

2014 ANNUAL REPORT



National Housing Development Authority

Ministry of Construction, Engineering Services,
Housing and Common Amenities





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A. General

Introduction

The National Housing Development Authority has been established by the National Housing Development Authority Act No. 17 of 1979 to carry out housing development activities in Sri Lanka as amended by Act No. 05 of 1982, Act No. 20 of 1988, Act No. 30 of 1999, Act No. 23 of 2002 and No.32 of 2003.

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.

Our Vision

An adequate house for every family in a habitable environment.

Our Mission

To promote, facilitate and coordinate on a national scale the provision of shelter requirements for Sri Lankans particularly, those in low income groups, lacking means to acquire a house and which results in the betterment of their social wellbeing and economic prosperity.

Goals

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

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



Objectives

- Facilitate for 200,000 low income families to build their homes by the set target time period.
- Assisting to build 10,000 houses for the poorest segment in the society.
- Coordinate and directly engage in providing shelter facilities for slum and shanty dwellers.
- Provide houses for needy families at an affordable price.
- To facilitate or directly provide land plots for housing purposes.
- To accelerate the process of ensuring property ownership.
- Encourage home based livelihood activities for sustainable living.
- Provide 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 Chittampalam A Gardiner Mawatha,
Colombo 02.



The Board of Directors

The Board comprises of 6 members appointed by the Minister and one other member as a representative of the Ministry of the Minister in charge of Finance. The Minister appoints one of the appointed members as the Chairman of the Authority.

NAME & ADDRESS	DESIGNATION	PLACE OF WORK
1. Mr. S. A. Jayantha Samaraweera Mawala South, Wadduwa.	Chairman	National Housing Development Authority
2. Mr. A. W. Dayananda 639/3/A, Gunawardena Mawatha, Bungalawa Junction, Pitakotte, Kotte.	Vice Chairman	National Housing Development Authority
3. Mr. Padma Udaya Shantha Gunasekara Dharmodaya Mawatha Pothuwil Road Monaragala (Upto 19.10.2014)	Working Director	National Housing Development Authority
4. Mr.N.D.Nimal Premawansa Pahalagama, Akiriya, Kandy. (From 20.10.2014)	Working Director	National Housing Development Authority
5. Mrs. Waruni Apsara Walpita No.121/17, Baseline Road, Colombo 08. (Up to 26.10.2014)	Member	Department of Finance & Planning, 1 st Floor, Secretariat Building, Colombo 1.
6. Mr. S.W.Madanayaka Deputy Director Department of Finance & Planning (Operation) (From 27.10.2014)	Member	Department of Finance & Planning, 1 st Floor, Secretariat Building, Colombo 1.
7. Dr. Wasantha Bandara No.2/270, Colombo Road, Kurunegala.	Member	Ministry of Construction, Engineering Services, Housing and Common Amenities.
8. Mr.W.A. Ranjith Wilwalaarachchi No.15, 4 th Lane, Rajagiriya.	Member	Ministry of Construction, Engineering Services, Housing and Common Amenities.
9. Raja Gunarathna, Attorney-at-Law No. 150/05, Highlevel Road, Maharagama.	Member	Commissioner for Housing Ministry of Construction, Engineering Services, Housing and Common Amenities.



Corporate Management

Brigadier Mahinda Mudalige RWP RSP
General Manager

Mrs. M. S. Weerasinghe
Dy. General Manager (Engineering Services & Construction)

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

Mr. W. A. D. Sarath Kumara
Dy. General Manager (Property Management & Marketing)

Mr. Lalith Edirisinghe
Dy. General Manager (Human Resource Management & Administration)

Mr. K. A. Janake
Acting Dy. General Manager (Housing Development)

Mr. K. W. A. Dharma Sri Kariyawasam
Dy. General Manager (Information & Publicity)

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

Mr. W. Danachandra
Asst. General Manager (Planning & Monitoring)

Mr. P. M. R. Marasinghe
Internal Auditor & Advisor to the Investigation Section

Mr. Dh anushka Malinda Jayalath, Attorney-at-Law
Secretary to the Board

Our Main Activities

In order to achieve our objectives, we carryout these activities:

1. Implementation of Loan & Aid Programmes

- Provision of loan facilities at a concessionary basis for low income families
- Implementation of Janasevana Upahara loan programme for state & private sector workers & for families with permanent income.
- Implementation of aid-housing projects for low income families
- Provision of financial assistance for poor families to construct houses
- Provision of loans & aids for resettlement projects.

2. Promotion of Public - Private Partnership Housing

- Identification of suitable lands
- Calling for expression of interest
- Having Discussions with potential developers & invitation for proposals
- Evaluation of proposals & selection of the developer
- Planning and designing of the project
- Signing of Memorandum of Understanding
- Formation of Joint Venture Company
- Implementation, monitor & ensuring of quality
- Marketing & sale of houses
- Establishment of Management Corporation

3. Provision of Support Services for Housing Construction

- Conduct feasibility studies on housing
- Creation of awareness and mobilization of community
- Formation of Community Development Organization
- Provision of the required technical assistance for housing development
- Dissemination of information on cost effective construction techniques
- Provision of financial assistance where necessary
- Supervision of construction to ensure quality / conformity
- Coordination / facilitation of infrastructure

4. Implementation of Urban Upliftment Programme (Housing Projects)

- Identification of suitable location
- Conduct enumeration survey
- Determination of affordability levels
- Planning, designing and implementation of the project
- Establishment of management corporations
- Transfer of ownership

5. Implementation of Nagamu Purawara (Housing Complexes Renovation) Programme

- Development of infrastructure facilities of the prevailing housing complexes
- Renovation of housing complexes
- Construction of play grounds, gymnasiums, Buddha's shrine rooms & gardening in order to make a beautiful habitat improving the spiritual values of housing complex dwellers.



6. Making Available of Land Plots

- Identification of suitable lands
- Conduct feasibility studies
- Preparation of block out plan
- Provision of necessary infrastructure
- Identification & selection of beneficiaries
- Coordination with lending institutions if needed
- Transfer of land plots to the selected beneficiaries

7. Implementation of Loan Recovery Programmes

- Implementation of loan & recovery programmes
- Provision of annual target & guidance to achieve the target, & implementation of the relevant principles.
- Preparation of monthly progress evaluation & provide solutions by identifying the weaknesses.
- Implementation of training programmes for recovery representatives & recovery officers.
- Implementation of programmes to evaluate the contribution given to income promotion programmes.

8. Advisory Services on Housing

- Establishment of district housing advisory centres
- Preparation of feasibility reports
- Provision of plans at request
- Preparation of Bill of Quantity / material list/ cost estimates
- Obtaining of planning approvals
- Construction of Supervision & Quality assurance
- Maintenance of Construction Data Bank

9. Dissemination of Cost Effective Construction Techniques

- Co-ordination with relevant private & public institutions and gather information, Sample of Materials etc ..
- Awareness of new materials / techniques through advisory centers.

10 Assign Common Areas Including Infrastructure & Services in Housing Schemes to Local Authorities

- Demarcation of common area / open spaces
- Preparation of survey plans
- Obtaining of consent from the Local Authority
- Transference of property by a deed
- Informing of house owners

11 . Training for Skills Development

- Organization of training sessions in consultation with professional institutions and agencies
- Arrangement of on the job training opportunities
- Provision of basic equipment assistance
- Monitoring of performance
- Maintenance of names in data bank to help gainful employment
- Maintenance of directory of skilled personnel

12. Maintenance of Data Bank on Housing Stock

Co-ordination with GSNN/DSS & collection of data

Co-ordination with the NHDA advisory centers & collection / crossing of check data

Co-ordination with Local Authorities & collect /cross check data

Submission of data to District Housing Committee for acceptance

Compilation of accepted data

Submission of data to Data bank bi-annually

Use of data for future planning

(B) Corporate Governance

We have a strong and continuing commitment to the highest standards of corporate governance and make every endeavor to adopt the code of best practices suggested by the Institute of Chartered Accountants of Sri Lanka, Department of Public Enterprise, Ministry of Finance and adhere to the guidelines provided by the line Ministry under which we are categorized.

Meetings of the Board of Directors

Board meets every month. The Board reviews performance against the Budget on a monthly basis to identify variations and takes remedial actions by making changes to the existing policies. 22 Board Meetings were held during the year.

Audit & Management Committee

The Audit & Management Committee consists of General Manager and four independent non-executive Members of the Board.

In the year 2014 the following Board Members served as Members of the Audit and Management Committee.

1. Mrs W.A. Walpita - Chairman Up to 26.08.2014
Mr. W.A.Madanayaka - Chairman From 27.08.2014
2. Mr. R.S.Samarakkody - Member
3. Mr.E.K.K.S.Edirisingha - Member
4. Mr.P.M.R.Marasingha - Member

The Audit and Management Committee ensures that a sound Accounting and Financial Management System is in place and reviews the internal controls and ensure compliance with laws and regulations of the accounting standards.

In the year 2014 Audit and Management Committee met 07 times

Monthly Progress Review Meeting

Progress of the activities of the Institution is reviewed monthly at the meeting headed by the Hon.Minister and with the participation of the Chairman, Vice Chairman, Working Director, General Manager, all Deputy General Managers and District Managers. 10 Progress Review Meetings have been held during the year 2014.

Internal Control

The NHDA has implemented several internal control policies and guidelines in order to safeguard the assets and to optimize the utilization of the assets. Also Senior Management is responsible for formulation and implementation of strategies.



Similarly, the Board of Directors ensures internal control through a well structured monthly reporting system and decisions are made by the Directors to ensure a balance between the current assets and liabilities.

One Management Committee Meeting weekly headed by the Chairman is held to discuss on activities related to all Deputy General Managers Divisions. Steps have been taken to appoint the Pricing Committees, Department Procurement Committees, Property Sub Committees, Appeal Committees.

Executive Management

Each Division in Head Office is headed by a Deputy General Manager and a Senior District Manager / District Manager is in charge of each of the 25 District Offices along with 02 City Offices. The Deputy General Manager and Snr. District Manager / District Manager report to the General Manager and the General Manager is the Chief Executive Officer required to report to the Chairman and to the Board of Directors.

Risk Management

As the only government organization in Sri Lanka with 25 regional offices spread across the island and offering a full spectrum of housing facilities to its large number of customers, NHDA encounters a wide range of financial and non – financial risks which need to be proactively managed in order to safeguard the interest of its various stakeholders.

The Board then, in consultation with the Corporate Management of NHDA, establishes policies, processes and the structures necessary to ensure that the risks are managed within the defined risk appetite while achieving NHDA's overall business objectives.

The risk management function also works closely with NHDA's Audit Division to identify any weaknesses in the processes and control systems that could expose NHDA to risk. Audit periodically updates Management with an independent opinion on the efficiency and adequacy of the controls in place.

Liquidity Risk

This is the risk that NHDA will be unable to fulfill its contractual obligations when they are due. This involves, having funds available to meet financial commitments when they fall due, and ensuring that funds are available to take advantage of opportunities when they arise.

The management of these issues has been entrusted to the Board of Directors and members of Corporate Management whose primary tasks are to act as a guide for planning, compliance with regulatory requirements and ensuring NHDA has sufficient liquidity to meet its contractual obligations and growth aspirations.

The Executive Management achieves its principle objectives by:

- Ensuring the adequacy of alternative sources of funding.
- Periodically revising loan, investment and funding strategies.
- Reviewing current pricing levels and performing a competitor price analysis.
- Monitoring liquidity ratios for compliance with statutory guidelines



Liquidity is managed on a daily basis by the manipulation of grants, funds internally generated and short term investments such as treasury bills that can be readily converted to cash.

Market Risk

This is the risk of loss that arises from the holding of “price sensitive” assets and liabilities and influences NHDA mainly due to change in interest rates and change in prices of building materials over a period of time.

NHDA is exposed to market risk due to government funding being insufficient to satisfy every individual who requires a house.

The threat of new entrants to the housing market is managed by the members of corporate management to the best of their capacity by providing value for money services to customers as well as by meeting the needs of other key stake holders, who are motivated to contribute towards achieving the corporate objective.

Operational Risk

This is the risk of loss resulting from inadequate or failed internal processes and systems due to internal weakness obstructing operations or making it difficult to face external rival influences.

To maintain and control such risk, NHDA maintains a comprehensive system of policies and a control framework designed to provide a sound and well-controlled operational environment throughout the organization.

Specific steps towards effective operational risk management include:-

- Periodic data collection from all district offices and recording and processing of such data while maintaining security of information.
- Information security policies and awareness programmes.
- Continuous review and improvement of housing programmes.
- Performance on loan recovery programmes.

The primary responsibility for managing operational risk rests with middle management. Finance, Audit and other support functions also play a key role in reviewing and maintaining the integrity of the control environment.

As the NHDA owns a large number of valuable properties and huge sums of money, it can expect to succeed in a competitive environment with the commitment of its staff and continuous review and formulation of appropriate strategies.

Environmental Issues

Construction of Buildings affects eco systems and environment in several ways. This impact of condominium buildings and housing schemes become more apparent. Environmental protection is to emphasize as an integral part of the development process.

NHDA provides a safe and healthy environment for people. At the same time it provides proper infrastructure facilities, such as safe drinking water, adequate access, assurance of uninterrupted power supply, waste & rain water drainage and sewerage system, arrangement for removal of solid waste.



Regulations governed under the Condominium Management Authority ensures better living environment to the inhabitants of the condominium properties.

C. Reporting of Operational Performance

HOUSING DEVELOPMENT

Housing Development - 2014

An outline of the programmes implemented in the year 2014 with the objective of providing housing facilities to families faced with the housing problem from various parts of the island under the Janasevana One Million Housing and Habitat Development Drive.

- Viru Gammana Programme
- Scattered Housing Programme
- Low Facilitated Housing Programme
- New Estate Housing programme
- Janasevana Upahara Housing Programme
- Sasunen Sevana Aid Programme
- Sevana Sarana Aid Programme
- Janasevana Special Aid Programme
- Deyata Kirula Programme
- Indian Housing Programme
- Welioya Housing Programme
- Sahasaviya Housing Programme

Viru Gammana Programme

Under the Janasevana Housing and Settlement Development Drive for One Million housing units, National Housing Development Authority implements housing projects having basic infrastructure facilities for various communities expecting houses under this programme. This programme is commenced at divisional secretariat level in districts and the completed housing projects with infrastructure facilities will be vested after naming the project in honor of a dead soldier or in honor of a soldier of Armed Forces or Police whose service period is still not terminated. The project is implemented in honor of brave soldiers who sacrificed their lives to defeat the 30 year war period.

Construction work of 10 projects has been commenced in 7 districts during this year and a sum of Rs. 32.585 Million has been expended for 269 housing units. The balance is due to be expended during the first quarter of the year 2014 for completion of carry overs. At the beginning of year 2014 the housing units of the continuation programme were 877 and a sum of Rs. 23.747 Million has been spent for completion of 287 housing units.



Scattered Housing Programme

This programme provides the necessary financial and technical assistance with the contribution of the community at Grama Niladhari divisional level and is implemented under the criteria set by the National Housing Development Authority with a view of giving opportunity to every homeless family scattered all over the island to build a house of their own.

Persons having housing needs are provided with housing loans to build new houses or to improve the existing houses under this programme. Priority will be given under the programme to persons in dire need of a house and have accumulated material or money to achieve this purpose. This programme has contributed for the construction of 5008 housing units by the end of year 2014 spending a sum of Rs.815.106 M.. 4797 housing units have been completed and carry over is to be completed during year 2015. 5243 housing units remained as carry over of the project and a sum of Rs. 296.182 Million has been spent for the completion of 4612 housing units. The balance work is due to be completed within the first quarter of the year 2015.

Low Facilitated Housing Loan Programme

The programme provides a sum of Rs. 100,000.00 for the completion of partly completed houses of the dwellers in inhabitable houses or a loan amount at a low rate of 3.7% (a maximum of Rs.25000.00) to obtain water or electricity power.

In year 2014, Rs. 500 M was estimated for the construction of 5000 houses and at the end of year, Rs. 474.938 M was spent for 5132 houses. 4601 houses have been completed and carry over will be completed during the year 2015 by providing grants.

New Estate Housing Programme

Estate housing projects and small estate housing programme were implemented under the New Estate Housing Programme and Rs. 26.265 Million has been expended for 288 houses in year 2014. Carry over is to be completed during year 2015 spending the balanced grants.

Janasevana Upahara Programme

The main objective of this programme is to issue housing loans with the assistance of commercial banks as an approach to fulfill the housing needs of middle income earners including employees of state corporations and statutory bodies.

Under this programme, loan of up to Rs. 500, 000/- is given to public servants on personal guarantees with minimum documentation. Housing loans are given under this programme to construct a new house or repair an existing house while action is taken to issue loans to repair flats as well. Under the Janasevana Upahara Programme, steps were taken to issue loans to 16980 families to build houses during the year 2014. The amount spent for it was Rs. 1955.875 M and 4403 houses have been completed. The balance work will be completed spending the grants during the year 2015.

The houses of the continuation programme - year 2014 were 8837 and 8622 housing units have been completed spending a sum of Rs. 1154.482 M during the year 2014. The balance work is to be completed during the year of 2015.

Sasunen Sevana Housing Programme

The objective of this programme, which is implemented under the theme "From village to temple and from temple to village", is to target families living in extreme poverty associated with



approximately 10250 temples all over the island and construct one house for one poor family associated with each temple in order to mark the 2600th Sambuddha Jayanthi Anniversary.

Extremely poor families who have the need and the enthusiasm to build a house of their own but have no capacity to repay a housing loan are selected for the purpose. It is conducted under the total supervision of the Dayaka Sabha (Patronage Council) of the Temple with intervention of the Grama Niladhari and the Divisional Secretariat. It is compulsory that the prospective beneficiary family should have the need for a house and possess a vacant plot of land suitable for housing. The final recommendation should be given by the chief incumbent and the Dayaka Sabha of the temple to which the family belongs. Priority will be given here to families that have the initial preparation to construct a house.

The National Housing Development Authority provides an aid of Rs.100, 000. Action should be taken to raise the rest of the construction cost from donors and voluntary organizations through the intervention of the Dayaka Sabha.

The National Housing Development Authority provides a plan and gives technical assistance.

- The National Housing Development Authority provides the technical methodology suitable for construction in the area within which the house is built, and performs the construction supervision work in an orderly manner.
- The Dayaka Sabha, village community and the beneficiary family should obtain the skilled and unskilled technical assistance.

It has been proposed to construct 10,000 houses to cover 10210 temples all over the island under this programme, and action was taken to assist 719 families to construct their houses during the year 2014. The amount spent for the purpose was Rs. 53.510 M and 329 housing units have been completed during year 2014. The continuation programme is to be completed spending the balance grants during year 2015.

The continuation houses from previous year were 491 and a sum of Rs. 23.084 M has been spent for that. 417 housing units out of it have been completed. The rest is to be completed during the year 2015.

