans and Other Receivables	-	857,089.00	-	842,568.00
	1,452,862,800.04	1,457,197,355.04	1,688,275,483.27	1,692,229,033.27

NOTE [31] SUB 3 REVENUE FROM OTHERS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021		2020	
	Rs.	Rs.	Rs.	Rs.
Sundry Income	-	336,293.00	-	18,450.00
Services Charges on Housing Loan	40,341.05	40,341.05	341,215.16	341,215.16
Housing Transfer Fees	3,179,454.33	3,179,454.33	5,761,788.28	5,761,788.28
Administration charges ,Consultancy fees & Others	69,965,784.93	69,965,784.93	8,002,583.20	8,002,583.20
Sale of Documents, Books, Others Etc.	2,625,367.96	2,625,367.96	1,075,589.76	1,075,589.76
Application fees - Siyapatha Housing Pro	72,000.00	72,000.00	-	-
Sale of Unserviceable Items	631,452.92	631,452.92	1,880,508.62	1,880,508.62
Hire of Premises	597,800.00	597,800.00	3,697,627.26	3,697,627.26
Insurance Claimed Received (Vehicle)	5,743,900.00	5,743,900.00	-	-
Furniture & Fittings disposal	-	-	92,763.00	92,763.00
Office Equipment disposal	-	-	135,956.00	135,956.00
Hiring of Vehicles	105,862.54	105,862.54	73,676.98	73,676.98
Hiring of Plant & Machinery	12,860.00	12,860.00	245,013.75	245,013.75
Dividend Received from HDFC Bank & OVDC	8,624,139.12	8,624,139.12	-	-
Fines & Surcharges	23,308,758.97	23,308,758.97	14,372,772.15	14,372,772.15
Insurance Cleaim Received	1,200.00	1,200.00	-	-
Unclam Tender Deposits & Retention Fees	23,254,928.02	23,254,928.02	428,337.53	428,337.53
Sevana Media	1,466,907.48	1,466,907.48	551,295.16	551,295.16
Other Grant Received	-	-	43,580,247.48	43,580,247.48
Sevana Grant Received	560,000.00	560,000.00	-	-
Grant - Revamping of Condominiums	65,081,993.98	65,081,993.98	215,240,973.34	215,240,973.34
Grant Reseived	7,070,289,667.00	7,070,289,667.00	4,281,967,450.51	4,281,967,450.51
Over Provision Compensation (Legal)	150,150,524.97	150,150,524.97	-	-
legal Fees	-	860,214.00	-	143,169.00
Antemna Income	-	31,204,573.00	-	30,240,313.00
Parking Income	-	180,000.00	-	180,000.00
Equipment Room Income	-	1,986,281.00	-	1,825,636.00
Service Charges	-	3,939,892.00	-	4,880,115.00
Increase in Fair Value of Investment Proparty	-	236,131,326.00	-	286,226,917.00
Reversal of Provision of Imparement	-	14,687,050.00	-	-
Deferred Tax Relating to Remeasurement of Retirement	-	-	-	41,142.00
Owner Occupied Property Fair Value(Gain)	-	3,300,000.00	-	2,800,000.00
	7,425,712,943.27	7,718,338,572.27	4,724,909,107.38	5,051,264,849.38

NOTE [31] SUB 4 NON REFUNDABLE DEPOSITS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021		2020	
	Rs.	Rs.	Rs.	Rs.
Tender Deposits	259,991.79	259,991.79	47,000.00	47,000.00
Nonrefundable Deposits - UH.COM.Buildings	-	-	-	-
	259,991.79	259,991.79	47,000.00	47,000.00