Sevana Sarana Aid Programme

This programme is implemented with the objective of constructing a permanent house for poor families who do not have the ability to pay a housing loan though in need of building a house. Under this programme, a maximum of one Hundred Thousand Rupees each was granted as an aid. A sum of Rs. 95.78M has been given as aid for 1835 families in year 2014. Construction work of 14 houses has been completed out of continuation 18 houses spending Rs. 2.672 M. The balance work is to be completed during year 2015.

Janasevana Special Aid Programme

This programme is implemented with the objective of constructing a permanent house for poor families who do not have the ability to repay a housing loan, though in need of a house. Under this programme, a maximum of one Hundred Thousand Rupees each was granted as an aid. A sum of Rs. 14.765 M has been given as aid for 249 families in year 2014. Construction work of 267 houses



has been completed in year 2014 spending Rs. 2.672 M. The balance work is to be completed during year 2015.

Deyata Kirula Programme

The development programmes such as Visiri Loan (Scattered), Upahara Loan, Aid programmes implemented by National Housing development Authority in districts in which Deyata Kirula Exhibition was held, have been included into the progress of Deyata Kirula Programme.

Indian Housing Programme

Construction of 6000 houses was planned only in Vavuniya and Mannar Districts under this housing programme. Rs. 812.90 M. has been expended for 1821 houses and 498 houses out of it have been completed in year 2014. The carry over is to be completed in 2015, spending the balance of grants. 421 houses out of 654 houses that remained as carry over for year 2014, have been completed. The amount incurred is Rs. 91.450 M. The carry over is to be completed spending the balance of grants.

Welioya Housing Programme

The continuation houses of the programme implemented in Mullaitivu district for year 2014 are 398. 37 houses have been completed out of that. The amount incurred is Rs. 24.230 M. The carry over is to be completed spending the balance of grants.

Sahasaviya Housing Programme

This programme is implemented with external funds and a sum of Rs. 24.302 M received from the decentralized funds and Economic Development Authority's fund has been spent for 284 housing units and 186 units out of it have been completed. The balance work is to be completed during year 2015. A sum of Rs. 34.763 M. has been spent for 423 houses out of continuation 699 houses of year 2014. The balance is to be completed during year 2015.

Upahara Loan Programme

Though it was planned to grant Rs 5500.0 M from state banks to issue loans for 19000 beneficiary families in year 2014, the state banks provided financial assistance as follows.

People's Bank	Rs. 943 M
Bank of Ceylon	Rs. 525 M
National Savings Bank	<u>Rs. 784 M</u>
	Rs. 2252 M
	=====

Accordingly, action has been taken to issue loans for 5520 beneficiary families.



Financial Assistance of Bank from Year 2011 to 2013

People's Bank	- Rs. 2700 M
Bank of Ceylon	- Rs. 2750 M
National Savings Bank	- Rs. 2760 M
Regional Development Bank	- Rs. 350M
State Mortgage & Investment Bank	- Rs. 370 M
Housing Development Finance Corporation Bank	- Rs. 750 M

Under this programme, loans have been issued for 30331 beneficiary families.

Resettlement Programme in Northern Province

With the financial assistance of an amount of Rs.345 M from the National Savings Bank, loan facilities have been given to construct 995 housing units under this programme.

JANASEVANA PROGRAMME FOR ONE HUNDRED THOUSAND HOUSING UNITS
Progress as at 31.12.2014

Janasevana Programme for One Hundred Thousand Housing Units	Annual target				Achievement							Treasury Grants (Rs. M.)									
	Physical No. of Housing Units	Estimated Cost	Financial Rs M.			Physical (No. of units)				Cost. Rs M											
			Source of Fund			wc	UC	Total	Treasury	Internal Generation	Sale of Property		Upahara	Other Sevana	External						
			Treasury	Internal Generation	Sale of Property											Other					
Rural & Semi Urban Programme																					
Janasevana Viru Gammama	1,356	208,220	208,220		219	26	23,525	-	23,525	-											
1.1. Viru Gammama-Upahara					50	-	9,060		9,060												
2. Janasevana Scattered Houses	7276	991,000	735,000	256,000	5,008	4,797	815,106	734,810	80,296	-										735,000	
3. Redevelopment of Low Facilitated Habitat	5,000	500,000	500,000		5,132	4,601	474,938	474,938													474,938
4. Estate Houses (Tender Evaluation- Rs. 167.7 M)	430	100,000	100,000		388	2	26,265	26,265													34,000
5. Janasevana Aid																					
5.1 Sasunen Sevana	1,000	100,000		100,000	719	329	53,510														169,000
5.2 Scattered Aid- District					1,526	439	70,471														70,471
5.3 Scattered Aid- Head Office	1,250	100,000		100,000	309	309	25,277														25,277
6. Janasevana Upahara																					
6.1 Grants - 2013	1,000	350,000		350,000	1,075	975	363,144														363,144
6.2 Grants - 2014	6,500	3,150,000		3,150,000	5,905	3,428	1,592,731														1,592,731
6.3 Operational Cost		30,000		30,000			30,000		30,000												30,000
7. Sahasaviya Programme	355	34,547		34,547	284	186	24,302														24,302
8. Resettlement Programme (Indian Aid)	3,000	1,200,000		1,200,000	1,821	498	812,900														812,900
9. Sahasra Lanka Programme																					
9.1 Restoration Programme (Tender Evaluation-Rs. 150 M)	60	75,000		75,000	20	-	43,840	43,840													45,000
9.2 Contribution of State/ Private Sector	877				618	-	2,749														2,749
Sub total	28,104	6,838,767	1,440,000	464,220	23,074	15,590	4,367,818	1,309,853	103,821	2,749	1,964,935	149,258	837,202	1,487,938							
Activities Related to Housing																					
10. Sevana Bimsaviya																					
10.1 Distribution of land plots	550					314															
10.2 Issue of Deeds	3,000					2,188															
11. Nagamu Purawara (Housing Units)																					
11.1 Condominium Houses (10 Projects)	2,468	800,000		800,000	2,236	-	162,296	162,296													
11.2 Redevelopment of Small & Middle Houses(31 Projects)	5,105	778,000		778,000	4,783	2,046	191,462	191,462													748,500
11.3 Various							13,279		13,279												
12. Nagamu Purawara (Continuation)	6,290	300,000		300,000		3,812	394,740	394,740													
Provision of Land Compensation		60,000		60,000			60,018	60,018													60,000
Sub Total	17,413	1,938,000	-	-	7,019	8,360	821,794	808,515	13,279	-	2,749	149,258	837,202	808,500							
Total	45,517	8,776,767	3,378,000	464,220	30,093	23,950	5,189,612	2,118,368	117,099	2,749	1,964,935	149,258	837,202	2,296,438							

Janasevana Programme for One Hundred Thousand Housing Units	Annual target				Achievement							Treasury Grants (Rs. M.)			
	Physical No. of Housing Units	Financial Rs M.			Physical (No. of units)			Cost. Rs M							
		Estimated Cost	Source of Fund		wc	UC	Total	Treasury	Internal Generation	Sale of Property	Other				
			Treasury	Internal Generation							Sale of Property		Upahara	Sevana	External
1. Viru Gammuna	641	75.755	75.755		231	46.831		46.831							
Upahara	156	43.385		43.385	9	43.420				43.420					
Sevana	22	0.600		0.600	10	1.005					1.005				
2. Scattered	2,733	248.349	13.000	235.349	2,549	199.133		195.518	3.615						
3. Upahara	8,704	1,204.673		1,208.203	8,510	1,138.606				1,138.606					
4. Sasunen Sevana (Aid)	416	18.940		18.940	349	20.324				20.324					
5. Sevana Aid (Scattered)		2.584		2.584	14	2.672				2.672					
6. Resettlement Programme	14	1.285		1.285	14	1.235					1.235			1.235	
7. Indian Aid	654	118.000		118.000	421	91.450					91.450			91.450	
8. Welioya Housing Programme	357	49.150		49.150	6	24.230					24.230			24.230	
9. External Funds	639	36.786		36.786	60	34.763					34.763			34.763	
Sub Total	14,354	1,799.507	-	88.755	235.349	1,478.933	79	12,686	242.349	3,615	1,182.026	24,001	151.678	-	-
(ii) Continuation Programme (2012)															
1. Viru Gammuna	775	53.996	53.996		2	15.367		15.367							
Upahara	100	13.690		13.690	49	8.380				8.380					
2. Scattered	2,510	154.908	58.179	96.729	2,063	97.049		97.049							
3. Upahara	133	25.013		25.013	112	15.876				15.876					
4. Sasunen Sevana (Aid)	75	5.120		5.120	68	2.760					2.760			2.760	
5. Resettlement Programme	238	33.280		33.280	77	43.445					43.445			43.445	
6. Deyata Kirula Housing Programme	121	6.580		6.580	107	3.690					3.690			3.690	
7. Welioya Housing Programme	41	0.290		0.290	31	-					-			-	
8. Estate Housing Programme	421	31.772		31.772	83	0.415					0.415			0.415	
9. External Funds	201	8.748		8.748	17	2.282					2.282			2.282	
Sub Total	4,615	333.397	-	112.175	46	189.264	46	112.416	-	24,256	2,760	49,832	-	-	-
16. Sahashra Lanka (Continuation)															
i Direct Constnuction	89	155.710		155.710	57	57.276				57.276					
ii Contribution of State/ Private Sector	61				-	-									
i Direct Constnuction- Payment of Outstanding Bills															
Sub Total	150	155.710	-	155.710	57	74.025	-	74.025	-	74.025	-	-	-	-	-
Total	19,119	2,288.614	-	200.930	125	1,603.426	125	15,588	1,866.957	77,640	1,206.282	26,761	201.510	-	-
Total	64,636	11,065.381	3,378.000	665.150	30,218	7,056.569	39,538	2,118.368	80,389	3,171.217	176,019	1,038.712	2,296.438	-	-



Property Management

- (1) 214 documents to issue title deeds for houses and land plots have been received in year 2014 after obtaining the approval of (8.1) and 1282 title deeds have been signed out of it.

District Managers have been informed to implement the disposal of common properties of 02.02.2014 to Local Government Institutions obtaining the decisions of Board of Directors pertaining to the districts; Kegalle, Gampaha, Anuradhapura and Galle. Disposal of property for the year 2014 is 160.

<u>District</u>	<u>Number of Plots of Land</u>
1. Galle	01
2. Kegalle	154
3. Gampaha	04
4. Anuradhapura	<u>01</u>
	<u>160</u>

Land Acquisition and Sales Section

01. The role of Land Acquisition and Sales Section

I. Activities related to acquisition of lands for housing purpose of National Housing Development Authority.

II. Sale of lands for housing purposes, disposal of lands on lease basis for other requirements, sale of adjoining lands and regularization of unauthorized occupants.

02. Principles

03. Targets for 2014 and programmes

I. Completion of the acquisition activities of lands of which acquisition process has not been completed.

II. Sale of vacant land plots which were identified by the land surveys to the applicants.

III. Sale of the identified adjoining land plots.

IV. Regularization of the unauthorized occupants according to existing circulars.

V. Sale of houses

04. Achieving targets

a. Acquisition of state lands

Title grant could be obtained in order to issue title deeds for the dwellers of below mentioned land plots.

1. Moratuwa- Pairugahawatta
2. Kotte- Nawala school lane
3. Ratmalana- Gabadawatta
4. Moratuwa- Dewsirisevana Watta

In addition to these lands, a state land in Edmonton Road, Kirulapone in an extent of 0.9688 hectare, worth of Rs. 758,800,000 was acquired by a grant with the purpose of inaugurating a new housing project.

b. Acquisition of private lands-

From the lands which are under the process of acquisition, the below mentioned lands could be obtained from an acquisition certificate under the Section 44 of Acquisition Act.

1. Colombo - Victor Rodrigo Mawatha
2. Kalutara - Godellaovita
3. Kalutara - Koliya koratuwa
4. Kalutara - Nugagahakanatta watta
5. Kalutara - Elhenawatta
6. Kalutara - Morussawatta
7. Hambanthota - Kasagala Land
8. Gampaha - Horampellawatta
9. Kalutara - Polgahakandawatta
10. Galle - Sunsidewatta

In order to issue title deeds for the beneficiaries, acquisition of these lands by title grant is under process.

c. Acquisition of lands of Land Reform Commission

Land compensation has not been paid during the year 2014. Though the payment has been made for a number of years, on the ground of accelerating the acquisition of 39 lands delayed due to acquisition by gazettes, the institutions had compliance for acquiring the said lands by deeds. Accordingly, acquisition of 24 lands has been completed.

d. Sale of lands

Approval was received for the sale of 203 vacant land plots and the expected income of it is Rs. 70 M. Further, an expected income of Rs. 20 M was earned by regularizing identified 31 unauthorized occupants and Rs. 29 M. is expected from the sale of 80 adjoining land plots.

38 housing units were sold during the previous year.

e. Land Compensation

National Housing Development Authority has received a treasury grant of Rs. 60 M. for the payment of land compensation during year 2014. The break down of it is as, Rs. 35.2 M for the payment of land compensation and Rs. 24.7 M for the payment of compensation interest, respectively.

Government	Private	Land Reform Commission	Other Institutions	Purchasing of Lands
05	10	24	-	-

Achievements during the year

- Number of lands acquired.

Regularization of the unauthorized – 31

Sale of vacant lands – 203 plots

Sale of houses - 38

Engineering Services and Construction

Engineering Services and Construction Division comprises of following sections.

Engineering Section

Architecture Section

Quantity Survey Section

Planning Section

Electricity Section

Maintenance Section

Housing objectives and related problems of all communities were able to be solved through the following programmes during year 2014

Restoration of Apartment Blocks (Nagamu Purawara)

The main objectives of Nagamu Purawara Programme are handing over of the responsibility of maintenance of common amenities and housing complexes to the relevant local government institutions and house holders, respectively by establishment of management cooperation and creation of a habitable environment to the dwellers by modernizing the housing complexes and infrastructure facilities.

It was planned to commence 40 projects under Nagamu Purawara project during the year 2014 and was able to commence the renovation of 38 projects by preparing estimates and obtaining approval.

As the renovation of sewerage and pumping system- Dabare Mawatha is to be completed by Colombo Municipal Council, the said project was halted. Modernized community hall- Kadiranawatta, was vested in public on 18.10.2014 and the progress of 07 projects remains at 90%-100% level.

The details of the said projects are mentioned below.



Progress of Nagamu Purawara Programme -2014 as at 31.12.2014

2014 Nagamu Purawara (Large Scale Projects)

No.	Project	No. of houses	Amended estimated cost Rs. M.(3% included)	Contractor	Date of commencement of work/due date of work	Progress as at 31.12.2014			
						Financial Rs. M.		Physical %	
						Target	Progress	Target	Progress
01	Dabarae Mawatha Housing Scheme *Renovation of pump / sewerage system (CMC)	232	30.90	State Engineering Corporation	-	-	-	-	
02	Modernization of Simondale buildings and infrastructure facilities. (119 days)	48	16.60	State Engineering Corporation	2014.09.10 2015.01.06	15.27	3.22	92%	20%
03	Elapitiwala Housing Scheme (119 days)	232	94.40	State Engineering Corporation	2014.09.10 2015.01.06	86.85	18.32	92%	8%
	<ul style="list-style-type: none"> • Modernization of buildings and infrastructure facilities 								
04	Chitra Lane Housing Scheme <ul style="list-style-type: none"> • Modernization of buildings and infrastructure facilities (119 days) 	200	96.30	State Engineering Corporation	2014.09.10 2015.01.06	88.60	20.95	92%	32%
05	Housing Scheme of Maligawatta Railway Employees. (119 days) <ul style="list-style-type: none"> • Modernization of buildings and infrastructure facilities 	100	52.50	State Engineering Corporation	2014.09.10 2015.01.06	48.30	10.57	92%	15%
06	Dias Place Housing Scheme (119 days) <ul style="list-style-type: none"> • Modernization of buildings and infrastructure facilities 	303	75.30	State Engineering Corporation	2014.09.10 2015.01.06	69.28	14.61	92%	5%
07	Kammal Watta Housing Scheme(91 days) <ul style="list-style-type: none"> • Modernization of buildings and infrastructure facilities 	72	15.80	State Engineering Corporation	2014.09.10 2014.12.09	15.80	3.05	100%	30%
08	Enderson Housing Scheme (364 days) <ul style="list-style-type: none"> • Modernization of buildings and infrastructure facilities 	816	360.5	State Engineering Corporation	2014.11.11 2015.11.09	50.47	63.80	14%	1%
09	Luvisawatta Housing Scheme <ul style="list-style-type: none"> • For the modernization of sewerage system • For land compensation and fixing of waste water pipes. 	389	30.80	Ruwan Trade Centre	2014.01.05 2014.12	38.80	17.37	100%	80%
	38.80		8.00						



10	Vipulasena Mawatha Housing Scheme (119 days) • Modernization of buildings and infrastructure facilities	72	19.73	State Engineering Corporation	2014.11.11 2015.03.09	8.29	3.83	42%	1%
Total		2464				219.45	155.72		
Total (3% included)			800.83				160.39		

2014 Nagamu Purawara (Small Scale Projects)

No.	Project	No. of Houses	Amended estimated cost (Rs.)	Contractor	Date of commencement of work /due date of work	Progress as at 31.12. 2014			
						Financial Rs. M.		Physical %	
						Target	Progress	Target	Progress
01	Modernization of Mt. Lavinia Housing Complex (91 days) • Modernization of buildings and infrastructure facilities	52	24.06	State Engineering Corporation	2014.04.24 2014.07.23 (2014.11.10)	24.06	16.12	100%	95%
02	Modernization of Fobes Lane Housing Complex (182 days) • Modernization of buildings and infrastructure facilities	160	29.77	State Engineering Corporation	2014.04.24 2014.10.22	29.77	5.78	100%	30%
03	Modernization of Kenat Road Housing Scheme (126 days) • Modernization of buildings and infrastructure facilities	30	8.77	State Engineering Corporation	2014.04.24 2014.08.27	8.77	3.47	100%	60%
04	Modernization of 797 Housing Complex , Maradana (91 days) • Modernization of buildings and infrastructure facilities	52	6.18	State Engineering Corporation	2014.04.24 2014.06.23	6.18	4.43	100%	98%
05	Pamankada Housing Scheme (119 days) • Modernization of buildings and infrastructure facilities	14	14.80	State Engineering Corporation	2014.09.10 2015.01.06	13.62	2.86	92%	20%
06	Torinton Low Income Housing Scheme (119 days) • Modernization of buildings and infrastructure facilities	24	14.50	State Engineering Corporation	2014.09.10 2015.01.06	13.34	2.80	92%	11%