NOTE [32] INSTITUTIONAL & ADMINISTRATIVE EXPENSES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021		2020	
	Rs.	Rs.	Rs.	Rs.
Board Expenses	552,000.00	552,000.00	312,000.00	312,000.00
Salaries and Wages	834,367,628.23	877,272,955.23	909,286,977.99	952,932,981.99
Remuneration to Key Management Personnel	1,549,840.00	5,099,840.00	1,782,903.81	4,299,570.81
Overtime	47,085,778.57	47,085,778.57	46,614,297.99	46,614,297.99
Other Allowances	24,014,811.93	24,014,811.93	24,981,077.46	24,981,077.46
Cost of Living Allowances	173,789,323.40	173,789,323.40	192,498,134.68	192,498,134.68
Incentive Payments	4,252,153.02	4,252,153.02	6,303,579.45	6,303,579.45
Bonus	3,990,277.20	3,990,277.20	6,350,941.56	6,350,941.56
Incentive Payments- Bonus	9,393,262.49	9,393,262.49	1,424,835.06	1,424,835.06
E P F Contributions	126,604,759.41	130,549,388.41	135,237,138.00	139,014,271.00
E T F Contributions	32,042,471.15	32,831,397.15	34,568,396.73	35,323,823.73
Compensation	489,472.00	489,472.00	804,580.00	804,580.00
Holiday Payment	21,225,146.95	21,225,146.95	16,194,912.55	16,194,912.55
Training & Scholarships	436,462.00	436,462.00	61,120.00	61,120.00
Encashment of Vacation Leave	11,330,522.62	11,330,522.62	22,935,451.70	22,935,451.70
Reimbursement of Membership Fees	33,618.00	33,618.00	39,737.00	39,737.00
Staff Medical Scheme	32,438,019.91	32,438,019.91	32,630,962.75	32,630,962.75
Medical Report Charges	42,614.50	42,614.50	-	-
Gratuity Provision	53,896,313.60	55,295,658.60	64,693,416.00	67,071,239.00
Allowance for Board of Survey	661,575.00	661,575.00	577,214.60	577,214.60
Travelling - Local	38,739,973.09	40,210,671.09	34,640,694.32	36,620,773.32
Payment on Security Services	19,542,779.20	19,542,779.20	18,496,596.87	18,496,596.87
Stationery & Office Requisites	25,726,393.24	32,345,683.24	21,598,395.67	29,770,235.67
Fuel for Motor Vehicles	22,870,738.75	22,870,738.75	23,913,883.75	23,913,883.75
Transport & Hiring of Machinery & Equipment Etc.	216,328.00	216,328.00	374,914.26	374,914.26
Health Sanitary & Other Services	4,083,398.00	4,083,398.00	3,770,143.61	3,770,143.61
Printing Charges	1,948,268.90	1,948,268.90	1,223,050.00	1,223,050.00
Newspapers & Periodicals	369,554.75	369,554.75	475,345.45	475,345.45
Uniforms	970,089.75	970,089.75	75,833.00	75,833.00
Services-Tea Supply Employees Welfare	3,353,922.36	3,353,922.36	4,307,161.66	4,307,161.66
Welfare	1,148,085.65	1,148,085.65	2,528,488.08	2,528,488.08
Name Boards	361,774.00	361,774.00	50,050.00	50,050.00
maintance -Buildings & Structures	9,694,107.23	16,121,588.23	6,508,620.30	12,766,565.30
Plant, Machinery & Office Equipment	8,164,413.93	11,560,759.93	7,148,479.26	9,422,927.26
Motor Vehicles	12,426,227.34	12,426,227.34	10,340,751.46	10,340,751.46
Furniture	28,275.00	28,275.00	23,300.00	23,300.00
Housing Scheme	5,467,207.59	5,467,207.59	4,004,912.27	4,004,912.27
Circuit Bungalow Expenses	1,446,978.95	1,446,978.95	951,678.84	951,678.84
Rewamping of Condominiums	65,081,993.98	65,081,993.98	215,240,973.34	215,240,973.34
Hiring of Motor Vehicles	54,336,872.57	54,336,872.57	47,517,153.44	47,517,153.44
Telephone	10,227,012.93	10,227,012.93	10,492,518.75	10,492,518.75
Electricity	13,291,608.87	13,291,608.87	12,056,993.06	12,056,993.06
Water	2,252,031.10	2,252,031.10	2,393,659.47	2,393,659.47
Rent for Office Buildings	4,039,985.38	4,039,985.38	2,596,040.03	2,596,040.03
Rates	9,564,664.82	9,564,664.82	8,830,382.53	8,830,382.53
Advertisement	5,533,532.93	5,533,532.93	2,224,547.60	2,224,547.60
Legal Fees	15,325,811.55	16,109,611.55	5,770,008.32	7,281,758.32
Postage	7,172,682.85	7,172,682.85	5,826,769.31	5,826,769.31
Insurance	2,386,315.06	3,989,247.06	2,591,181.14	4,207,874.14
Licence Fees	520,610.01	520,610.01	452,438.31	452,438.31
Information & Publicity	288,080.31	288,080.31	11,405.00	11,405.00
Administrative Expenses	-	3,204,276.00	-	3,748,971.00
	1,724,775,768.07	1,800,868,818.07	1,953,734,046.43	2,032,368,826.43

NOTE [33] FINANCE EXPENSES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021		2020	
	Rs.		Rs.	
Bank Charges	1,770,603.04	1,770,603.04	978,345.12	3,576,616.12
Rebates to Tenants	2,036,263.53	2,036,263.53	256,074.50	256,074.50
Discount to Borrowers on Lump Sum re-Payments	230,891.39	230,891.39	-	-
Interest Payment Bank loan Upahara	298,974,397.05	298,974,397.05	423,568,587.17	423,568,587.17
Interest Payments Other Loans	28,202,477.22	28,202,477.22	10,290,922.81	10,290,922.81
VAT	-	-	1,961,936.36	1,961,936.36
Value through Profit and Loss	-	909,082.00	-	1,229,046.00
Income Tax Credit / (Expense)	-	9,445,501.00	-	8,824,914.00
Remeasurement (Loss)/Gain on Defined Benefit Liability	-	620,664.00	-	-
	331,214,632.23	342,189,879.23	437,055,865.96	449,708,096.96

NOTE [34] OTHER EXPENSES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2021		2020	
	RS	RS	RS	RS
Audit Fees	2,000,000.00	2,564,000.00	2,000,000.00	2,564,000.00
Stamp Duty	1,633,988.31	1,633,988.31	816,018.25	816,018.25
Survey Expenses/Valuation	1,004,328.10	1,004,328.10	134,652.67	134,652.67
WHT And Other	-	-	597,598.39	597,598.39
NBT	-	-	1,565.09	1,565.09
Valuation fees	980,545.80	980,545.80	-	-
Consultant Fees	100,000.00	100,000.00	110,000.00	110,000.00
District Housing Committee Expenses	931,041.00	931,041.00	1,640,119.39	1,640,119.39
Rent Refund	2,518,896.45	2,518,896.45	-	-
Expenditure on Exhibition	814,243.20	814,243.20	187,155.00	187,155.00
Public Function Activities	2,425,649.50	2,425,649.50	1,637,895.50	1,637,895.50
Removing of Unauthorized Tenants	-	-	60,000.00	60,000.00
Infrastructure facil. For Model Village	-	-	147,461,309.20	147,461,309.20
Bad & Doubtful Debts	672,099,269.52	675,562,094.52	567,846,505.96	577,357,473.96
Commission Paid - Loan Collection	88,890,722.11	88,890,722.11	81,467,532.85	81,467,532.85
Commission Paid - Rent Collection	1,920,828.62	1,920,828.62	2,496,361.37	2,496,361.37
Compensation Houses	16,766,000.00	16,766,000.00	-	-
Losses and Write off	4,794,733.11	4,794,733.11	-	-
Sevana Grant Expenses	560,000.00	560,000.00	-	-
Other Grant Payment	-	-	43,580,247.48	43,580,247.48
Provision of Compensation(Legal)	-	-	5,000.00	5,000.00
Horana Hagalla Waththa Grant	-	-	3,310,000.00	3,310,000.00
Grant Expenses	7,070,289,667.00	7,070,289,667.00	4,281,967,450.51	4,281,967,450.51
Depreciation on Fixed Assets	56,943,153.42	63,044,317.42	58,920,801.95	68,722,377.95
	7,924,673,066.14	7,934,801,055.14	5,190,930,213.61	5,210,806,757.61

STATEMENT OF CHANGES IN NET ASSETS/EQUITY FOR THE YEAR ENDED 31 DECEMBER 2021

Rs.Mi

	CAPITAL	CAPITAL RESERVE	ACCUMULATED SURPLUSES/ DEFICITS	MINORITY INTEREST OVDC
Balance as at 01 st January 2020	40.000	43,089.795	(16,663.444)	1,088.989
Change in net Asset / equity for 2020		1,209.618		
Surplus / Deficit for the period			(1,026.514)	
Minority Interest OVDC			169.812	130.209
Prior year adjustment			347.611	
Balance as at December 31,2020	40.000	44,299.413	(17,172.535)	1,218.755
Balance as at 01 st January 2021	40.000	44,299.413	(17,172.535)	1,218.755
Change in net Asset / equity for 2021		753.025		
Surplus / Deficit for the period			(841.637)	
Surplus / Deficit for the period (OVDC)			152.989	118.432
Balance as at December 31,2021	40.000	45,052.438	(17,861.183)	1,337.187

REPORTS OF AUDITOR GENERAL



ජාතික විගණන කාර්යාලය

தேசிய கணக்காய்வு அலுவலகம்

NATIONAL AUDIT OFFICE



මගේ අංකය
My No.