07	<i>Matha Road Housing Scheme-Maninng Town</i> <ul style="list-style-type: none"> • Modernization of buildings and infrastructure facilities 	16	5.50	State Engineering Corporation	2014.09.10 2014.12.09	5.50	1.06	100%	40%
08	<i>Gothamipura Housing Scheme (119 days)</i> <ul style="list-style-type: none"> • Modernization of buildings and infrastructure facilities 	48	25.40	State Engineering Corporation	2014.09.10 2015.01.06	23.37	6.77	92%	45%
09	<i>Elbian Mawatha Housing Scheme (119 days)</i> <i>(Bogaha Watta Housing Complex)</i> <ul style="list-style-type: none"> • Modernization of buildings and infrastructure facilities 	27	22.90	State Engineering Corporation	2014.09.10 2015.01.06	21.06	5.74	92%	55%
10	<i>Mahawatta Housing Scheme (91 days)</i> <ul style="list-style-type: none"> • Renovation of drainage system 	20	7.47	State Engineering Corporation	2014.11.11 2015.01.09	4.10	1.44	55%	5%
11	<i>Siddharathapura Housing Scheme (119 days)</i> <ul style="list-style-type: none"> • Modernization of buildings and infrastructure facilities 	72	25.70	State Engineering Corporation	2014.09.10 2015.01.06	4.99	8.17	92%	45%
12	<i>Piar Saibu Housing Scheme (63 days)</i> <ul style="list-style-type: none"> • Modernization of buildings and infrastructure facilities 	24	4.60	State Engineering Corporation	2014.09.10 2014.11.11	4.60	1.96	100%	100%
13	<i>Sonderse Place Housing Scheme (182 days)</i> <ul style="list-style-type: none"> • Modernization of buildings and infrastructure facilities 	57	18.01	State Engineering Corporation	2014.11.11 2015.05.11	4.86	3.49	27%	-
14	Renovation of main sewerage system across the crow island stream	353	2.06	Colombo Municipal Council		2.06	1.0	100%	100%
15	<i>St. Antonies Collpitty Housing Scheme</i> <ul style="list-style-type: none"> • Modernization of buildings and infrastructure facilities (147 days) 	64	12.83	State Engineering Corporation	2014.11.11 2015.04.06	4.36	2.50	34%	-
16	<i>Mahara- Galwala</i> <ul style="list-style-type: none"> • Construction of sewerage system and culvert, newly. 	161	25.75			-	-	-	-
17	<i>Ranpokunugama Housing Scheme</i> <ul style="list-style-type: none"> • Renovation of sewerage, common filter tanks and septic tanks 	322	24.15	State Development and Construction Corporation	2014.12.22	4.19	4.19	-	-



18	Baseline Road Housing Scheme • Modernization of buildings and infrastructure facilities(119 days)	16	4.90	State Engineering Corporation	2014.09.27 2015.01.23	3.82	0.63	78%	20%
19	117 Watta- Elvitigala (low income) (182 days) • Modernization of buildings and infrastructure facilities	32	23.42	State Engineering Corporation	2014.11.11 2015.05.11	6.32	4.55	27%	13%
20	Torinton New Houses Phase iv, ii (91 days) • Payment of compensation for modernization of concrete roof under phase IV.	48	7.70	State Engineering Corporation	2014.11.07 2015.02.06	10.27	1.50	58%	-

2013 Nagamu Purawara

No.	Project	No. of houses	Amended estimated cost(Rs.) M	Contractor	Date of commencement of work / due date of work	Progress as at 31.12.2014			
						Financial Rs. M.		Physical %	
						Target	Progress	Target	Progress
21	Kadalawatta Housing Scheme • Modernization of buildings and infrastructure facilities (182 days)	72	27.25	State Engineering Corporation	2014.11.11 2015.05.11	8.30	5.30	27%	30%
22	Ratmalana Electo Houses • Modernization of buildings and infrastructure facilities (91 days)	20	10.38	State Engineering Corporation	2014.09.10 2014.12.09	10.38	4.81	100%	90%
23	Mayura Place Housing Scheme (63 days) • Modernization of buildings and infrastructure facilities	24	7.73	State Engineering Corporation	2014.11.11 2015.01.12	6.11	1.50	79%	7%
24	797 Watta- Phase 2 (in place of of Aluth Mawatha Housing Scheme) (147 days) • Modernization of buildings and infrastructure facilities	112	49.00	State Engineering Corporation	2014.11.11 2015.04.06	16.66	14.46	34%	95%



25	<i>Kadiranawatta Housing Scheme (phase 1)– 91 days Modernization of community center</i>	259	1.55	Community Society	2014.06.25 2014.09.25	1.55	0.85	100%	100%
26	<i>Nawaloka Housing Complex K & J (119 days)</i> • Modernization of buildings and infrastructure facilities	41	8.70	State Engineering Corporation	2014.09.10 2015.01.06	8.00	1.69	92%	50%
27	<i>Raddolugama Housing Scheme (91 days)</i> • Construction of Auditorium	2022	3.24	State Engineering Corporation	2014.04.28 2014.07.28	3.24	3.04	100%	100%
28	<i>Nupewela Housing Scheme (182 days)</i> • Modernization of sewerage system	201	15.97	Ruwan Trade Center	2014.06.16 2014.12.14	15.97	5.54	100%	25%
29	<i>Mulleriyawa Himbutu Uyana (119 days)</i>	248	120.00	State Engineering Corporation	2014.09.10 2015.01.06	110.4	23.43	92%	30%
30	(i) Mattegoda Housing Scheme (91 days)	1122	141.16	State Engineering Corporation	2014.11.14 2015.02.12	70.58	27.41	50%	1%
	<i>(I)Mattegoda Multi-purpose building (119 days)</i>	-	11.70	State Engineering Corporation	2014.09.10 2015.01.06	10.76	2.94	92%	10%
31	<i>Other Projects Renovation of sewerage systems of Kindawatta , Serpantain, Jalathara, power generator room of Raddolugama, pump system and pumps and also development of common facilities.</i>		72.00			4.35	5.69	-	-
	Total	5454	777.20*			210.63	175.12		
	Total (3% included)						180.37		



Serial No.	Project	No. of Houses	Cost for contract (VAT included) Rs. M.	Progress as at 31.12.2014			Date of Vesting
				Finance Rs.M	Physical		
					Target	Progress	
01	Gurunagar - Jaffna	160	100.0	117.60	100%	100%	15.06.2014
02	Soysapura Phase II	960	302.00	263.27	95%	90%	
03	Mihindu Mawatha Housing Scheme	125	23.5	19.25	100%	86%	
04	Aramaya Place Housing Project	96	18.5	14.52	100%	100%	20.07.2014
05	Gunasinghepura Housing Project	536	133.5	109.05	100%	100%	09.12.2014
06	Aduruppu Veediya Housing Project	108	23.0	15.11	100%	100%	27.11.2014
07	Abdul Hameed Housing Project	95	13.5	8.56	100%	100%	14.10.2014
08	Armour Street Housing Project	810	33.0	24.65	100%	85.6%	
09	Samagipura Housing Project	244	110.5	46.49	100%	100%	23.03.2014
10	Samapura Housing Project (Fobes lane)	136	46.5	19.06	100%	100%	17.11.2014
11.	Siridamma Mawatha Housing Project	72	13.5	10.54	100%	100%	09.08.2014
12.	Sangaraja Mawatha Housing Project - Phase 1 & 2	255	85.5	52.86	100%	100%	03.12.2014
13	Mohideen Masjeed Housing Project	16	3.5	2.79	100%	100%	03.12.2014
14	Suriyamalpur Housing Project	68	8.5	11.23	100%	100%	27.09.2014
15	Sucharitha Mawatha Housing Project	32	14.0	6.22	100%	100%	10.10.2014
16	Bloemendhal Housing Project	392	60.0	53.13	100%	76%	
17	Palliyawatta Housing Project	72	11.0	7.72	100%	80%	



18	Renovation of community centre and other renovation of Crow Island Housing Scheme	353	10.0	7.43	100%	100%	17.10.2014
19	Sirimapura Housing Project	80	13.0	13.47	100%	100%	19.07.2014
20	*Jayawadanagama (Renovation of man halls that pollute the pond)	-	5.0	4.22	100%	100%	
21	Rahulapura Housing Scheme	100	2.5	2.66	100%	100%	15.03.2014
22	Egoda Uyana Housing Scheme	64	18.6	18.92	100%	100%	12.07.2014
23	Sahasrapura & Singhapura (USDA)	-	75.0	49.04	Financial grants are awarded through National Housing Development Authority		
24	* Maligawatta-Continuation	-	80.0	2.23			
25	Nagamu Purawara- Other expenditure			35.42			
	Total	4274	1204.10	917.44			

On the ground of the cabinet approval of 15th August 2013, 17 projects within the Colombo Municipal Council limits mentioned from No.3 to No. 19 have been assigned to State Engineering Corporation. Rs. 5.0 M. has been allocated only for the construction of community hall in Crow Island.

All the projects, except 5 projects out of the continuation projects-2013, have been vested in the public.

Housing projects in bold color have already been vested in public.



* Projects in progress since year 2011.

As a result of complexity and issues pertaining to the eradication of unauthorized constructions, a longer period than assumed was spent to complete the renovation of Maligawatta and Soysapura Housing Complexes, constructed 30 or 40 years back. For that, renovation has to be implemented under several stages since year 2011.

Maligawatta

The 1st stage of renovation of Maligawatta Housing Complex comprises of 1520 housing units, in an extent of 46 acres, was completed on 25th July 2012 and was under the observation of His Excellency the President.

The 02nd stage of Maligawatta Housing Scheme renovation was completed on 31.12.2013. A sum of Rs. 325.0 M (VAT included) has been spent for renovation of buildings and all the infrastructure facilities of the Maligawatta Housing Scheme. Mainly, buildings, drainage and sewerage systems, water tanks and common buildings have been restored and roads of 3.4 km have been carpeted. With the objective of developing spiritual morals of the dwellers and making the housing complex a pleasant habitat play grounds and Buddha's Shrines have been constructed and gardens have been landscaped.

Maligawatta

Then



Now



Renovation of Maligawatta Housing Complex was under the inspection of His Excellency the President on 26th July 2012.



Soysapura

The 1st stage of renovation of Soysapura Housing Scheme was completed at a cost of Rs. 100.0 M. and was vested in the public by His Excellency the President on 07.10.2012.

Under the stage I, 462 houses out of 1920 houses of Soysapura Housing Complex have been renovated. The older apartment blocks; A,B,C,R,S,M and N and also C3, B34 housing complexes, children's park, community hall, library, gymnasium, sewerage and drainage systems have been completely renovated and the road of 1 1/2km has been carpeted. A Buddha's Shrine has also been constructed.

Renovation work included to 960 housing units (houses/sewerage/drainage) under the stage II of renovation of Soysapura has been completed to a maximum level as at 31.12.2014. Road of 1.5 Km has to be modernized. Construction of sewerage and drainage system was delayed due to the lack of assistance of the community to eradicate unauthorized constructions, disturbed the common infrastructure facilities.

Soysapura Phase I

Then



Now



Soysapura Phase II - Then



Now





❖ Gurunagar - Jaffna

The objective of the project is modernization of buildings and infrastructure facilities of Gurunagar Housing Project devastated by war, under the state contribution and also making of a habitable environment for the dwellers.

Number of houses	:- 160
Contractor	:- State Engineering Corporation
Estimated cost of the project (VAT included)	:- Rs. 100 Million
Date of commencement of renovation	:- 24.04.2013

Then



Now





Project was vested in the public by Hon Minister on 15.06. 2014

❖ **Samagipura Housing Project**

Number of houses/shops	- 244
Contractor	:- State Engineering Corporation
Estimated cost of the project (VAT included)	:- Rs. 110.5 Million (*)
Date of commencement of renovation	:- 05.09.2013

(*) Project cost has been reduced due to the renovation of toilets at a minimum level, as a result of not having compliance of community.

Then



Now



❖ **Rahulapura Housing Project**

Number of houses	:- 79
Estimated cost of the project (VAT included)	:- Rs.2.5 Million
Date of commencement of renovation	:- 01.11 .2013

Then



Now





Housing Scheme was vested in the public by Hon. Minister on 23.03.2014.

❖ Sirimapura Housing Project

Number of houses	:- 80
Contractor	:- State Engineering Corporation
Estimated cost of the project (VAT included)	:- Rs.13.0 Million
Date of commencement of renovation	:- 27.01 .2014

Then



Now



Housing Scheme was vested in the public by Hon. Minister on 19.07.2014.

❖ Egoda Uyana Housing Project – Moratuwa

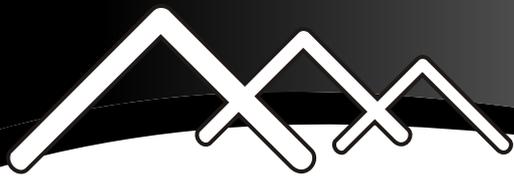
Number of housing complexes	:- 04
Contractor	- State Engineering Corporation
Number of houses	:- 64
Estimated cost of the project	- Rs.18.0 Million

Then



Now

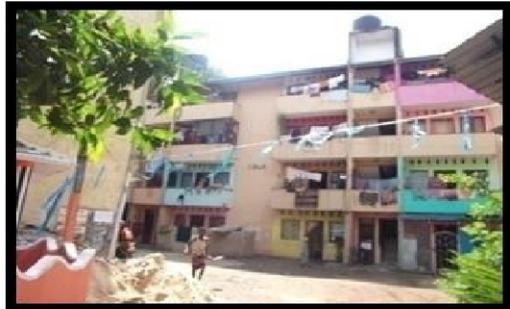




Project was vested in the public by Hon. Minister on 12.07. 2014.

❖ Aramaya Place Housing Project – Phase I and II

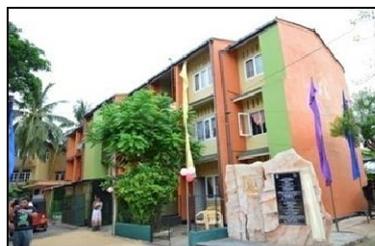
Number of houses	:- 96
Contractor	- State Engineering Corporation
Estimated cost of the project	:- Rs.18.5 Million (VAT included)
Date of commencement of renovation	:- 05.09.2013
Then	Now

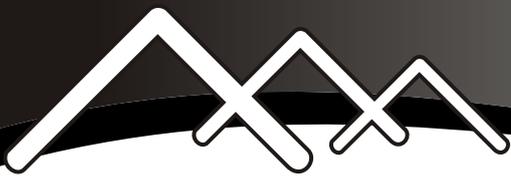


Project was vested in the public by Hon. Minister on 20.07. 2014.

❖ Siridamma Mawatha Housing Project

Number of houses/shops	- 72
Contractor	- State Engineering Corporation
Project period	:- 04 Months
Estimated cost of the project(VAT included)	:- Rs.13.5 Million
Then	Now





Project was vested in the public by Hon. Minister on 09.08.2014

❖ Suriyamalpura Housing Project

- Number of houses - 32 :
- Contractor - State Engineering Corporation
- Estimated cost of the project (VAT included) :- Rs. 14.0 Million
- Date of commencement of renovation :- 24.01.2014

Then

Now



Project was vested in the public by Hon. Minister on 27.09.2014.

❖ Sucharitha Mawatha Housing Project

- Number of houses - 32 :
- Contractor - State Engineering Corporation
- Estimated cost of the project (VAT included) :- Rs.14 Million
- Date of commencement of renovation :- 24.01.2014

Then

Now





Project was vested in the public by Hon. Minister on 10.10. 2014.

❖ Abdul Hameed Housing Project

- Number of houses/shops - 95
- Contractor - State Engineering Corporation
- Date of commencement of renovation - 11.09.2013
- Estimated cost of the project (VAT included) - Rs.13.5Million

Then

Now



Project was vested in the public by Hon. Minister on 14.10. 2014.

❖ Crow Island Housing Project

- Number of houses/shops :- 353
- Contractor :- State Engineering Corporation
- Date of commencement of renovation :- 01.04.2014
- Estimated cost of the project (VAT included) :- Rs.5.0 Million

Then

Now





Project was vested in the public by Hon. Minister on 17.10. 2014.

❖ Samapura Housing Project

Number of houses	- 136
Contractor	- State Engineering Corporation
Date of commencement of renovation	- 12.09.2013
Estimated cost of the project (VAT included)	- Rs.46.5 Million
Then	Now



Project was vested in the public by Hon. Minister on 17.11. 2014.

❖ Aduruppu Veediya Housing Project

Number of houses/shops/offices	- 108
Contractor	- State Engineering Corporation
Date of commencement of renovation	- 10.09.2013
Estimated cost of the project (VAT included)	- Rs.23.0 Million
Then	Now





Project was vested in the public by Hon. Minister on 27.11. 2014.

❖ Mohideen Masjeed Mawatha Housing Project

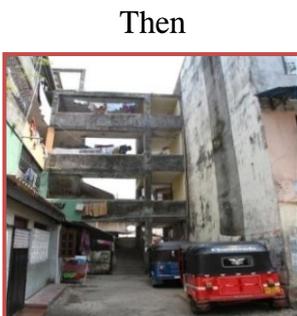
Number of houses	:- 16
Contractor	:- State Engineering Corporation
Date of commencement of renovation	:- 03.02.2014
Estimated cost of the project (VAT included)	:- Rs.3.5 Million



Project was vested in the public by Hon. Minister on 03.12.2014.

❖ Sangaraja Mawatha Housing Project - Phase I and II

Number of houses	:- 255
Contractor	:- State Engineering Corporation
Date of commencement of renovation	:- 05.02.2014
Estimated cost of the project (VAT included)	:- Rs.85.5 Million





Project was vested in the public by Hon. Minister on 03.12.2014.

❖ **Gunasinghapura Housing Project**

Number of houses :- 536
Contractor :- State Engineering Corporation
Date of commencement of renovation :- 11.09.2014
Estimated cost of the project (VAT included) :- Rs.133.5 Million

Then



Now



Project was vested in the public by Hon. Minister on 09.12.2014.

❖ **Improvement of Basic Infrastructure Facilities in Housing Schemes**

A sum of Rs. 4.3M has been paid to the National Water Supply and Drainage Board to renovate 07 manhalls, which carry the waste water to Jayawadanagama pond. The relevant renovation has been completed by National Water Supply and Drainage Board.

Manhalls/drainage system, not connected to common drainage system of Jayawadanagama have/has been renovated at a cost of Rs. 8.0 M.



Renovation of District Offices

- Construction work of the 1st floor of Matara District Office was commenced on 22.07.2012 & completed on 02.05.2013 at a cost of Rs. 16.5 M.

Then



Now



- Modernization of Kandy Secretariat building was commenced on 01.02.2013. Construction work has been completed on 31.12.2014. The cost incurred is Rs.27.31 M.

Construction of Down Floor of Colombo District Office - Kottawa

Project Period	: - 182 Days
Estimated cost of the project (VAT included)	: - Rs.17.45 Million
Contractor	: - State Engineering Corporation
Date of commencement of renovation	: - 21.04.2014
Due date for renovation	: - 30.03.2015
Progress as at 31.12.2014	: - 45%



Emergency Repairs and Maintenance in Housing Schemes around Colombo

National Water Supply and Drainage Board and the Colombo Municipal Council have been providing services to most of the housing schemes constructed over 10 years ago in the Colombo Municipal Council limits. National Housing Development Authority has intervened with provision of services for housing complexes, not relevant to the above said category.

The National Housing Development Authority performs the maintenance of water pipe systems, drainage systems and sewerage pits, and pump houses of housing units though they have been sold or rented out. As frequent complaints are received regarding the water supply system, the National Housing Development Authority has established a repair and maintenance unit within itself active for 7 days, so that direct links could be established when urgent repair and maintenance is needed. The numbers of urgent repairs that are carried out by this unit usually exceed 100 per month. In addition, maintenance of sewerage systems and sewerage pump houses and removal of garbage are carried out through contractors. A sum of Rs.12.83 M has been spent for this purpose in the year 2014.

In parallel to the Nagamu Purawara Programme, renovation/fixing of pump houses was completed. Maintenance of sewerage Purification System of Mulleriyawa, not assigned by the relevant Management Corporations is being fulfilled by National Housing Development Authority and cost incurred is One Hundred Thousand Rupees.

Maintenance of buildings of Head Office and Pradeepa Halls and provision of required technical assistance and approval of estimates for technical activities are carried out by Engineering Services and Construction Division.

Housing Development Projects under the “Sahasra Lanka” Programme

- 117 Elvitigala-Phase V housing project has been completed under the 'Sahasra Lanka' programme on 31.01.2013. It comprises of four houses and one house is at 1300Sq.ft. Every house has been facilitated with a car park. Project cost is Rs. 29.53 M.





Luvisawatta Housing Project

Construction work of new 30 houses of Luvisawatta housing project has been commenced on 23rd July 2013 and completed on 31.12.2014. Construction work of partly completed 36 houses has been started on 11.07.2012 and a progress of 84% has been achieved as at 31.12.2014. 51 housing units out of 66 have been sold.

Welangolla Housing Scheme-Kurunegala District

Construction work of Welangolla Housing Scheme of Kurunegala district was commenced on 12th January 2012. The total number of houses of this housing scheme is 23 which consists of two types of two storied houses at 1900 Sq.ft. and 2200 Sq.ft. These houses have been completed with all the infrastructure facilities. The cost is Rs.163 Million.08 housing units have already been sold. Conformity certificates have been obtained for 23 houses.



Restoration Projects

Soysapura phase I and Sulohithapura phase II have been started under restoration projects. Four storied building consisted of 16 houses has been constructed at a cost of Rs. 25M. under Sulohithapura phase II. The progress was 100% as at 31.01.2013. The project was vested in public on 01.08.2014.

- Sulohithapura Phase II

Then



Now





Local/Foreign Investment Projects implemented under “Janasevana Sahasra Lanka” Programme

“Janasevana Sahasra Lanka” housing programme, implemented under National Housing and Settlement Development Drive, is a special programme among the other programmes. The project is implemented in the lands of National Housing Development Authority in collaboration with state and private sectors and the housing projects are implemented with the funds of local and foreign investors. All the projects are implemented under the Cabinet approval.

Present estimated value of the land of the housing project and 10% of the profit of the project is received by National Housing Development Authority as grants. The investor engages in the sale of houses and projects have been designed so as to make the buyer feel assured of their investment.

Fund is deposited in an ESCRO Account enabling the investor to withdraw money when the construction of project reaches 25% of progress. The progress of housing projects as at 31.12.2014 has been mentioned below.

- Under the foreign investment projects, Cabinet approval could be obtained for **Mihindupura project in Kirulapone**. Mihindupura project comprises of 560 houses and also it is completed with all the infrastructure facilities. Construction cost is Rs. 6.3B. Construction work has been commenced on 01.05.2014 after obtaining the development permit on 28.03.2014. 91 files have been completed as at 31.12.2014 for laying the foundation. Advisory service is conducted by the State Engineering Corporation. Condominium plans have been prepared.
- Agreements were signed on 10.01.2013 obtaining Cabinet approval, to construct 864 houses in **Yakkala, Werellawatta and Lanka Loha Land, in Gampaha district** and apartment blocks with 1064 houses in Homagama Mount Clifford Project. A sum of Rs. 51.97 M. and Rs. 55.8 M. was received on 09.10.2013 respectively for Yakkala and Homagama Projects as a penalty as the inability of Foreign Investment Institution, to provide treasury bond as per the agreement. Later on, cabinet approval was obtained for the implementation of this project in partnership with another investment company.
- It has been planned to construct a building of 20 floors comprises of 80 houses in a land in Narahenpita on the request of the **Bar of Lawyers of the of Attorney General’s Department**. Construction work is to be commenced in the first quarter of year 2014, having the Cabinet approval. Financial grants are to be provided by the Bar of Lawyers through a state bank. The construction could not be commenced due to the delay of acquisition.
- Yakkala – Siyane Nature Park Housing Project

A local investor has been selected and the Cabinet approval has been obtained. The project comprises of 40 housing units. Total cost of the project is Rs. 158.80 M. A house is at 884 sq.ft. and price of sale is Rs. 4.3M. Construction work is under process.



- **Kandy – Pallekele Regency Park Housing Project**

Cabinet Approval has been obtained for this project as well, and is located in Kandy-Pallekele main road and a local investor has been selected. The project comprises of 21 housing units and 32 shops and 02 halls. 18 houses as 1000 sq.ft. per each house and 03 houses as 1940 sq.ft. per each have been included for the project which will cost Rs. 8.5M. and Rs.14.5 M.

Construction work has been commenced after clearance of land and preparation of survey plans. Total cost of the project is Rs240.0 M. Construction work of 05 houses and commercial building is under process as at 31.12.2014.

- **Colombo – Kavirathna Place Housing Project**

A Foreign Investor has been selected for this housing project for which Cabinet Approval has been obtained. The project comprises of 28 housing units and total cost is Rs. 805.6M. The project has been halted as the investment company did not commence the construction work as per the agreement. 10% of the value of land, a sum of Rs. 11.5 M, has been received to National Housing Development Authority on 01.04.2014.

- **Colombo – Ranala Jalthara Housing Project**

The construction work of this project has been commenced on 07.12.2014 having cabinet approval. The housing project comprises of 504 housing units and cost is Rs.1330 M

- **Colombo Simondalewatta Housing Project**

Acquisition of land is under process.

- **Kandy – Hantana Residencies Housing Project**

The project comprises of 126 housing units and is implemented by a local investor. Total cost of the project is Rs. 1459.5M. Cabinet approval has been obtained.

- **Kandy – Hantana Dunumadalawa Vilas Housing Project – (IV phase)**

Approval of the Cabinet has been obtained and number of housing units is 19. Total Cost of the project is Rs.188.0 M..On the order of Central Environmental Authority, the construction work has been halted.

- **Ratnapura – Galkaduawatta Housing Project**

Approval of the Cabinet has been obtained. The project has been halted as the Urban Development Authority did not grant the land plots agreed.

- **Living Homes- Kundasale**

Cabinet approval has been obtained on 31.07.2014. [The project comprised of 39 housing units is under process.] Cost of the project is Rs.203.03 M.



Human Resource Management

Organizational Structure of the National Housing Development Authority

The staff of the Head Office is divided under Chairman /Vice Chairman/ General Manager/ Working Director and 9 Deputy General Manager Divisions. In addition, 25 District Offices, 03 Colombo City Offices and Kalmunai Sub Office have been established.

Human Resource Management and Administration Division consists of the following Sections.

1. Human Resource Management Section
2. Administration Section
3. Disciplinary Section
4. Transport Section
5. Supplies Section
6. Training Section
7. Staff Housing Loan Section
8. Security Section

Permanent Staff Composition as at 31.12.2014

Serial Number	Service Level	Salary Scale	No. of Employees				
			Approved	Number of Physical Staff			
				Permanent	Contract	Daily Basis	Total
1	Senior	HM 2-1	1	1			1
2	Senior	HM 1-3	6	4			4
3	Senior	HM 1-1	10	9	1		10
4	Senior	MM 1-1	97	79	4		83
5	Tertiary	JM 1-1	143	124	2		126
6	Secondary	MA 5-2	16	203	2		205
7	Secondary	MA 2-2	352	329	17	1	347
8	Secondary	MA 1-2	545	1012	1	19	1032
9	Primary	PL 3	75	170	4	6	180
10	Primary	PL 2	25	22	1	4	27
11	Primary	PL 1	105	205	8	36	249
Total			1375	2158	40	66	22264

Summary

Service Level	Approved	Actual
Senior	114	98
Tertiary	143	126
Secondary	913	1584
Primary	205	456
Total	1375	2264

Details of the Temporary Staff as at 31.12.2013

Serial Number	Service Level	Salary Scale	No. of Employees		
			Contract (Recruitment after retirement)	Contract (Permanent Recruitment)	Daily Basis
1	Senior	HM 1-1	1	1	
2	Senior	MM 1-1	2	4	
3	Tertiary	JM 1-1	1	2	
4	Secondary	MA 2-2		17	1
5	Secondary	MA 1-2	1	1	19
6	Primary	PL 3		4	6
7	Primary	PL 2		1	4
8	Primary	PL 1		8	36
TOTAL			5	38	66

Administration Division

The tasks achieved by the Administration Division in the year 2014 are as follows:-

1. Employees were paid a sum of Rs.2000/- as bonus and Rs. 2000/- as incentive for the year 2014.
2. Payment for the unclaimed vacation leave was continued.
3. Payments of other medical benefits have been continued in the general procedure.
4. The activities pertaining to the payment of distress loan, subsistence allowances, and rent allowances of district offices were continued as usual.

Staff Housing Loans

01. A sum of Rs. 51.600 M was received as grants for staff housing loans. Its breakdown was as Rs.10.000 M for the Head Office and Rs. 41.600 M for the District Offices.

02. Housing loans have been approved from the said grants as follows:

<u>Grade</u>	<u>Head Office</u> <u>Rs.</u>	<u>District Office</u> <u>Rs.</u>	<u>Total paid</u> <u>Rs.</u>
I – VI	325,100.00	4,175,700.00	4,500,800.00
VII – VII A	4,722,700.00	3,235,300.00	7,958,000.00
VIII – IX	1,862,600.00	5,046,000.00	6,908,600.00
X	=	700,000.00	700,000.00
	<u>6,910,400.00</u>	<u>13,157,000.00</u>	<u>20,067,400.00</u>

03. Approved grants, incurred cost and the balance have been below mentioned.

Office	Approved grant Rs.	Amount spent Rs.	Balance Rs.
Head Office	10,000,000.00	6,910,400.00	3,089,600.00
District Office	41,600,000.00	13,157,000.00	28,443,000.00
	51,600,000.00	20,067,400.00	31,532,600.00

Number of employees of head office to whom
housing loans have been issued during the year 2014 - 16

Number of employees of district offices to whom
housing loans have been issued during the year 2014 - 24
40

04. Targets achieved and measures taken to achieve the targets

Housing loans were not released for both husband and wife employed in National Housing Development Authority.

With effect from 10.12.2013, an opportunity has been given for both husband and wife to obtain two separate loans.

Disciplinary Affairs

At the beginning of year 2014, 19 formal inquiries; without issuing disciplinary orders and uncompleted inquiries were remained. Out of that, 14 inquiries have been concluded. 08 employees have been suspended and disciplinary orders subjected to heavy punishment have been issued for 05 employees. One employee was discharged from all the blames.

Security Services

Targets Achieved

- I. The Security Division of the National Housing Development Authority functioned with all the strength and using maximum of efforts to protect the movable and immovable properties, to preserve the reputation of the institution, and to ensure the discipline of its staff.
- II. Although there were no terrorist activities during the last year, security services have to be continued up to now as provided before.
- III. The work force of security staff was decreased to 120 by January 2014. Even under such conditions, it had to be continued.
- IV. The security officers ensured security using various security methods at the Head Office and several places administered by the Head Office.

Followings are the venues at which security officers were deployed.

- I. Government employees' housing scheme in Jalthara.
- II. Large / small Pradeepa Halls in Maligawatte



- III. Pradeepa Halls in Modara and Gunasinhapura
- IV. No. 117 Watta Housing Scheme- II phase in Narahenpita
- V. Soysapura Zonal Office
- VI. Land acquired from the Department of Irrigation, Ratmalana
- VII. No. 797 Watta Housing Scheme

Measures taken to Achieve the Targets and Their Outcomes

01. Subjecting to inspection of all vehicles, persons and baggage that reach the premises of the Housing Secretariat building including the Head Office and directing them to the relevant divisions.
02. Conducting instruction sessions to security personnel, issuing of necessary written job instructions to all the duty points including the District Offices, keeping the Heads of Divisions and District Managers informed on these instructions and informing the security personnel on the responsibilities and duties of the security personnel.
03. Maintenance of records of arrival and departure of employees and taking steps necessary for the protection of the machines used for recording attendance.
04. Prevention of acts that harm the reputation of the National Housing Development Authority, investigation and reporting on any acts of fraud or acts intended to cause loss or damage, and assisting in maintaining discipline.
05. Attending the meetings of the Security Committee of the institutions located within the High Security Zone conducted by the Compagne Street (Slave Island) Police Station, acting in accordance with the decisions and instructions at such meetings, and keeping the security personnel informed of them.
06. Ensuring of the financial standard of the authority by reducing the number of work force of the security staff at offices and over time period on the decision of administration.
07. Employing armed security personnel for the security of the Housing Secretariat building.
08. Engaging security personnel for the eviction of illegal settlers for which court orders have been obtained and arranging and implementing security measures to prevent the houses so possessed from being accessed.

Special Matters

01. Direction of security personnel of National Housing Development Authority for various training programmes.
02. Implementation of Programmes such as live firing training programmes for security officers of National Housing Development Authority.
03. The security officers who have followed the security officer training and disciplinary procedures have shown their skills in all subjects securing the good name of the National Housing Development Authority.

Training Section

Training Programmes- From 01.01.2014 to 31.12.2014

Se. No	Programme Description	No.of Programmes	No. of Participants
1	Internal Training Programmes (Seminars/ Training Programmes)	5	247
2	External Training Programmes (Local)(90%) (Seminars/ Training Programmes)	35	112
3	External Training Programmes (Local)(50%) (Seminars/ Training Programmes)	5	77
4	External Training Programmes(Foreign) (Scholarships and Foreign Tours)	4	5
	Sub total	49	441
5	Self Training Loan programme	17	64
	Total	66	505

Transport Division

Target Set

01. Improvement of the efficiency of fuel usage.
02. Provision of Uniforms for Drivers and helpers.
03. Abduction of the unserviceable vehicles of the Authority.
04. Recruitment of workforce to the division.
05. Reduction of the institutional cost spent to the Transport Division by fulfilling all the possible repairs to the vehicles in the garage of Authority.

Measures Taken to Achieve the Target and the Outcomes.

1. To make the fuel usage fruitful, awareness has been made to prepare monthly future programmes and get additional fuel according to the running distance when obtaining additional fuel by the district offices. In order to avoid the misuse of vehicles of head office, effective consumption of fuel could be achieved through balancing from the time of filling the fuel tank.



2. The approval has been obtained from the management following the discussions to provide uniforms for the drivers/ helpers. A decision has been made regarding the required cloth material for the uniform after discussing with drivers and helpers.
3. A sum of Rs. 4,552,931.81 was earned by abducting 9 vehicles out of running condition.

Achievements During the Year

1. Reduce of expenditure by repairing vehicles in the garage of the Authority.
2. A sum of Rs. 4, 552,931.81 was earned by selling vehicles.
3. Organization of workshops in order to enhance the positive thinking of drivers.

Legal Division

Like other Divisions, the Legal Division also provides the necessary corporation to achieve the objectives of National Housing Development Authority.

- Issuing of freehold deeds for lands and houses.
- Preparation of Condominium Declaration required for issuing deeds for housing units in apartment blocks.
- Taking action regarding the complaints harmful to the common interest of the society with regard to the properties belonging to National Housing Development Authority.
- Taking legal actions against persons and Institutions in necessary circumstances.
- Filing cases against unauthorized occupants of lands and houses owned by National Housing Development Authority and obtaining the clear ownership.
- Preparation of contract agreements and other agreements in transactions between external parties and National Housing Development Authority.
- Providing legal advices to all district offices and all sections at head office.
- Taking legal actions against defaulters of rent and loan installments and recovering the dues to National Housing Development Authority.
- Contributing to the income of National Housing Development Authority through executing eviction orders, notary fees and legal notices.

Issuing of Deeds

Issuing freehold deeds to the beneficiaries of Housing Schemes who have settled the dues in full is a main function of this Division. This includes issuing of freehold deeds for Condominium properties, non-condominium properties and lands.

Though the target of issuing deeds during the year 2014 was 3000, actions have been taken to complete 2188 files, out of the 2257 files received by Legal Division.

Cases Handled by the Head Office

1. As per the laws and regulations of the National Housing Development Authority, Legal Division files action on behalf of the Authority against persons who default of rents, illegal constructions and illegal settlements and also represents the Authority in cases filed against it by the other parties.
2. The division provides legal advice.
3. Engage in human rights complaints.
4. Legal Division provides assistance by representing National Housing Development Authority in lawsuits against persons misusing properties belonging to the Authority.

The lawsuits handled by the Head Office in the year 2014 are as follows.

<u>Court</u>	<u>No. of cases</u>	
	<u>Head Office</u>	<u>District Office</u>
Supreme Court	13	10
Court of Appeal	24	06
High Court	12	10
District Court	37	1079
Magistrate's Court	34	29
Labour Tribunal	07	10
Industrial Court	06	-
Human Rights	12	-

Planning and Monitoring Division

Planning and Monitoring Division implements the activities pertaining to preparation of midterm corporate plans and annual action plan and also progress review of National Housing Development Authority.

During the previous year, target was set to complete the development of 28104 housing units and continuation 19119 housing units. Awarding of financial assistance and participatory housing programme was planned targeting rural housing programme. The main objective of this programme is provision of facilities for the rural, low income groups at an affordable price to develop their houses. 27167 houses targeted under the rural housing programme were implemented under several sub programmes. Viru Gammana Programme and Scattered Housing Programme were designed for low income earners who earn a suspicious income and Low Facilitated Housing Programme was designed for the low income earners with low facilities. Estate housing programme was implemented during the year for the development of line houses and uninhabitable houses near the estates. Janasevana Sevana Aid Housing Programme was designed on behalf of the people who are incapable of repaying a loan amount. Further, Janasevana Uphara programme was planned with the objective of assisting

to solve housing problems of low income earners who earned a permanent income. The method followed is issuing of state bank funds at a concessionary conditions for the families who are in need of developing houses. Sahasaviya programme was implemented in collaboration with the financial assistance of other institutions for housing development while providing technical assistance. National Housing Development Authority follows two strategies in implanting urban housing. The two strategies are, direct construction of houses under state funds or construction of houses on pre-sale basis and construction of houses via private constructors with the private capital contribution under state and private contribution, by awarding land plots.

In addition to that, awarding of land plots, property ownership, and renovation of housing schemes were planned under housing assistant services. Summary of progress of housing development is mentioned below.