රෙජිස්ට්‍රේෂන්/රෙජිස්ට්‍රේෂන් 701/2021/18

ඔබේ අංකය
Your No.

2022 ව්‍යවස්ථාපිත 25 වන



01 DEC 2022
1929
8.015.40



29 NOV 2022
Signature
GAS OFFICE

සභාපති,
ජාතික නිවාස සංවර්ධන අධිකාරිය

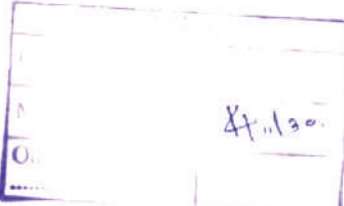
ජාතික නිවාස සංවර්ධන අධිකාරියේ සහ එහි පරිපාලනයේ 2021 දෙසැම්බර් 31 දිනෙන් අවසන් වර්ෂය සඳහා වූ මූල්‍ය ප්‍රකාශන සහ වෙනත් තොරතුරු හා නියමිත අවශ්‍යතා පිළිබඳව 2018 අංක 19 දරන ජාතික විගණන පනතේ 12 වන වගන්තිය ප්‍රකාරව විගණකාධිපති වාර්තාව

යථෝක්ත වාර්තාව මේ සමඟ එවා ඇත


 ඩී.පී.සී. වික්‍රමරත්න
 විගණකාධිපති



② 3.4.6
 2022
 27/11/22



① Gm
 F.W.A
 27/11/2022

☎ +94 11 2 88 70 28 - 34

☎ +94 11 2 88 72 23

🌐 ag@auditorgeneral.gov.lk

🌐 www.nao.lk

The Chairman,
National Housing Development Authority

Report of the Auditor General on the Financial Statements and Other Legal and Regulatory Requirements of the National Housing Development Authority and its Subsidiary for the year ended 31 December 2021 in terms of Section 12 of the National Audit Act, No. 19 of 2018.

1. Financial Statements

1.1 Opinion

The audit of the financial statements of the National Housing Development Authority (“Authority”) and its subsidiaries (“Group”) for the year ended 31 December 2021 comprising the statement of financial position as at 31 December 2021 and the statement of comprehensive income, statement of changes in equity and cash flow statement for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, was carried out under my direction in pursuance of provisions in Article 154(1) of the Constitution of the Democratic Socialist Republic of Sri Lanka read in conjunction with provisions of the National Audit Act No. 19 of 2018 and Finance Act No. 38 of 1971. My report to Parliament in pursuance of provisions in Article 154 (6) of the Constitution will be tabled in due course.

In my opinion, except for the effects of the matters described in the basis for Qualified Opinion section of my report, the accompanying financial statements of the Authority and the Group give a true and fair view of the financial position of the Authority and the Group as at 31 December 2021, and of their financial performance and their cash flows for the year then ended in accordance with Sri Lanka Public Sector Accounting Standards.

1.2 Basis for Qualified Opinion

- (a) Although a period of 30 years had passed since the acquisition of the land in extent of 17.43 perches belonging to the Hanthana resort, which had been acquired in the years 1987 and 1988 on the basis of non-transferable to another party, the value of it had been stated as Rs.2,520 in the financial statements at the end of the year under review. According to paragraphs 27 and 47 of Sri Lanka Public Sector Accounting Standard No. 07, action had not been taken to account the value of the land at the fair value.