Programme	Target		Progress		Work done	
	Physical	Financial	Physical	Financial	Physical	Financial
Rural Housing Development Programme	27167	6764.0	22436	4321.0	75%	64%
Urban Housing						
-Direct construction	60	75.0	20	44.0	33%	59%
- State,Private	877	-	618	-	70%	-
Carry Over Programme	19119	2289.0	15588	1867.0	81%	82%
Assistant Services						
-Issuing of deeds	3000	-	2188	-	73%	-
-Awarding of land plots	550	-	314	-	57%	-
- Renovation of housing complexes	13863	1307.0	10831	762.0	78%	58%

Housing loans for the poor are awarded under the contribution of Sevana Fund. The main source of financial contribution for Sevana Fund is Sevana lottery. This division also contributes for the promotion of Sevana lottery. The sale of Sevana lottery has been increased from Rs.1226 M to Rs. 1517 M.

Significant Achievement Acquired During the Year 2014

- A sum of Rs.2127.348 M. as treasury grants and Rs. 169 M. for Sevana Fund could be received.
- Implementation of a special loan programme for the Estate Community.
- Implementation of a special programme for the development of low facilitated houses.
- Organization of Upahara Programme-2014 in partnership with state banks.
- Modernization of 20 old housing complexes.

Recovery Section

Performance of the year 2014

The section implements the loan and rent recovery promotion programmes of the National Housing Development Authority. Provision of annual target, guidance to achieve the targets, issue of relevant principles, decisions and circulars, review of the training programmes and weekly/monthly progress, identification of its weaknesses, solving of them suitably and provision of required assistance are among the actions implemented by the section.

1. Achievements

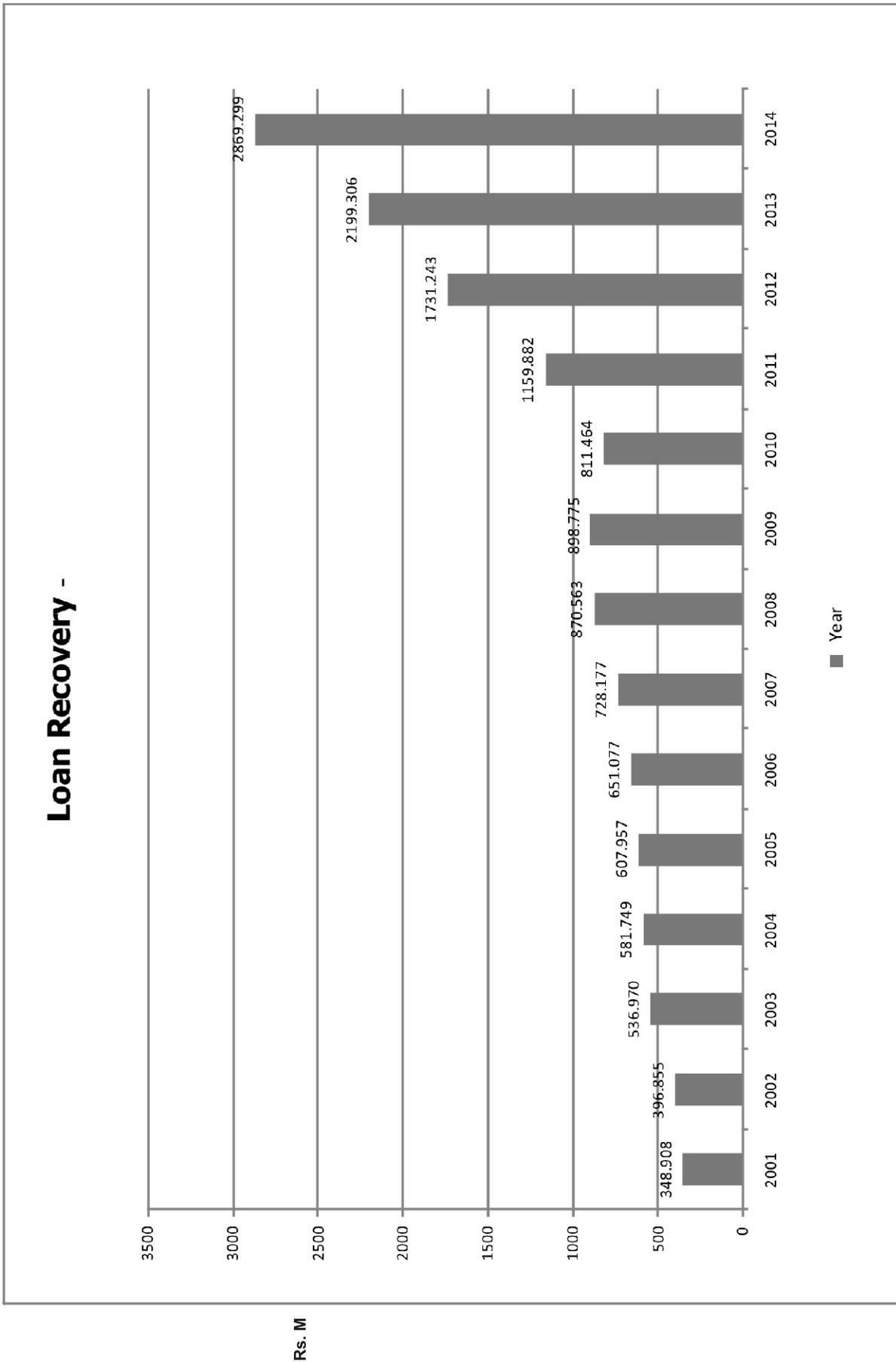
		<u>Rs. M.</u>	
	Annual Recovery Target	Recovered	Interest
Housing loan installment	3413.506	2869.299	84
Housing rent (Rural & Urban)	203.017	241.192	119
Total	3616.523	3110.491	86

- 1.2 Review of monthly physical and financial progress of recovery representatives.
- 1.3 Implementation of travelling insurance and trust bond for recovery representatives.
- 1.4 Conducting of income review committees, monthly in all the districts, thereby implementation of follow-up action with regard to this programme.
- 1.5 Coordination with the main state institutions of which the state employees have obtained loans and taking measures to recover the loan installment from the salary and remittance of the relevant amount of money to the district offices.
- 1.6 Implementation of recovery targets and preparation of required measures to achieve recovery targets.
- 1.7 Preparation of policies with regard to the housing loan/rental recovery and issue of relevant circulars.
- 1.8 Activities pertaining to the appointment of recovery representatives.
- 1.9 Activities pertaining to the misuse of recovered money.
- 1.10 Activities pertaining to public requests regarding loan recovery.
- 1.11 Submission of relevant information to the higher management.



National Housing Development Authority
Income Promotion Programme (Housing Loan and Rent) - 2014

Ser No	District	Annual Target Loan	Achievement	Annual Target Rent (Rural/Urban)	Achievement	Annual Target	Achievement	%	Arrears as at 31.12.2014
		1	2	3	4	(1+3)=5	(2+3)=6	7	
1	Colombo district (N)	7.476	3.432	39.036	56.188	46.512	59.620	128	26.263
2	Colombo district (S)	4.896	5.505	47.004	61.144	51.900	66.649	128	19.295
3	Colombo district	463.911	315.139	33.132	48.871	497.043	364.010	73	415.526
4	Gampaha	235.821	187.829	42.588	32.087	278.409	219.916	79	311.346
5	Kalutara	248.431	187.736	3.132	0.152	251.563	187.888	75	184.689
6	Kandy	254.462	204.291	7.140	15.878	261.602	220.169	84	264.522
7	Matale	91.922	89.261	0.024	0.068	91.946	89.329	97	37.822
8	Nuwara Eliya	121.447	93.344	2.688	1.152	124.135	94.496	76	153.886
9	Galle	174.645	148.287	2.136	0.581	176.781	148.868	84	120.473
10	Matara	138.374	137.347	10.872	3.322	149.246	140.669	94	126.691
11	Hambantota	83.028	83.586	1.056	0.856	84.084	84.442	100	70.270
12	Kurunegala	142.711	133.752	0.672	0.525	143.383	134.277	94	47.821
13	Puttalam	111.449	100.440	0.336	0.471	111.785	100.911	90	76.871
14	Anuradhapura	118.975	111.312	0.012	0.000	118.987	111.312	94	106.741
15	Polonnaruwa	76.709	60.551	0.144	0.507	76.853	61.058	79	59.547
16	Badulla	129.345	93.695	0.176	0.067	130.521	98.762	76	162.257
17	Monaragala	177.755	129.987	0.768	1.653	178.523	131.640	74	266.608
18	Ratnapura	78.164	72.689	0.324	0.337	78.488	73.026	93	49.965
19	Kegalle	156.136	151.188	0.504	0.523	156.640	151.711	97	66.916
20	Batticaloa	111.009	97.736	1.128	0.255	112.137	97.991	87	58.009
21	Ampara	124.685	94.749	1.597	2.698	126.282	97.447	77	98.753
22	Thrincomalee	68.776	69.696	1.188	0.288	69.964	69.984	100	20.158
23	Jaffna	78.515	85.328	3.948	4.420	82.463	89.748	109	28.051
24	Mannar	38.491	34.196	0.228	0.495	38.719	34.691	90	12.422
25	Vavuniya	91.441	86.059	2.160	3.611	93.601	89.670	96	33.632
26	Mullaitivu	44.993	47.225	0.000	0.000	44.993	47.225	125	1.352
27	Klinochchi	39.939	44.939	0.024	0.043	39.963	44.982	113	3.847
	Total	3413.506	2869.299	203.017	241.192	3616.523	3110.491	86	2823.733



**Urban Houses Shops / Installment & Rent Recovery Performance 2014**

Ser. No.	District	Amount			Rs in M. Arrears as at 31.12.2013
		Budget	Recovered	%	
1.	Head Office	20.422	18.374	89.97	3.212
2.	Colombo City (North) Maligawatte	39.035	26.625	68.20	39.536
3.	Colombo City (South) Manning Town	47.000	26.315	55.98	23.513
4.	Colombo District	32.060	15.220	47.47	17.845
5.	Gampaha	41.120	18.005	43.78	33.503
6.	Kandy	18.580	14.522	78.15	4.860
7.	Matara	9.800	3.328	33.95	14.071
8.	Kalmunai / Ampara Commercial Buildings	2.080	1.279	61.49	2.312
	Total	210.097	123.668		138.852

Information and Publicity Division

The Information and Publicity Division implemented various print and electronic media programmes to fulfill the communication needs of house owners who participate in housing programmes of National Housing Development Authority in the year 2014.

Information and Publicity Division functions with the following units:

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

Information and Publicity Unit

Information and Publicity Division implemented the following programmes in the year 2014: Media coverage pertaining to the Janasevana Housing and Settlement Development Drive that is implemented by National Housing Development Authority and informing the public through print and electronic media.

National Housing Development Authority launched housing construction of the projects in 25 districts pertaining to the Janasevana National Housing and Settlement Development Drive. Further, the renovation of older housing projects was commenced under the Nagamu Purawara programme and some of them were vested in the public. The division provides the following services and facilities necessary for the ceremonies.

- i. Planning the publicity and ceremonial functions
 - ii. All pre-printing artworks
 - iii. Name boards, billboards, backstage superstructure pandals, banners, flags, buntings, flagstuffs and posts
 - iv. Stages, public shelters, public address systems, multimedia projectors and screens and curtains
 - v. Newspaper advertisements and posters
 - vi. Invitation cards, entitlement grant papers, title certificates, deed covers
 - vii. Souvenirs and memorial plaques
- Conducting the World Habitat Day 2014 at the Sugathadasa Indoor Stadium, Colombo on 06.10.2014 and performing the following under it:
 - i. Organization of an island wide painting and drawing, essay and poster competition for school children.
 - ii. Designing of the awards and certificates for the winners of the painting and drawing, essay and poster competition.



- The division participates in exhibitions at national level including “Deyata Kirula 2014” and carries out propaganda activities required for them.

Sevana Media Unit

- In the year 2014, the Sevana Media Unit published various newspaper advertisements of the Ministry of Construction, Engineering Services, Housing and Common Amenities, the National Housing Development Authority, the National Water Supply and Drainage Board, Sri Lanka Land Reclamation and Development Corporation, District Secretariat Office, Kalutara and the Building Department.
- The annual estimated profit of the Sevana Media Unit for the year 2014 was 3.0 million rupees. The income up to December 2014 was 19.54 million rupees and the profit was 2.64 million rupees.
- All the earnings of the Sevana Media Service are deposited in a separate account titled “Chairman of the National Housing Development Authority” and these funds are used for housing development programmes of the National Housing Development Authority.

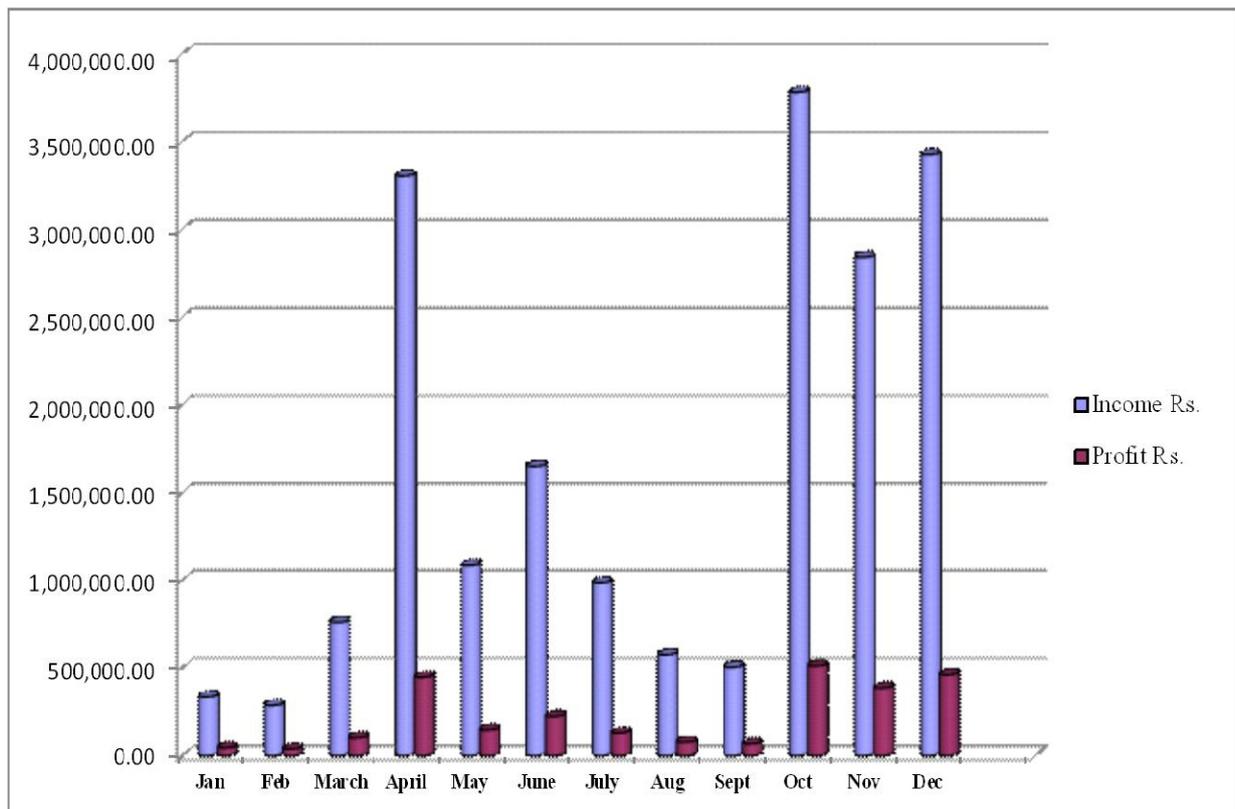
Sevana Media Service

Newspaper Advertisements

Income and Profit from January to December of 2014

	Income Rs.	Profit Rs.
January	335,755.00	45,262.50
February	287,287.03	38,573.25
March	760,275.04	102,453.00
April	3,305,480.40	447,375.41
May	1,085,356.00	147,120.00
June	1,649,625.25	223,617.75
July	985,697.85	129,532.50
August	575,871.00	77,411.25
September	504,300.00	67,896.00
October	3,781,375.00	511,615.50
November	2,841,123.49	385,342.50
December	3,426,122.60	462,081.12
Total	19,538,268.66	2,638,280.78

Targeted Income for the year 2014 – 3.0 Million Rupees



Printing Unit

- The Printing Unit, which is a grant from the Japanese Government, was established in the model village Piyagama in Balapitiya in 1987. It was brought to the Maligawatta Housing Scheme in the year 1994.
- The Printing Unit was then moved to the Head Office of the National Housing Development Authority in June 2002 and was established under the Information and Publicity Division.
- Currently all the printing work of the National Housing Development Authority is carried out by this Printing Unit. However, the Printing Unit does not have enough capacity to fulfill all the printing needs.

Information Technology Division

The use of computers and information and technology has been increased considerably, in order to enhance the efficiency of the procedures of National Housing Development Authority. It has been able to provide a qualitative service to the public and also to enhance the efficiency of the work. The use of computers and information technology for the housing development, construction and maintenance activities, issue of housing loan and monitory management, human resource management property management of National Housing Development Authority and legal procedures pertaining to the issue of deeds and also other work related to administration is in a high rank.



It has been able to provide an efficient service by expanding the internet facility to all the divisions of the head office and district offices. With the introduction of new e-mail system to the Authority, the functions of the head office and district offices have been conducted efficiently and a remarkable progress of the e-data exchange within the whole procedure of the Authority has been identified.

Further, the Division conducts training programmes for the employees of the Authority including district offices regarding the using method of information and technology for an efficient work procedure.

The website of National Housing Development Authority is a strong medium operated by the Computer Division providing a good awareness on the vision and activities of the Authority to its employees, Sri Lankan population and all people in the world who have an interest in housing development.

The Division maintains the website of the Authority in order to provide necessary information to those who are interested in our functions by re-developing and upgrading the website systematically.

It can be stated with great pleasure that the Computer Division, through the website operated by it, takes the necessary steps to provide important information on the head office, district offices and sub-offices, information on housing programmes and services operated by the National Housing Development Authority, information on housing loan programmes, information on citizens who are eligible to receive housing aid, information on the housing schemes that are under construction, information on the houses available for sale, and important news on the National Housing Development Authority in Sinhalese and English languages and update such information systematically.

Within the next year, the services offered to people by this website will be expanded and it is also expected to present information in Tamil medium.

Computer programmes have been designed for the smooth operation of the distress loans programme and the overtime payment programme of the Head Office, entering data on the requests from the public pertaining to the Chairman's Office, and short-term loans issued to employees without interest, and a computer programme has been designed for the land operation programme implemented for the proper functioning of the management of immovable properties of the Authority and thereby designing computer programmes to enable the whole Authority to enter data on houses and properties and gain access to accurate information on them.

A programme has been designed to enable the designing of the computer programme pertaining to the publishing of advertisements by the Sevana Media Division and maintain its cash receipts by linking it with Accounts Division.

Information Technology Division obtains all the data necessary for the District Progress Review Meeting from the district offices and prepares progress reports using the relevant data, guides the officers engaged in information technology services in various divisions for the purpose, and performs the coordination work necessary for it.

The division further performs the activities pertaining to the repair of computers and accessories of head office and district offices.



Further, computer programmes pertaining to loan programme, salary, issue of loan receipt, distress loan programmes of head office, overtime payment, public requests have been maintained and operated and also has been provided the required training and information technology facility for the employees who are operating them.

The Division has been able to provide effective results to the Authority by analyzing the shortcomings of computers and accessories and also providing new computers and accessories to the head office and district offices.

Ocean View Development Private Limited

Introduction

The Urban Development Authority and the National Housing Development Authority have established this company as a joint venture to manage the tower building in Bambalapitiya and to engage in property development activities, as per the Cabinet Decision No. 94/340/006 dated 17.02.1994.

As such, Oceanview Private Limited was inaugurated on 1st January 1996.

Vision

Making its contribution as a government-affiliated property development company within the property development market in Sri Lanka.

Mission

Supporting the domestic property development market by providing single housing units as well as condominium housing properties with comprehensive facilities at competitive prices based on the needs of buyers.

Objectives

- Property development
- Property management
- Construction and maintainance affairs
- Leasing of properties
- Sale of lands and properties

The Board of Directors of Ocean View Development Private Limited

Mr. Jagath Perera	Chairman / Managing Director
Mr. Prashantha Dias	Director
Rev.Ittekande Saddathissa Thera	Director
Mr. Sirinimal Perera	Director
Mr. Athula de Silva	Director
Mr. Nihal Fernando	Director

Secretary to the Board of Directors – Account Systems Private Limited

Staff of the Ocean View Development Private Limited

The staff in the year 2014 was as follows :-

Executive staff	04
Non-executive staff	16
Staff of the Maintenance Division	<u>25</u>
	<u>45</u>

Progress Review under the New Management

❖ Dream House Housing Project

This project is mainly implemented for the fulfillment of housing requirements of middle income earners and it also provides a responsible service for both local and foreign customers. The company has come forward to bear the responsibility of designing houses, completion of the construction and facilitating to obtain bank loans. The construction of houses is implemented under the complete supervision of personnel who have possessed Engineering. The construction work of two projects in Kahathuduwa and Mattegoda are under process.

Kahathuduwa Haritha Kedella Housing Project

The project comprises of 38 houses and the work of 11 houses has been completed and the sale of houses is under process. By now, the sale of 04 housing units has been completed on the basis of payment. In addition to that, the sale of selected land plots has been commenced.

Mattegoda Haritha Kedella Housing Project

The housing scheme which is mainly implemented for the fulfillment of housing requirement of upper class people and has proposed five two storied houses. The sale of 03 housing units on the basis of payment is under process. In addition to that, remaining 09 land plots are proposed to be sold.

Plans Ahead 2014

❖ Reconstruction Activities of the Tower Building

- Structural repairs of the Tower Building. (Phase 3)
- Colour washing of external walls of Tower Building.

❖ Sale of fully completed 07 houses in Kahathuduwa Housing Project and selected land plots.

❖ Sale of remaining 02 houses in Mattegoda Housing Project and land plots.



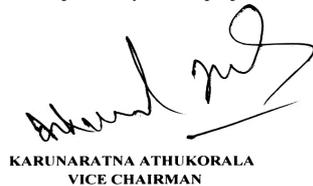
**NATIONAL HOUSING DEVELOPMENT AUTHORITY AND SUBSIDIARY COMPANY
STATEMENT OF FINANCIAL POSITION AS AT 31 st DECEMBER 2014**

	<u>2014 NHDA</u>	<u>NOTES</u>	<u>2014 CONSOLIDATED</u>	<u>2013 CONSOLIDATED</u>	<u>2014 BUDGETED - NHDA</u>
	Rs. cts.		Rs. cts.	Rs. cts.	Rs. cts.
[A] ASSETS					
NON CURRENT ASSETS					
I FIXED ASSETS					
Land & Building	569,690,743.13	(02)	569,690,743.13	564,790,605.63	572,678,000.00
Investment Property			2,030,430,710.00	1,939,000,000.00	
Property Plant&Equipment	111,351,715.02	(03- 1)	127,756,330.02	156,452,440.20	126,784,000.00
Intangible Assets		(03- 11)	148,983.00	170,786.00	
	681,042,458.15		2,728,026,766.15	2,660,413,831.83	699,462,000.00
II DEVELOPMENT ASSETS					
Development Assets	1,955,068,356.75	(04)	1,955,068,356.75	1,947,039,021.94	1,923,909,000.00
Housing Loan Programmes	14,362,439,467.91	(05-14)	14,362,439,467.91	11,269,345,565.54	16,400,021,000.00
	16,317,507,824.66		16,317,507,824.66	13,216,384,587.48	18,323,930,000.00
III INVESTMENTS - Long Term	450,653,703.34	(15- 1)	350,133,334.34	367,206,350.34	350,000,000.00
CURRENT ASSETS					
Direct Construction Programme	340,992,587.15	(16)	340,992,587.15	333,474,911.41	473,698,000.00
Stock	102,296,202.72	(17)	308,125,672.72	241,211,253.17	73,028,000.00
Advances to Contractors	99,634,782.91		99,634,782.91	82,286,736.56	24,325,000.00
Interest Receivables	5,438,374.86	(18)	5,438,374.86	6,199,210.46	2,091,000.00
Debtors	1,815,253,922.09	(19)	1,858,570,445.09	1,732,525,148.44	2,281,478,000.00
Deposits & Advances	786,095,083.62	(20)	786,095,083.62	649,643,447.30	711,607,000.00
Investments -Short Term	729,897,790.59	(15-11)	739,850,896.59	540,957,653.86	125,000,000.00
Cash & Bank Balances	211,555,179.75	(21)	223,068,964.75	145,985,059.66	89,939,000.00
	4,091,163,923.69		4,361,776,807.69	3,732,283,420.86	3,781,166,000.00
TOTAL ASSETS	21,540,367,909.84		23,757,444,732.84	19,976,288,190.51	23,154,558,000.00
[B] EQUITY & LIABILITIES					
Authorised Capital	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
Capital Reserves - Foreign Grant	131,682,601.02		131,682,601.02	131,682,601.02	131,683,000.00
- Domestic Grants	19,676,638,335.17	(22)	19,676,638,335.17	18,358,581,851.68	19,992,581,000.00
	19,848,320,936.19		19,848,320,936.19	18,530,264,452.70	20,164,264,000.00
Add / (Less)- Accumulated surpluses/(deficit)	(12,235,600,285.07)		(11,082,045,337.07)	(10,507,754,547.72)	(12,289,319,000.00)
	7,612,720,651.12		8,766,275,599.12	8,022,509,904.98	7,874,945,000.00
Minority Interest	-		973,609,818.00	928,649,126.00	
NON CURRENT LIABILITIES					
Gratuity Fund	49,495,801.21		49,495,801.21	34,854,162.38	47,293,000.00
Gratuity Provisions	543,243,902.08		547,521,396.08	497,776,884.10	
Loans	9,305,147,330.76	(23)	9,305,147,330.76	6,714,922,424.42	10,233,899,000.00
	17,510,607,685.17		19,642,049,945.17	16,198,712,501.88	18,156,137,000.00
CURRENT LIABILITIES					
Creditors	1,786,202,151.41	(24)	1,871,836,714.41	1,688,659,179.69	1,642,160,000.00
Current Liabilities for Loans	1,278,268,628.79	(25)	1,278,268,628.79	1,272,069,317.94	1,297,376,000.00
Deposits	916,209,888.73	(26)	916,209,888.73	780,832,414.77	1,508,104,000.00
Provisions	49,079,555.74	(27)	49,079,555.74	36,014,776.23	550,781,000.00
	4,029,760,224.67		4,115,394,787.67	3,777,575,688.63	4,998,421,000.00
TOTAL EQUITY & LIABILITIES	21,540,367,909.84		23,757,444,732.84	19,976,288,190.51	23,154,558,000.00

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


L. S. Palansuriya
CHAIRMAN

L. S. Palansuriya
Chairman
National Housing Development Authority


KARUNARATNA ATHUKORALA
VICE CHAIRMAN

Karunaratna Athukorala
Vice Chairman
National Housing Development Authority
COLOMBO 02.


E.A.D.S. EDIRISINGHE
DY GENERAL MANAGER (FINANCE)

E. A. D. S. EDIRISINGHE
Deputy General Manager (Finance)
National Housing Development Authority
COLOMBO-02.



NATIONAL HOUSING DEVELOPMENT AUTHORITY AND SUBSIDIARY COMPANY

STATEMENT OF FINANCIAL PERFORMANCE FOR THE 31 ST DECEMBER 2014

	NHDA 2014	NOTES	CONSOLIDATED 2014	NHDA 2013	CONSOLIDATED 2013	BUDGETED NHDA 2014
	Rs. Cts.		Rs. Cts.	Rs. Cts.	Rs. Cts.	Rs. Cts.
[A] REVENUE	135,758,103.86	[28]	137,798,103.86	325,157,009.06	357,231,643.06	156,470,000.00
Cost of Sales	64,657,860.65	[29]	66,170,605.65	33,436,022.13	68,282,672.13	-
Gross Profit	71,100,243.21		71,627,498.21	291,720,986.93	288,948,970.93	156,470,000.00
[B] OTHER REVENUE						
Rent	66,236,905.94	[30]	126,646,977.94	60,827,857.89	118,392,005.89	70,820,000.00
Interest	1,658,552,175.67	[31]	1,662,894,547.67	1,173,490,320.07	1,179,328,075.07	1,604,425,000.00
Sevana Media	2,281,166.98		2,281,166.98	1,265,628.83	1,265,628.83	2,000,000.00
Sevana Grant Received	186,882,289.96		186,882,289.96	65,287,230.50	65,287,230.50	232,584,000.00
Revenue From Others	99,589,572.78	[32]	227,476,236.78	102,445,128.63	231,489,602.63	172,492,000.00
Non-Refundable Deposits	34,800.00	[33]	34,800.00	440,714.49	440,714.49	929,000.00
Grant - Revamping of Condominiums	770,959,705.46		770,959,705.46	245,265,465.02	245,265,465.02	1,307,112,000.00
	2,855,636,860.00		3,048,803,223.00	1,940,743,332.36	2,130,417,693.36	3,546,832,000.00
[C] EXPENSES						
Institutional & Administrative Expenses	2,127,295,106.30	[34]	2,190,326,094.30	1,432,749,151.16	1,489,561,736.16	2,667,649,000.00
Finance Expenses	899,339,471.09	[35]	899,905,475.09	503,198,883.09	503,448,949.09	836,547,000.00
Other Expenses	229,431,019.33	[36]	252,197,066.33	128,614,420.01	139,162,742.01	32,585,000.00
Depreciation on Fixed Assets	45,854,385.67		45,854,385.67	43,495,888.66	43,495,888.66	81,858,000.00
Sevana Grant Expenses	186,882,289.96		186,882,289.96	65,287,230.50	65,287,230.50	226,644,000.00
	3,488,802,272.35		3,575,165,311.35	2,173,345,573.42	2,240,956,546.42	3,845,283,000.00
[D] Surplus / (deficit) for the period [A - B]	(633,165,412.35)		(526,362,088.35)	(232,602,241.06)	(110,538,853.06)	(298,451,000.00)
Surplus / (deficit) for the NHDA	(633,165,412.35)					
LESS Minority Interest	-		46,245,839.29	52,853,447.43	52,853,447.43	
			(572,607,927.64)	(285,455,688.49)	(163,392,300.49)	
	(633,165,412.35)		(526,362,088.35)	(232,602,241.06)	(110,538,853.06)	
[E] Accumulated surpluses (deficits) - Brought Forward	(11,602,434,872.72)		(11,602,434,872.72)	(11,369,832,631.66)	(11,369,832,631.66)	
[F] Accumulated surpluses (deficits) - Carried Forward	(12,235,600,285.07)		(12,128,796,961.07)	(11,602,434,872.72)	(11,480,371,484.72)	(298,451,000.00)

**ACCOUNTING POLICIES****SIGNIFICANT ACCOUNTING POLICIES FOR THE YEAR ENDED 31ST DECEMBER 2014****NOTE [01] – Corporate Information****1.1 General**

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

1.2 Nature of operation

Facilitating to increase the housing stock in Sri Lanka.

1.3 Reference to legislation

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

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

2. FUNDAMENTAL ACCOUNTING ASSUMPTIONS

2.1 The Accounts: The financial statements are prepared in conformity with generally accepted accounting principles and Sri Lanka public sector accounting standards laid down by the 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 realise its assets and discharge the liabilities in the normal course of business.

3. ASSETS AND THEIR BASIS FOR VALUATION:**3.1 Property, Plant and Equipments:**

The fixed assets are stated at cost less accumulated depreciation. The cost includes 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,
(Since depreciation is charged on an annual basis, half yearly accounts are shown excluding depreciation.)

N.H.D.A

Land & Building	2.5 % on Cost
Furniture, fittings & Semi permanent structures	20 % on Cost



Equipment & Machinery	20 % on Cost
Motor vehicles Head Office & Other District Offices for vehicles which have been fully depreciated, Rs.1000 has been fixed as residual value	20 % on Cost

4. STOCK

- 4.1 The closing stock is based on physical verification and while the valuation is done in FIFO method by NHDA.
- 4.2 Losses or damages are accounted on the actual cost or replacement value which ever is higher.
- 4.3 The value of completed houses has been transferred to stock at historical cost or net realizable value which ever is lowest.

5. LIABILITIES AND PROVISIONS:

- 5.1 Liabilities classified as Current Liabilities in the Balance Sheet are those which fall due for payment on demand or within one year from the Balance Sheet date.

6. CONTINGENCY LIABILITIES

As per SLPSAS 08 the following liabilities are disclosed.

- 6.1 30 Nos. Court cases are pending against the NHDA and compensation has been estimated as Rs. 62.856.

10% provision has been made on pending court cases.

7. INCOME STATEMENTS:

7.1 RENT

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

7.2 PROVISION OF BAD AND DOUBTFUL DEBTS

The following provisions have been made in the accounts

- 7.3 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 %

- 7.4 From 2014 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	
Consolidated fund C/B	
U DA	
CHP	
Manikka Watta Housing prog.	
NEMO	

Amount from Maligawatta CGR Project is set off against the land compensation.
Due to this reason provision was not made for this purpose.

7.5 INTEREST PAYMENT

Interest payment on delayed land compensation is treated as capital expenditure.

7.6 APPORTIONING OF OVERHEADS

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

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

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

8. 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.

9. 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.

10. DETERMINATION OF SALE PRICE OF THE HOUSES AND ACCOUNTING

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

10.2 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.

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



10.4 SALE OF HOUSES ON RENT PURCHASE BASIS

The value of houses given out on rent purchase basis is reflected in the accounts as development assets and the installments received are adjusted against the value of the development assets.

11. LANDS ACQUIRED FOR HOUSING PURPOSES

11.1 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.

11.2 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.

11.3 From 2013 onwards the estimated market value of the lands referred to in Paragraph 10.1.1 above is transferred to a Reserve Fund created for land acquisition.

11.4 DETERMINING THE SALE PRICE OF LANDS AND KEEPING ACCOUNTS

11.5 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 as cost price of the land.

11.6 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.

12. SALE OF HOUSES / LANDS ON INSTALLMENT BASIS

12.1 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.

12.2 In the following procedure given at 10.3.1 above, the amount of value shown in the accounts should be transferred from the Assets Account to sale of houses / lands account.

13. 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.

14. 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.



15. GENERAL

15.1 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.

15.2 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> <u>Rs.</u>
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>1940,000.00</u>

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

15.3 The land of 186.5 perches at Darly Road was sold to L&T Infrastructure Development project Lanka (pvt) Ltd for mixed development project.

Out of the value of Rs. 812m, Rs. 100m has been deposited by the buyer and the balance amount of Rs. 712m is to be received in due course.

15.4 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 is owned by UDA.

The accounts of the OVDC Ltd, as at 31st December 2014 have been consolidated with that of the NHDA, as NHDA is the major share holder.

15.5 ASSOCIATE COMPANY – REEL

Rs. 5M has been invested in Reel Estate Exchange (Pvt.) Ltd. in the year 1999. Percentage of investment is 35.71%. Investment of Rs. 5000000/- and due amount of Rs.28966217.15 from Reel Estate exchange (Pvt) Ltd was written off as per the cabinet decision no. 14/1293/517/031 dated 23/07/2014.

15.6 Interest Charge of the president fund Loan is not provisioned as a result of the discussion with President's Office.



NOTE [02] - LAND & BUILDINGS

Description	COST				DEPRECIATION				Written Down Value as at 31.12.2014		
	Balance as at 01.01.2014		Disposals During the year	Adjustment	Additions During the year	Provision as at 01.01.2014	Charges for the year	Accumulated on Disposed items		Adjustment	Balance as at 31.12.2014
	Land	Building									
Parsons Road		50,434,491.63				41,533,841.05	1,260,862.29			42,794,703.34	7,639,788.29
Kandy Secretariat		8,509,312.85				7,177,827.53	212,732.82			7,390,560.35	1,118,752.50
Kandy Circuit Bung.		3,031,169.52				2,446,046.91	75,779.24			2,521,826.15	509,343.37
Kalmunai Circuit Bungalow		4,554,220.42				3,413,540.77	113,855.51			3,527,396.28	1,026,824.14
District Office Polonnaruwa		419,737.99				239,935.83	10,493.45			250,429.28	169,308.71
District Office Monaragala		4,785.00				3,708.65	119.63			3,828.28	956.73
Katragama Circuit Bungalow		221,602.61				151,718.52	5,540.07			157,258.59	64,344.02
Anuradhapura District Office		830,724.80				602,275.35	20,768.12			623,043.47	207,681.33
Gampaha District Office		6,307,579.67				1,401,622.87	157,689.49			1,559,312.36	4,748,267.31
Kilinochchi District Office		6,087,289.36				310,727.40	152,182.23			462,909.63	5,624,379.73
Ratnapura District Office		274,189.92				61,692.73	6,854.75			68,547.48	205,642.44
Ratnapura Sellsisila House		92,785.50				13,917.83	2,319.64			16,237.47	76,548.03
Other Buildings		614,295.90				255,764.80	15,357.40			271,122.20	343,173.70
Buildings Taken Over from Director of Build.		22,743,500.00				13,631,299.50	568,587.50			14,199,887.00	8,543,613.00
Matara District Office		7,831,027.23		17,157,020.18		1,705,458.43	195,775.68			1,901,234.12	23,086,813.29
Batticaloa District office		9,014,301.09				225,357.53	225,357.53			450,715.05	8,563,586.04
Trincomalee Office		168,773.54				80,167.44	4,219.34			84,386.78	84,386.76
Vavuniya Circuit		5,095,202.38				448,274.28	127,380.06			575,654.34	4,519,548.04
NHD Office Buildings		3,742,246.85				2,245,347.23	93,556.17			2,338,903.40	1,403,343.45
Hanana Circuit Bunglow	2,520.00	1,109,930.00				666,147.21	27,748.25			693,895.46	418,554.54
Ampara District Office		366,148.50				155,613.10	9,153.71			164,766.81	201,381.69
Circuit Bungalow Baswakkulama		240,000.00				90,000.00	6,000.00			96,000.00	144,000.00
Office Bldg Badulla		1,222,000.00				458,250.00	30,550.00			488,800.00	733,200.00
Janasavi Centre - kandy		2,465,734.09				924,650.38	61,643.35			986,293.73	1,479,440.36
Hambantota D/O		2,040,350.74				722,306.10	51,008.77			773,314.87	1,267,035.87
Rental Scheme 5000 Houses Programme		172,612,505.61				75,889,319.82	4,315,312.64			80,204,632.46	92,407,873.15
Rental Urban Scheme 100 thousand	55,317,190.10	837,824,186.87				546,008,222.83	20,945,604.67			566,953,827.51	326,187,549.46
Rental Schemes NHD		13,861,809.74				8,231,089.33	346,545.24			8,577,634.58	5,284,175.16
Coastline Rental Houses		61,185,579.02				23,580,011.42	1,529,639.48			25,109,650.90	36,075,928.12
Recreation center Jaitara II/P		9,465,234.88				1,419,785.23	236,630.87			1,656,416.10	7,808,818.78
Kegalle District Office		12,437,889.47				1,243,789.57	310,947.24			1,554,736.81	10,883,152.66
Colombo - Shops		-				-	-			-	18,863,332.45
TOTAL	55,319,710.10	1,244,808,605.18	-	-	36,020,322.63	735,337,709.65	31,120,215.13	-	-	766,457,924.78	569,690,743.13