- (b) Although the houses and shops worth Rs. 1,119.56 million and owned by the Authority and to be disposed of on the rental basis should have been identified as investment property and indicated in the financial statements in terms of Sri Lanka Public Sector Accounting Standard No. 13, it had not been done so and they had been accounted under lands and buildings.
- (c) Extent of lands with housing schemes owned by the Authority, vacant lands, the value of 8,286 land plots in extent of 473.15 hectares, which had been used in an unauthorized way by other parties and the extent of lands, where offices costed at Rs.565.05 million as at 31 December 2021 owned by the Authority had been located and the extent of lands, where buildings given on rental basis had been located, had not been correctly identified and the value of those lands had not been assessed and accounted at the fair value.
- (d) Assets amounting to Rs.462.28 million including 134 motor vehicles costed at Rs. 237.92 million, which had been purchased from 1985 to 2017, 11 plants and equipment costed at Rs. 23.94 million received under Japanese aid in 1990, equipment costed at Rs.147.87 million purchased before the year 2016 and equipment and furniture fixtures costed at Rs.52.55 million had been fully depreciated by 31 December 2021. The Authority had not revalued the assets that are still in use, out of these assets, and reviewed the useful life of the said assets as per paragraph 37 (e) of Sri Lanka Public Sector Accounting Standard No. 03 and adjusted them in the accounts.
- (e) Creditors shown under current liabilities in the statement of financial position, the sum of 32 credit balances for current liabilities and deposits for loans amounting to Rs.1995.45 million and for other heads which are shown under domestic head for Rs.1,849.31 million were not submitted to the audit. Also, for 09 creditor balances totaling Rs.1118.12 million, the balance confirmation letters were not submitted to the audit and the total payable balance of Rs.1,495.73 million, which exceeded 5 years, was not settled even at the end of the reviewed year.
- (f) The credit balance amounting to Rs.14.26 million in the year 2019 in the money transfer account, which had been maintained to record the money transferring transactions between Weerakatiya and Hambantota Zonal Offices, affiliated to the Hambantota District Office, had been Rs.14.04 million as at 31 December 2021 and it had been deducted from the total cash balance and indicated in the financial statements. Due to this, the cash balance as at 31 December 2021 had been understated by that amount. This accounting error had been rectified on 26 April 2022.
- (g) The number of shops owned by the Authority and that had been rented / leased out had been 1,816 and 1,786, out of that, had been located in the Colombo district. Among them, 942 had been given on the basis of monthly rent less than Rs.100 and another 09 shops had been given to external parties without charging any lease. Furthermore, 744 shops had been given for monthly rents in the range of Rs.101 and Rs.1,000. In the calculation of rent, the lower value, out of 04 percent of the value of the property or 4 percent of the net income should be considered as rent, and the lease agreement should be renewed once in every 02 years. The Authority had not estimated the rent in this manner in leasing out of the shops and the lease agreements of 89 percent of the shops in the Colombo district 1,582 shops had not been updated since the date of the starting the lease agreement. Accordingly, the Authority had lost the income that could have been received due to not giving for rent / lease at the current assessed value.

- (h) The details of Estate Housing Deposit Payments for Contracts amounting to Rs.254.89 million were not submitted to the audit. Due to this, it was not possible to observe during the audit the periods when the deposits should be settled

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

1.3 Other information included in the Group's 2021 Annual Report.

The other information comprises the information included in the 2021 Annual Report but does not include the financial statements and my auditor's report thereon, which is expected to be made available to me after the date of this auditor's report. Management is responsible for the other information.

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

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

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

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

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

In preparing the financial statements, management is responsible for assessing the Group'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 Group's financial reporting process.

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

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

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control of the Authority and the Group.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of the management's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. I remain solely responsible for my audit opinion

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

2. Report on Other Legal and Regulatory Requirements

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

- 2.1.1 I have obtained all the information and explanation that required for the audit and as far as appears from my examination, proper accounting records have been kept by the Authority as per the requirement of section 12(a) of the National Audit Act, No. 19 of 2018.
- 2.1.2 The financial statements presented is consistent with the preceding year as per the requirement of section 6(1)(d)(iii) of the National Audit Act, No. 19 of 2018.
- 2.1.3 The financial statements presented includes all the recommendations made by me in the previous year [except the audit matters of (a),(b) (c) and (e) described in the basis for Qualified Opinion section of my report] as per the requirement of section 6 (1) (d) (iv) of the National Audit Act, No. 19 of 2018.
- 2.2 Based on the procedures performed and evidence obtained were limited to matters that are material, nothing has come to my attention;
- 2.2.1 To state that any member of the governing body of the Authority has any direct or indirect interest in any contract entered into by the Authority which are out of the normal cause of business as per the requirement of section 12 (d) of the National Audit Act, No. 19 of 2018
- 2.2.2 To state that the Authority has not complied with any applicable written law, general and special directions issued by the governing body of the Authority as per the requirement of section 12 (f) of the National Audit Act, No. 19 of 2018 except for the following observations

Reference to law/ direction

Comments of the Management

- (a) Section 13.3 of Chapter II
In the Establishments
Code of the Democratic
Socialist Republic of Sri
Lanka

An acting appointment should be made only as a temporary remedy until a regular appointment is made, and if the post requires the services of a full-time officer, the regular appointment should be made promptly. If the services of a full-time officer are not required, the duties should be divided among the other officers. However, it was observed that acting in 17 posts had been done for a period of 01 year to 06 years.

- | | |
|---|---|
| (b) Section 11(b) of the Finance Act No. 38 of 1971 | The consent of the Minister of Finance had not been obtained for the short term and long term investments totalling to Rs.683.5 million made in the year under review. An amount of Rs.375 million received from the Sevana Fund for the provision of relief to poor families in need of housing had also been included in that amount. |
| (c) paragraph 9.4 of Management Services Circular No. 12 dated 30 May 2003, | The employees of an organization cannot be released to the line ministry or any other organization without an approval of the cabinet of ministers, and if released on a formal approval, no payment should be made during that period. However, contrary to that, 07 officers of the authority had been released to ministries, corporations and companies and a total of Rs.3.6 million had been paid as salaries and allowances for those officers by the authority by the end of the year under review. |
| (d) Public Finance Circular No. 02/2015 dated 10 July 2015 | Although the vehicles that had been removed from the use should be identified and the process of disposal should be completed by 31 March every year, 06 vehicles, out of the 33 vehicles that had been decided to be disposed of from the year 2017, had not been disposed even by 30 October 2022. |

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

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

2.3 Other Matters

- (a) The progress of the 'Semata Sevana' national housing programme for 2,503 high-income earners, which had been started in year 2016 and proposed to be completed within a period of 19 to 47 months, was 41 percent at the end of the year under review and the work of 1,463 housing units had not been completed.
- (b) Even though it had been planned to start work on 2,000 units at a cost of Rs.750 million and complete work of 500 units under the Mihindu sevana housing programme in the year under review, it had not been possible to start work on 1242 units and complete work on 299 units. The progress of that programme was only 27 percent.
- (c) Even though it had been planned to complete the works of 730 housing units under the programmes of Model Villages and Sevana Adhara during the year under review, no work had been done regard-

ing the Model Villages Assistance Programme and only one house had been built under the informal continuous Sevana Adhara Programme.

- (d) Even though Rs.110 million had been allocated for the repair of old housing complexes and housing compensation under housing related activities, those activities had not been carried out in the year under review. Similarly, out of the 150,770 housing units that had been started to be built under 13 other housing loan and housing assistance programmes implemented from year 2016 to 2019, only 55,225 housing units or 37 percent had been completed by the end of the year under review and the 4,987 housing units of which work had been started were suspended.
- (e) It had been decided to complete 500 projects consist of 12,500 houses at a cost of Rs.6,250 million within year 2017, 25 houses per village, under the Model Village Project according to the Cabinet Decision No. 16/2040/701/032 dated 14 October 2016. Even after 04 years elapsed, number of model villages that had been constructed was 368 by the end of the year under review, and the total number of housing units built under it was 10,159. Rs.4,798 million had been spent for the same. Furthermore, even though Rs. 163.90 million had been allocated during the year under review for the 2,499 housing units being built under this model village project, the amount spent out of Rs.84.3 million allocated for 07 districts was Rs.47 million only.
- (f) During the sample audit conducted in connection with the 186 houses built in the Weerakatiya Divisional Secretary's division under the above model village programme, it had been observed that 66 people i.e. 35 percent of the land owners had been given lands without any formal method to select the beneficiaries. Further, due to the non-disbursement of loans in proper stages, 176 houses, i.e. 26 percent, which had been commenced in year 2018/2019 and had to be completed within 06 months, remained as continuous houses at the beginning of year 2021 and the houses had not been able to be completed and occupied due to the fact that no house was given the necessary provisions in the year under review. Thirty six (36) houses out of them had been completely destroyed due to weeds. Accordingly, it was observed that the desired objectives of the project could not be achieved by the Authority.
- (g) The actual income earned over estimated income of 06 revenue objects including dividends, fees income, and income of Sevana Media Unit of the authority in the year under review was 61 percent to 1,337, Rs.676.6 million more , and the estimated income of 06 revenue objects was unable to reach the estimated income ranging from 12 percent to 52 percent. Further, no income had been received during the year under review in relation to estimated revenue of Rs.141.25 million relevant to 11 objects, and Rs.7,310 million had been earned from 07 non-estimated revenue objects. Accordingly, it was observed that the revenue estimates were not based on realistic information.
- (h) When comparing the budget and actual expenditure, it was observed that the budget had not been used as an effective control tool due to the facts that 432 percent more than the actual expenditure i.e. Rs.25.8 million had been estimated for other allowances, 100 percent of the estimated total expenditure of Rs.5.19 million for 08 expenditure objects had been saved, and Rs.7,167.82 million had been spent for 13 un-estimated expenditure objects.