NOTE [03] - PROPERTY PLANT & EQUIPMENT

NHDA

NAME OF THE FIXED ASSET	NHDA					Total
	MOTOR VEHICLES		FURNITURE, FITTINGS	EQUIPMENT		
	Freehold	Leasehold		EQUIPMENT	Machinery & Equipment	
Balance as at 01.01.2014	306,974,070.74		46,950,564.02	141,598,165.12	-	495,522,799.88
Additions During the Year	-		5,127,572.76	7,561,419.60	-	12,688,992.36
Disposals/Adjustment Durin the Year	11,486,456.08		-	-	-	11,486,456.08
Balance as at 31.12.2014	295,487,614.66		52,078,136.78	149,159,584.72		496,725,336.16
Provision as at 01.01.2014	213,851,223.80		31,321,079.55	111,155,887.33	-	356,328,190.68
Charges For the Year	25,809,599.97		4,323,494.08	10,389,792.49	-	40,522,886.54
Accumulated on Disposed Items / Ajustment	11,477,456.08		-	-	-	11,477,456.08
Balance as at 31.12.2014	228,183,367.69		35,644,573.63	121,545,679.82	-	385,373,621.14
Written down Value as at 31.12.2014	67,304,246.97		16,433,563.15	27,613,904.90	-	111,351,715.02

CONSOLIDATED

NAME OF THE FIXED ASSET	OVDC					Total
	MOTOR VEHICLES		FURNITURE, FITTINGS	EQUIPMENT		
	Freehold	Leasehold		Office Equipment	Machinery & Equipment	
Balance as at 01.01.2014	322,971,570.74	14,707,423.00	49,586,502.02	142,179,596.12	5,740,328.00	535,185,419.88
Additions During the Year	-	9,923,800.00	5,135,372.76	7,591,049.60	318,673.00	22,968,895.36
Disposals/Adjustment Durin the Year	13,636,456.08	9,050,371.00	-	-	-	22,686,827.08
Balance as at 31.12.2014	309,335,114.66	15,580,852.00	54,721,874.78	149,770,645.72	6,059,001.00	535,467,488.16
Provision as at 01.01.2014	224,996,257.80	6,524,056.00	32,686,179.55	111,560,955.33	2,965,533.00	378,732,981.68
Charges For the Year	26,459,599.97	3,072,499.00	4,508,520.08	10,430,687.49	358,672.00	44,829,978.54
Accumulated on Disposed Items / Ajustment	11,477,456.08	4,374,346.00	-	-	-	15,851,802.08
Balance as at 31.12.2014	239,978,401.69	5,222,209.00	37,194,699.63	121,991,642.82	3,324,205.00	407,711,158.14
Written down Value as at 31.12.2014	69,356,712.97	10,358,643.00	17,527,175.15	27,779,002.90	2,734,796.00	127,756,330.02

NHDA - 2013

NAME OF THE FIXED ASSET	NHDA					Total
	MOTOR VEHICLES		FURNITURE, FITTINGS	EQUIPMENT		
	Freehold	Leasehold		Office Equipment	Machinery & Equipment	
Balance as at 01.01.2013	309,311,308.54	-	42,746,270.34	128,282,920.95	-	480,340,499.83
Additions During the Year	-	-	4,204,978.68	13,315,244.17	-	17,520,222.85
Disposals/Adjustment Durin the Year	2,337,237.80	-	685.00	-	-	2,337,922.80
Balance as at 31.12.2013	306,974,070.74	-	46,950,564.02	141,598,165.12	-	495,522,799.88
Provision as at 01.01.2013	190,374,861.63	-	27,944,759.16	102,060,189.85	-	320,379,810.64
Charges For the Year	25,809,599.97	-	3,376,819.61	9,095,697.48	-	38,282,117.06
Accumulated on Disposed Items / Ajustment	2,333,237.80	-	499.22	-	-	2,333,737.02
Balance as at 31.12.2013	213,851,223.80	-	31,321,079.55	111,155,887.33	-	356,328,190.68
Written down Value as at 31.12.2013	93,122,846.94	-	15,629,484.47	30,442,277.79	-	139,194,609.20

CONSOLIDATED - 2013

NAME OF THE FIXED ASSET	NHDA					Total
	MOTOR VEHICLES		FURNITURE, FITTINGS	EQUIPMENT		
	Freehold	Leasehold		Office Equipment	Machinery & Equipment	
Balance as at 01.01.2013	325,308,808.54	14,707,423.00	45,305,180.34	128,864,351.95	5,352,030.00	519,537,793.83
Additions During the Year	-	-	4,282,006.68	13,315,244.17	388,300.00	17,985,550.85
Disposals/Adjustment Durin the Year	2,337,237.80	-	685.00	-	-	2,337,922.80
Balance as at 31.12.2013	322,971,570.74	14,707,423.00	49,586,502.02	142,179,596.12	5,740,330.00	535,185,421.88
Provision as at 01.01.2013	198,719,895.63	3,582,571.00	29,120,115.16	102,416,801.85	2,501,158.00	336,340,541.64
Charges For the Year	28,609,599.97	2,941,485.00	3,566,563.61	9,144,153.48	464,375.00	44,726,177.06
Accumulated on Disposed Items / Ajustment	2,333,237.80	-	499.22	-	-	2,333,737.02
Balance as at 31.12.2013	224,996,257.80	6,524,056.00	32,686,179.55	111,560,955.33	2,965,533.00	378,732,981.68
Written down Value as at 31.12.2013	97,975,312.94	8,183,367.00	16,900,322.47	30,618,640.79	2,774,797.00	156,452,440.20

**NOTE [03 - 11] - INTANGIBLE ASSETS**

	NHDA		CONSOLIDATED		NHDA		CONSOLIDATED	
	2014		2013		2014		2013	
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
Balance as at 01.01.2014	-	218,025.00	-	218,025.00	-	-	218,025.00	
Additions during the Year								
Disposals/Adjustment during the Year								
Balance as at 31.12.2014	-	218,025.00	-	218,025.00	-	-	218,025.00	
Ammortisation for the Period	-	47,239.00	-	47,239.00	-	-	25,436.00	
Charges for the Year	-	21,803.00	-	21,803.00	-	-	21,803.00	
Accumulated on Disposed Items / Ajustment								
Balance as at 31.12.2014	-	69,042.00	-	69,042.00	-	-	47,239.00	
Net Carrying value	-	148,983.00	-	148,983.00	-	-	170,786.00	

NOTE [04] - DEVELOPMENT ASSETS

	NHDA		CONSOLIDATED		NHDA		CONSOLIDATED	
	2014		2013		2014		2013	
	Rs.							
Lands Acquired	599,903,511.90	599,903,511.90	536,058,236.06	536,058,236.06	599,903,511.90	599,903,511.90	536,058,236.06	
Lands Development	25,327,145.77	25,327,145.77	12,916,213.62	12,916,213.62	25,327,145.77	25,327,145.77	12,916,213.62	
Loan Programme NHD	1,594,122.98	1,594,122.98	1,554,885.05	1,554,885.05	1,594,122.98	1,594,122.98	1,554,885.05	
Rent Purchase Housing Schemes - NHDA	225,589,037.00	225,589,037.00	253,058,391.22	253,058,391.22	225,589,037.00	225,589,037.00	253,058,391.22	
Sale of Houses Instalment Basis	884,510,847.07	884,510,847.07	926,426,136.42	926,426,136.42	884,510,847.07	884,510,847.07	926,426,136.42	
Sale of Land Instalment Basis	71,722,817.85	71,722,817.85	62,739,644.08	62,739,644.08	71,722,817.85	71,722,817.85	62,739,644.08	
Rent Purchase Housing Schemes - NHD	-	-	31,267.00	31,267.00	-	-	31,267.00	
Staff Housing Loan	146,420,874.18	146,420,874.18	154,254,248.49	154,254,248.49	146,420,874.18	146,420,874.18	154,254,248.49	
	1,955,068,356.75	1,955,068,356.75	1,947,039,021.94	1,947,039,021.94	1,955,068,356.75	1,955,068,356.75	1,947,039,021.94	

NOTE [05] - LOANS UNDER ONE MILLION HOUSING PROGRAMME

DISTRICTS	Rs.				
	TOTAL DISBURSEMENT 01.01.2014	BALANCE AS AT 01.01.2014	ADJUSTMENTS	DUE & REPAYMENT	BALANCE AS AT 31.12.2014
Colombo City (North)	68,398,472.46	-	-	-	-
Colombo City (South)	9,299,410.99	-	-	-	-
Colombo District	95,175,604.29	-	-	-	-
Gampaha	106,663,304.47	-	-	-	-
Kalutara	90,390,550.35	-	-	-	-
Kandy	103,901,237.18	-	-	-	-
Matale	65,779,630.45	-	-	-	-
Nuwara-Eliya	49,737,467.53	-	-	-	-
Galle	84,230,288.68	-	-	-	-
Matara	109,863,684.80	-	-	-	-
Hambantota	75,122,124.73	-	-	-	-
Jaffna	32,954,399.04	-	-	-	-
Mannar	9,795,015.25	-	-	-	-
Mankulam	7,285,389.27	-	-	-	-
Batticaloa	37,495,673.40	-	-	-	-
Ampara	45,589,368.50	-	-	-	-
Trincomalee	27,488,459.00	-	-	-	-
Kurunegala	155,878,639.33	-	-	-	-
Puttalam	135,814,785.91	-	-	-	-
Anuradhapura	74,464,110.15	-	-	-	-
Polonnaruwa	64,709,543.41	-	-	-	-
Badulla	154,727,466.02	-	-	-	-
Monaragala	93,395,875.47	8,841,444.27	-	-	8,841,444.27
Ratnapura	76,358,901.53	-	-	-	-
Kegalle	9,164,107.35	-	-	-	-
Kilinochchi	6,875,956.85	-	-	-	-
Vavuniya	6,747,500.00	-	-	-	-
TOTAL	1,797,306,966.41	8,841,444.27	0.00	0.00	8,841,444.27



NOTE [06] - LOANS UNDER 1.5 MILLION HOUSING PROGRAMME

Rs.

DISTRICTS	TOTAL DISBURSEMENT 01.01.2014	BALANCE AS AT 01.01.2014	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT	BALANCE AS AT 31.12.2014
Colombo City (North)	35,026,841.07	-	-	-	-
Colombo City (South)	14,726,829.23	-	-	-	-
Colombo District	25,632,720.35	-	-	-	-
Gampaha	30,666,163.80	-	-	-	-
Kalutara	22,839,394.81	-	-	-	-
Kandy	59,515,113.95	-	-	-	-
Matale	8,579,332.36	-	-	-	-
Nuwara-Eliya	34,752,609.98	-	-	-	-
Galle	37,304,352.95	-	-	-	-
Matara	99,716,771.53	-	-	-	-
Hambantota	53,545,729.33	-	-	-	-
Jafna	29,148,681.75	-	-	-	-
Mannar	16,672,374.32	-	-	-	-
Mankulam	1,636,494.00	614,688.15	-	-	614,688.15
Batticaloa	52,464,250.00	-	-	-	-
Ampara	47,869,914.50	-	-	-	-
Trincomalee	32,865,329.78	-	-	-	-
Kurunegala	48,946,250.00	-	-	-	-
Puttalam	33,078,871.03	-	-	-	-
Anuradhapura	15,403,185.75	-	-	-	-
Polonnaruwa	17,459,832.25	-	-	-	-
Badulla	27,864,115.76	-	-	-	-
Monaragala	152,609,562.14	7,086,662.39	-	-	7,086,662.39
Ratnapura	21,190,512.69	-	-	-	-
Kegalle	40,727,372.25	-	-	-	-
Kilinochchi	3,618,192.70	-	-	-	-
Vavuniya	13,064,435.15	-	-	-	-
Kalmunai	8,055,565.16	-	-	-	-
TOTAL	984,980,798.59	7,701,350.54	0.00	0.00	7,701,350.54



NOTE [07] - LOANS UNDER NEW HOUSING FINANCE SYSTEM

DISTRICTS	Rs.				
	TOTAL DISBURSEMENT 01.01.2014	BALANCE AS AT 01.01.2014	ADJUSTMENTS	DUE & REPAYMENT	BALANCE AS AT 31.12.2014
Colombo City (North)	11,007,564.27	58,434.13	-	30,069.11	28,365.02
Colombo City (South)	3,285,537.22	83,667.16	-	32,512.98	51,154.18
Colombo District	23,899,549.13	53,321.16	-	27,283.62	26,037.54
Gampaha	152,333,711.35	157,230.33	-	101,494.03	55,736.30
Kalutara	42,031,777.73	-	-	-	-
Kandy	19,351,236.72	-	-	-	-
Matale	12,162,875.24	5,969.11	-	5,969.11	-
Nuwara-Eliya	13,497,658.02	-	-	-	-
Galle	12,636,532.50	-	-	-	-
Matara	11,365,330.48	-	-	-	-
Hambantota	13,763,515.75	-	-	-	-
Jaffna	2,064,946.66	98,150.86	-	4,778.53	93,372.33
Mannar	186,000.40	-	-	-	-
Mankulam	1,725,238.96	77,233.04	-	-	77,233.04
Batticaloa	3,651,404.20	-	-	-	-
Ampara	16,327,070.50	-	-	-	-
Trincomalee	3,606,093.00	-	-	-	-
Kurunegala	38,355,529.34	3,071.09	-	3,071.09	-
Puttalam	15,741,909.46	-	-	-	-
Anuradhapura	79,074,576.43	-	-	-	-
Polonnaruwa	5,503,036.69	-	-	-	-
Badulla	14,152,734.47	-	-	-	-
Monaragala	15,733,867.96	-	-	-	-
Ratnapura	16,590,658.12	-	-	-	-
Kegalle	21,104,202.71	-	-	-	-
Kilinochchi	1,708,030.33	-	-	-	-
Vavuniya	2,175,313.26	-	-	-	-
Kalmunai	171,028.42	-	-	-	-
TOTAL	553,206,929.32	537,076.88	0.00	205,178.47	331,898.41

NOTE [08] - 95 HOUSING LOAN PROGRAMME

DISTRICTS	Rs.				
	TOTAL DISBURSEMENT 01.01.2014	BALANCE AS AT 01.01.2014	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT	BALANCE AS AT 31.12.2014
Colombo City (North)	16,140,911.30	1,061,014.69	-	278,482.12	782,532.57
Colombo City (South)	7,339,908.25	1,169,374.80	-	155,403.90	1,013,970.90
Colombo District	285,270,269.87	43,769,498.84	-	12,977,963.06	30,791,535.78
Gampaha	299,365,802.30	3,783,006.97	-	503,901.24	3,279,105.73
Kalutara	273,617,034.45	62,791,479.69	-	2,580,881.96	60,210,597.73
Kandy	497,433,049.82	87,371,604.77	-	17,098,936.70	70,272,668.07
Matale	158,671,234.98	24,977,624.32	-	3,905,599.59	21,072,024.73
Nuwara-Eliya	229,078,332.63	76,315,221.54	-	874,148.56	75,441,072.98
Galle	192,094,583.06	26,583,633.09	-	2,925,767.32	23,657,865.77
Matara	259,492,981.16	33,727,795.52	-	22,993,771.44	10,734,024.08
Hambantota	153,027,997.03	10,794,908.43	-	4,407,480.16	6,387,428.27
Jaffna	195,052,364.78	27,033,962.61	-	2,565,117.21	24,468,845.40
Mannar	41,429,663.29	2,314,676.66	-	1,389,709.98	924,966.68
Mankulam	8,810,688.75	6,938,587.89	-	-	6,938,587.89
Batticaloa	146,954,735.56	10,788,067.32	-	4,100,445.82	6,687,621.50
Ampara	96,095,420.84	1,447,470.71	-	522,665.04	924,805.67
Trincomalee	84,478,107.86	15,606,280.71	-	204,129.45	15,402,151.26
Kurunegala	401,973,700.93	18,072,800.34	3,906,225.13	9,757,762.67	12,221,262.80
Puttalam	229,425,312.42	48,617,539.41	-	8,888,896.48	39,728,642.93
Anuradhapura	202,210,176.39	-	-	-	-
Polonnaruwa	225,519,894.03	10,602,171.85	-	3,705,213.88	6,896,957.97
Badulla	287,399,293.72	170,058,367.89	3,918,727.83	12,395,488.80	161,581,606.92
Monaragala	147,111,572.72	50,695,574.22	-	33,129,848.77	17,565,725.45
Ratnapura	165,812,468.77	4,367,549.31	-	2,098,282.26	2,269,267.05
Kegalle	339,178,146.72	28,509,629.08	-	7,986,326.71	20,523,302.37
Kilinochchi	18,356,684.20	8,943,419.39	-	-	8,943,419.39
Vavuniya	109,341,773.83	12,734,013.70	1,095,218.96	4,829,369.33	8,999,863.33
Kalmunai	73,261,699.60	15,622,826.70	-	5,616,000.00	10,006,826.70
TOTAL	5,143,943,809.26	804,698,100.45	8,920,171.92	165,891,592.45	647,726,679.92



**NOTE [09] - FISHERIES HOUSING LOAN PROGRAMME**

Rs.