- (i) The amount to be recovered from 8817 beneficiaries in 20 Divisional Secretary's Divisions in Kandy District by 30 September 2021 had been Rs.236.15 million. An amount of Rs.82.04 million, which should have been recovered from 1461 beneficiaries, out of that, had been outstanding for more than 03 years by 30 September 2021. Although a sum of Rs.115.26 million should have been collected from 3828 beneficiaries within a period of 1-3 years, a formal programme to recover the amounts had not been implemented. It was observed in an audit test check carried out that the recoveries of loans had not been recorded accurately and in an updated manner since the total of the loan balances to be recovered from 14 beneficiaries by 03 September 2021 had been overstated by Rs.1.045 million, than the amount of loans to be recovered as per the monthly loan recoveries report of the estate housing loan register of Kandy and the total of loan balances recoverable had been understated by Rs.1.57 million in 12 instances.
- (j) Rs.307.7 million rupees had been spent by the Sevana Shadow Media unit during the period 2015-2019 to publish newspaper advertisements regarding the handing over of houses to the people in 288 model villages that had been built with housing loans of Rs.4,320 million given to 720 housing loan beneficiaries at Rs.06 lakhs per each.
- (k) 34 houses and shops out of 117 houses and shops available for sale or rent/lease owned by the authority could not be sold or let for rent/lease due to unauthorized occupation, unusable condition, etc. , and no measures had been taken by the authority yet to settle them.
- (l) It had not been possible even by the end of the year under review to recover a total of Rs.15.97 million to be recovered to Sevana Media Unit from 27 government institutions including 22 government corporations and 03 companies for advertisements during the period of 2011 to 2020.
- (m) Even though separate data on houses and properties had been maintained by the financial division, the property division of the head office and the district offices, a centralized register had not been maintained by the authority to identify the number of units of houses and shops available for sale/rent/lease.
- (n) The leaflets and the file covers and posters related to 18 housing grants worth Rs.2.12 million printed during the period 2015-2019 had been kept in storage without using, and it was also observed that the storage space was unnecessarily blocked and the storage control was at a weak level.
- (o) The land in extent 01 acre and 26.5 perches located at Darley Road Colombo 10 owned by the Authority had been given to the foreign company BAY SAT MBH (Pvt) LTD for the construction of a mixed development project with housing and a commercial complex without calling bids based on the Cabinet approval dated 09 November 2005. It had been agreed to charge the value of the land i.e. Rs.650 million based on the assessment of the chief assessor and to give a dividend of Rs.162 million to the authority after the completion of the project within 06 years in terms of the agreement entered with that company on 23 June 2006. However, the BAY SAT MBH (Pvt) LTD company had left it in the year 2006 without performing the proposed development work and the L & T Infrastructure Development Company had been introduced for that work. When entering into the agreement with this new company in 2016, the land had been transferred to the value for which it had been obtained 10 years ago in the year 2006 i.e. Rs.650 million, without obtaining a new valuation report for the land. Before paying the money to the BAY SAT MBH (Pvt) LTD for the above pro-

ject on 05 May 2016, the ownership of this land had been transferred to the L & T Infrastructure Development Company by the company on 05 May 2016 by deed number 983 and Rs.712 million had to paid in foreign currency in terms of the agreement. However, contrary to that, these payments had been made through two Sampath Bank cheques dated 05 May 2016 in the amount of Rs.800 million obtained by mortgaging the 3 plots of the land namely Lot No. 2, 3, 4 to Sampath Bank.

However, under the above scheme, the proposed development works had not been completed by L & T Infrastructure Development Company till 31 October 2017. Meanwhile, the plot number 05 of this land had been sold to the OAK company by this company through a deed, and the deed had been mortgaged by the OAK company to the People's Bank and obtained a loan of Rs. 950 million. Even though the transfer deed had been canceled by the authority, the possession of the land had been given to the OAK company until a verdict is given by the Supreme Court.

- (p) The 05 acres 10 perches land called Nawala Parangia Kumbura owned by the National Housing Development Authority was contracted in year 2004 for the construction of a housing complex within 03 years according to a cabinet decision and the land had been transferred to the Eco Home Lanka Ltd at Rs.75 million, which was the government's assessed value, by a freehold deed. However, in the transfer of that land, it was decided to transfer the land to Rs.75 million, which was the assessed value of year 2003, instead of Rs. 121.5 million in year 2004, which is Rs. 46.5 million less than the assessed value of year 2004.

Furthermore, instead of executing the development project as agreed upon, 29.44 perches of the transferred land had been sold to Ceylinco Hospitals Service Company for Rs.196.5 million by the company that took over the above land in the year 2006. Meanwhile, the rest of the land had been mortgaged to the Seylan Bank and Rs. 697.5 million had also been obtained. However, the terms of corrective action was not included in the agreement in case of non-performance of the project works and the deed had been canceled by the authority on 26 June 2020 under Section 8 (1) of the National Housing Development Authority Act No. 17 of 1979, and a lawsuit had been filed by the company against it. Meanwhile, the loss incurred by the authority due to the failure to complete the construction of the housing complex until 2020 is Rs. 4.5 million.

Despite the lawsuit regarding the above land, this land had been given to a private company in order to maintain a water supply equipment warehouse for a monthly rental of Rs.100,000 without a procurement process and contract agreement by the Board of Directors decision No. 15/2020 dated 01 September 2020 and it had been increased to Rs.500,000 from 01 October 2022. However, a large concrete mixer, a backhoe, and a generator owned by Echo Home Company had been allowed to fall into disrepair on the land, and although the General Manager had informed the company by the letter dated 31 May 2021 to remove them within 14 days, the equipment had not been removed until the date of this report.

According to the above mentioned facts, the Authority had not been able to achieve the project objectives in the public interest due to the fact that proper procurement methods had not been followed by the authority in disposing lands for the projects, not preparing contracts correctly by including the necessary conditions, not obtaining the required valuation values and taking actions without proper supervision etc.

- (q) According to the FR 135 (4) Although delegation of powers should be revised once in a specified period, the Authority had delegated the financial powers in 2019 according to the report on delegat-

Rs.1,522.81 million in 58 instances exceeding that limit. Although the limit for signing letters on transferring money between the accounts of district offices and zonal offices had been Rs. 02 million, a total of Rs.2,013.11 million had been transferred in 111 instances from Hambantota District Office exceeding that limit.

- (r) Section 13.3 of Chapter XLVIII of the Establishments Code Although a preliminary investigation should be completed in 02 months and a disciplinary inquiry with a charge sheet should be completed in 06 months, a period of 05 months to 15 months had been spent to issue the relevant charge sheets to 07 interdicted officers of the Authority and a period of 09 months to 27 months had been spent to initiate and to complete the disciplinary inquiries regarding 15 charges. Furthermore, the Authority had spent a period of 11 months to 74 months from the date of completion of the disciplinary inquiries to issue orders regarding the 13 disciplinary inquiries that had been completed.
- (s) Even though only 04 officers out of 05 officers who were suspended from work since 21 February 2020 as per the recommendations no. 03/2020 of the Board of Directors meeting held on 20 February 2020 regarding the irregularities committed in the Hambantota District Office from 2015-2019 had been issued charge sheets from 09 March 2021, no disciplinary inquiries in this regard had been conducted even by July 2022. Similarly, 03 officials had been suspended from work as per the decision of the board directors' meeting held after more than 02 years, i.e. on 30 November 2021, regarding the irregularities committed by them between 2017-2019 at the Weerakatiya Zonal Office and no charge sheets had been issued by July 2022. Similarly, even though a disciplinary inquiry had been conducted after more than a year had passed since the Deputy General Manager (Property Management) ,who had been charged on 05 July 2021, was sent on compulsory leave, no disciplinary orders had been issued even by 02 November 2022.
- (t) The approved cadre of the Authority was 2,164 as at 31 December 2021, and the actual cadre was 2,161. However, there were 670 vacancies and the excess cadre was 232 in the analysis of each post.
- (u) Action had not been taken to settle and account the advances of Rs.514.14 million provided for 73 contracts for repairing housing complexes, although 1 year to 5 years had passed since obtaining the advance.
- (v) Out of the loan balances for which age analysis had been submitted, the total amount of non-recovered loans, outstanding for more than 15 years had been Rs.1,476.8 million. The Authority had not been able even by the end of the year under review to collect the receivable loan balances, amounting to Rs.1,068 million, which had exceeded 5 years.

W.P.C. Wickramaratne

Auditor General



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, twenty-five (25) District Offices and two (02) city offices.

The National Housing Development Authority is to promote, facilitate and coordinate on a national scale the provision of shelter requirements for fellow specially Sri Lankans, particularly those in low income groups, lacking means to acquire a house and which results in the betterment of their social wellbeing and economic prospects.



National Housing Development Authority

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

Sir Chittampalam A Gardiner Mawatha, Colombo 02

Tel : 0112 232 7500

Email : planning.nhda@gmail.com

Web : www.nhd.lk