DISTRICTS	BALANCE AS AT 01.01.2014	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT	BALANCE AS AT 31.12.2014
Colombo City Office	-	-	-	-
Colombo District	-	-	-	-
Matara	23,566.61	-	9,630.58	13,936.03
Hambantota	0.00	-	-	-
Puttalam	-	-	-	-
TOTAL	23,566.61	-	9,630.58	13,936.03

NOTE [10] - LOANS UNDER DIRIPIYASA PROGRAMME

DISTRICTS	Rs.				
	TOTAL DISBURSEMENT 01.01.2014	BALANCE AS AT 01.01.2014	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT	BALANCE AS AT 31.12.2014
Colombo City (North)	8,509,351.03	1,120,463.12	-	463,631.02	656,832.10
Colombo City (South)	200,000.00	26,308.02	-	3,928.42	22,379.60
Gampaha	3,845,000.00	-	-	-	-
Kalutara	185,136.50	17,584.68	-	1,030.02	16,554.66
Kandy	3,442,000.00	378,013.45	-	89,472.38	288,541.07
Matale	5,287,000.00	126,460.25	-	106,524.52	19,935.73
Nuwara-Eliya	2,875,000.00	454,955.23	-	-	454,955.23
Galle	10,154,000.00	1,872,395.06	-	81,323.72	1,791,071.34
Matara	2,200,000.00	51,717.34	-	51,717.34	-
Hambantota	5,382,000.00	-	-	-	-
Jaffna	5,050,000.00	89,285.58	-	34,796.89	54,488.69
Mannar	4,350,000.00	-	-	-	-
Mankulam	4,005,500.00	2,109,360.92	-	-	2,109,360.92
Batticaloa	5,030,000.00	149,230.73	-	66,549.32	82,681.41
Ampara	2,060,000.00	57,311.90	-	57,311.90	-
Trincomalee	6,283,000.00	1,047,891.59	-	36,347.68	1,011,543.91
Kurunegala	2,390,000.00	-	-	-	-
Puttalam	4,025,000.00	210,782.67	-	61,825.96	148,956.71
Anuradhapura	8,551,750.00	-	-	-	-
Polonnaruwa	3,581,810.00	61,330.06	-	10,838.28	50,491.78
Badulla	6,179,772.07	58,554.55	-	58,554.55	-
Monaragala	4,713,000.00	856,291.64	-	443,723.27	412,568.37
Ratnapura	3,520,000.00	123,623.80	-	21,250.21	102,373.59
Kegalle	8,139,000.00	670,134.09	-	88,385.38	581,748.71
Kilinochchi	5,221,708.81	98,381.45	-	-	98,381.45
Vavuniya	4,741,151.07	189,989.18	-	182,646.96	7,342.22
Kalmunai	3,444,144.40	619,191.03	-	179,310.00	439,881.03
TOTAL	123,365,323.88	10,389,256.34	-	2,039,167.82	8,350,088.52

NOTE [II] - GAMANAGUMA LOAN PROGRAMME - 2007

DISTRICTS	Rs.				
	TOTAL DISBURSEMENT 01.01.2014	BALANCE AS AT 01.01.2014	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT	BALANCE AS AT 31.12.2014
Colombo City (North)	-	-	-	-	-
Colombo City (South)	-	-	-	-	-
Colombo District	61,670,500.00	24,015,298.14	4,153.60	3,259,117.08	20,760,334.66
Gampaha	277,338,659.66	186,208,574.39	-	182,873,880.89	3,334,693.50
Kalutara	74,265,000.00	56,056,499.80	-	4,086,178.19	51,970,321.61
Kandy	110,359,655.00	61,062,777.78	-	9,822,487.31	51,240,290.47
Matale	36,771,500.00	25,004,372.50	-	1,324,477.08	23,679,895.42
Nuwara-Eliya	44,245,000.00	33,445,829.16	-	666,356.97	32,779,472.19
Galle	31,625,000.00	16,738,810.61	-	3,124,697.65	13,614,112.96
Matara	48,220,000.00	22,374,697.60	-	4,136,093.95	18,238,603.65
Hambantota	54,389,295.58	17,597,086.80	-	4,591,511.82	13,005,574.98
Jaffna	14,245,000.00	8,652,632.99	-	4,527,205.32	4,125,427.67
Batticaloa	60,195,000.00	14,174,306.78	-	5,456,019.66	8,718,287.12
Ampara	54,623,000.00	16,107,452.76	-	3,766,152.24	12,341,300.52
Trincomalee	46,643,520.00	17,412,685.13	-	4,727,908.06	12,684,777.07
Kurunegala	138,131,975.70	42,736,450.77	-	11,265,758.51	31,470,692.26
Puttalam	119,469,778.87	57,523,213.03	-	12,858,225.52	44,664,987.51
Anuradhapura	138,316,850.00	71,515,180.50	-	8,720,760.30	62,794,420.20
Polonnaruwa	51,752,805.00	14,470,045.85	18,018,618.94	6,010,014.32	26,478,650.47
Badulla	38,868,452.58	32,351,093.80	-	4,945,840.71	27,405,253.09
Monaragala	124,590,107.50	78,189,063.60	-	26,599,620.18	51,589,443.42
Ratnapura	48,877,180.00	11,683,375.17	-	3,996,271.07	7,687,104.10
Kegalle	84,977,250.00	28,973,491.40	-	6,347,297.67	22,626,193.73
Kilinochchi	5,097,658.00	1,603,435.90	-	778,926.18	824,509.72
Kalmunai	67,133,939.37	18,481,796.14	-	9,475,600.00	9,006,196.14
TOTAL	1,731,807,127.26	856,378,170.60	18,022,772.54	323,360,400.68	551,040,542.46

NOTE [12] - JANASEVANA LOAN PROGRAMME - (IG & TR.)/9%(KATUMATI)

DISTRICTS	Rs.				
	TOTAL DISBURSEMENT 01.01.2014	BALANCE AS AT 01.01.2014	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT	BALANCE AS AT 31.12.2014
Colombo City (North)	10,561,710.00	9,314,812.16	2,525,000.00	978,493.81	10,861,318.35
Colombo City (South)	4,265,500.00	3,395,939.55	1,154,500.00	668,087.29	3,882,352.26
Colombo District	592,564,910.60	516,697,007.53	302,363,175.68	60,998,885.50	758,061,297.71
Gampaha	2,920,000.00	2,636,643.95	269,751,559.76	31,664,968.28	240,723,235.43
Kalutara	276,427,252.00	226,378,578.67	120,271,290.00	49,206,325.37	297,443,543.30
Kandy	314,728,690.00	275,453,125.76	81,933,180.00	34,574,858.40	322,811,447.36
Matale	135,492,600.00	118,236,341.92	44,900,000.00	15,400,099.82	147,736,242.10
Nuwara-Eliya	155,387,625.00	133,348,342.31	109,840,000.00	17,898,452.88	225,289,889.43
Galle	156,231,286.16	128,321,033.84	63,323,975.00	21,969,959.03	169,675,049.81
Matara	181,872,327.20	157,378,974.17	67,580,000.00	18,290,978.46	206,667,995.71
Hambantota	147,294,007.71	123,554,372.79	40,047,500.00	14,876,764.49	148,725,108.30
Jaffna	89,540,000.00	65,365,031.95	18,810,000.00	15,825,836.44	68,349,195.51
Mannar	51,715,028.13	37,712,818.15	11,985,000.00	10,460,426.49	39,237,391.66
Mankulam	84,701,200.00	62,210,022.60	30,175,000.00	16,273,612.30	76,111,410.30
Batticaloa	133,750,000.00	94,567,267.55	27,335,000.00	25,372,377.79	96,529,889.76
Ampara	133,278,000.00	116,696,821.35	27,690,000.00	11,669,889.39	132,716,931.96
Trincomalee	106,275,000.00	91,527,809.23	49,619,587.50	16,535,527.03	124,611,869.70
Kurunegala	163,252,280.00	131,997,661.44	54,066,000.00	21,205,265.30	164,858,396.14
Puttalam	184,930,870.00	140,632,304.96	43,883,000.00	24,523,664.10	159,991,640.86
Anuradhapura	229,049,500.00	194,342,886.75	64,175,000.00	30,825,334.66	227,692,552.09
Polonnaruwa	127,729,000.00	111,905,105.14	27,806,776.17	11,343,998.50	128,367,882.81
Badulla	214,831,292.75	189,067,069.02	42,641,000.00	21,692,558.26	210,015,510.76
Monaragala	112,680,485.00	95,659,297.36	129,993,350.00	12,399,310.79	213,253,336.57
Ratnapura	111,128,591.97	88,417,219.10	83,516,000.00	17,639,370.13	154,293,848.97
Kegalle	214,740,000.00	178,323,648.89	41,764,000.00	25,193,835.83	194,893,813.06
Kilinochchi	90,613,497.68	70,152,071.37	52,020,000.00	12,683,275.82	109,488,795.55
Vavuniya	89,911,000.00	73,496,958.02	20,590,995.47	14,377,106.25	79,710,847.24
Kalmunai	73,670,000.00	54,032,139.24	25,535,000.00	6,160,200.00	73,406,939.24
TOTAL	4,189,541,654.20	3,490,821,304.77	1,855,295,889.58	560,709,462.41	4,785,407,731.94

NOTE [13] - JANASEVANA LOAN PROGRAMME - 2011-I-(PEOPLES BANK/BANK OF CEYLON)

DISTRICTS	Rs.				
	TOTAL DISBURSEMENT 01.01.2014	BALANCE AS AT 01.01.2014	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT	BALANCE AS AT 31.12.2014
Colombo City (North)	-	-	-	-	-
Colombo City (South)	-	-	-	-	-
Colombo District	52,850,000.00	39,766,624.03	97,165.00	5,995,320.19	33,868,468.84
Gampaha	76,264,515.65	59,024,712.25	-	6,127,568.42	52,897,143.83
Kalutara	71,690,500.00	56,070,967.49	110,000.00	6,082,981.80	50,097,985.69
Kandy	29,027,000.00	22,760,181.09	-	3,051,673.76	19,708,507.33
Matale	15,865,000.00	10,903,908.31	-	2,585,849.38	8,318,058.93
Nuwara-Eliya	10,680,000.00	7,808,015.05	-	1,148,178.35	6,659,836.70
Galle	33,969,464.92	28,087,712.84	500,000.00	3,435,737.52	25,151,975.32
Matara	11,410,000.00	9,179,436.84	-	1,290,410.78	7,889,026.06
Hambantota	5,255,000.00	4,461,064.85	9,875,000.00	636,107.09	13,699,957.76
Jaffna	80,450,000.00	63,385,031.28	3,140,000.00	9,579,472.11	56,945,559.17
Mannar	1,200,000.00	999,961.75	-	90,876.04	909,085.71
Mankulam	52,110,000.00	44,040,497.40	-	249,015.00	43,791,482.40
Batticaloa	22,680,000.00	15,636,490.40	-	3,232,806.17	12,403,684.23
Ampara	35,255,000.00	27,046,095.29	8,240,000.00	3,332,316.26	31,953,779.03
Trincomalee	52,617,257.38	39,135,321.00	-	5,171,702.61	33,963,618.39
Kurunegala	19,555,000.00	15,579,456.23	-	2,780,876.57	12,798,579.66
Puttalam	56,431,671.59	50,116,843.76	4,420,066.63	6,840,423.50	47,696,486.89
Polonnaruwa	16,165,000.00	13,052,513.17	-	1,701,381.61	11,351,131.56
Badulla	45,117,500.00	36,001,777.13	3,007,500.00	4,781,601.89	34,227,675.24
Monaragala	113,781,450.00	87,126,475.62	-	17,777,949.52	69,348,526.10
Ratnapura	13,475,000.00	10,967,344.00	492,500.00	1,284,297.62	10,175,546.38
Kegalle	28,635,000.00	22,327,337.33	-	3,344,164.66	18,983,172.67
Kilinochchi	11,819,898.75	9,490,839.26	250,000.00	2,151,534.95	7,589,304.31
Vavuniya	195,190,000.00	126,864,760.99	32,980,000.00	20,724,392.22	139,120,368.77
Kalmunai	-	-	-	-	-
TOTAL	1,052,359,258.29	799,833,367.36	63,112,231.63	113,396,638.02	749,548,960.97

NOTE [14] - JANASEVANA UPAHARA LOAN PROGRAMME - 2011-II-10%

DISTRICTS	Rs.				
	TOTAL DISBURSEMENT 01.01.2014	BALANCE AS AT 01.01.2014	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT	BALANCE AS AT 31.12.2014
Colombo City (North)	-	-	-	-	-
Colombo City (South)	1,458,000.00	1,413,945.81	3,127,000.00	187,329.20	4,353,616.61
Colombo District	1,031,788,200.00	970,374,924.69	369,567,030.00	90,533,700.46	1,249,408,254.23
Gampaha	406,401,648.00	374,972,943.11	295,494,500.00	35,616,394.18	634,851,048.93
Kalutara	578,103,500.00	516,105,930.87	347,024,000.00	76,139,207.48	786,990,723.39
Kandy	374,444,000.00	339,325,977.71	237,893,500.00	43,127,584.80	534,091,892.91
Matale	198,627,500.00	181,430,781.07	90,585,000.00	20,397,937.77	251,617,843.30
Nuwara-Eliya	177,057,000.00	160,616,926.31	55,360,500.00	17,043,017.64	198,934,408.67
Galle	404,596,256.15	363,606,290.97	108,347,500.00	39,972,759.03	431,981,031.94
Matara	286,692,000.00	263,484,332.32	159,620,000.00	32,254,825.72	390,849,506.60
Hambantota	111,144,500.00	105,775,898.50	98,523,000.00	12,639,382.16	191,659,516.34
Jaffna	137,070,000.00	117,042,628.53	36,795,000.00	19,771,751.97	134,065,876.56
Mannar	59,046,006.70	53,783,142.45	32,120,000.00	11,042,454.63	74,860,687.82
Mankulam	62,925,328.00	48,904,220.59	44,260,000.00	8,195,347.48	84,968,873.11
Batticaloa	118,240,000.00	103,626,826.81	40,315,000.00	17,745,259.24	126,196,567.57
Ampara	66,325,000.00	57,925,158.41	94,130,000.00	8,509,813.44	143,545,344.97
Trincomalee	109,567,500.00	97,008,180.97	68,451,500.00	11,392,003.27	154,067,677.70
Kurunegala	271,242,500.00	251,712,196.66	87,610,000.00	24,785,505.66	314,536,691.00
Puttalam	128,870,397.92	88,117,092.99	85,155,000.00	46,000,515.50	127,271,577.49
Anuradhapura	149,672,500.00	125,104,044.71	125,142,500.00	17,699,298.97	232,547,245.74
Polonnaruwa	113,095,000.00	103,256,252.99	60,943,849.74	10,062,504.38	154,137,598.35
Badulla	148,019,300.00	129,147,668.32	115,502,500.00	19,220,891.56	225,429,276.76
Monaragala	242,155,000.00	220,112,678.24	138,232,500.00	27,784,581.90	330,560,596.34
Ratnapura	132,030,500.00	119,184,424.72	89,887,000.00	13,632,725.68	195,438,699.04
Kegalle	317,457,500.00	284,099,924.28	139,616,000.00	32,809,834.11	390,906,090.17
Kilinochchi	109,134,272.25	97,483,080.25	13,900,000.00	8,084,321.95	103,298,758.30
Vavuniya	109,160,000.00	97,932,273.69	33,247,955.41	12,376,768.84	118,803,460.26
Kalmunai	18,680,000.00	18,574,181.75	-	470,211.00	18,103,970.75
TOTAL	5,863,003,409.02	5,290,121,927.72	2,970,850,835.15	657,495,928.02	7,603,476,834.85





NOTE [15] INVESTMENTS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2014		2013	
NOTE 15 - 1 LONG TERM	Rs.	Rs.	Rs.	Rs.
Hou. Deve. Fin. Corp. Bank - Shares (Note 15-1)	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	-
Contribution to Shares	520,369.34	0.34	520,369.34	0.34
Reel Co. Ltd	-	-	5,000,000.00	5,000,000.00
Fixed Deposits	-	20,000,000.00	-	32,073,016.00
	<u>450,653,703.34</u>	<u>350,133,334.34</u>	<u>455,653,703.34</u>	<u>367,206,350.34</u>
NOTE 15 - 11 SHORT TERM				
Treasury Bills - P/B & B/C	680,401,989.38	680,401,989.38	505,748,401.48	505,748,401.48
- HDFC Invest Bonds	49,495,801.21	49,495,801.21	34,854,162.38	34,854,162.38
- NEMO	-	355,090.00	-	355,090.00
Fixed Deposits - NEMO	-	9,598,016.00	-	-
	<u>729,897,790.59</u>	<u>739,850,896.59</u>	<u>540,602,563.86</u>	<u>540,957,653.86</u>
TOTAL	<u><u>1,180,551,493.93</u></u>	<u><u>1,089,984,230.93</u></u>	<u><u>996,256,267.20</u></u>	<u><u>908,164,004.20</u></u>

Note 15 - 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
	<u><u>32,180,000</u></u>	<u><u>321,800,000.00</u></u>	<u><u>330,133,334.00</u></u>



NOTE [16] DIRECT CONSTRUCTION PROGRAMME

	NHDA		CONSOLIDATED	
	2014		2013	
	Rs.	Rs.	Rs.	Rs.
Balance as at 01st January 2014				
Working Progress - NHDA - Office Building	38,311,964.14	38,311,964.14	14,944,527.49	14,944,527.49
Working Progress - NHDA - Housing Scheme	295,162,947.27	295,162,947.27	139,164,911.03	139,164,911.03
	333,474,911.41	333,474,911.41	154,109,438.52	154,109,438.52
ADDITION DURING THE YEAR				
PRE-CONSTRUCTION COST				
Settlement of Contractors Bills - NHDA	152,085,174.76	152,085,174.76	191,785,450.38	191,785,450.38
LESS : Value of the Completed Houses - NHDA	144,567,499.02	144,567,499.02	12,419,977.49	12,419,977.49
	340,992,587.15	340,992,587.15	333,474,911.41	333,474,911.41
Balance as at 31 ST December 2014				
Working Progress - NHDA - Office Building	39,005,647.78	39,005,647.78	38,311,964.14	38,311,964.14
Working Progress - NHDA - Housing Scheme	301,986,939.37	301,986,939.37	295,162,947.27	295,162,947.27
	340,992,587.15	340,992,587.15	333,474,911.41	333,474,911.41

NOTE [17] STOCK OF BUILDING MATERIALS , STATIONERY & HOUSES FOR SALES

	NHDA		CONSOLIDATED	
	2014		2013	
	Rs.	Rs.	Rs.	Rs.
Stationery & Office Requisites	3,136,081.78	3,136,081.78	3,984,001.29	4,013,601.29
Electrical Goods & Other Items	681,479.52	681,479.52	249,246.50	249,246.50
Printing Press Materials	238,930.00	238,930.00	330,571.00	330,571.00
Stock of tyre tube	2,078,266.70	2,078,266.70	1,463,468.04	1,463,468.04
Other - Stock	809,866.87	809,866.87	1,017,082.72	1,017,082.72
	6,944,624.87	6,944,624.87	7,044,369.55	7,073,969.55
Balance Houses	48,688,780.82	48,688,780.82	31,290,457.47	31,290,457.47
Reserve Houses	46,662,797.03	46,662,797.03	22,522,855.15	22,522,855.15
WIP- Mattegoda Hosing Project		46,123,733.00		35,742,432.00
Preoperational - Mattegoda		1,757,282.00		1,757,280.00
WIP- Dreamhouse		10,125,964.00		-
Pre Operational - Kahathuduwa		4,717,630.00		4,979,721.00
WIP- Mattegoda Hosing Project		55,213,186.00		48,912,180.00
Inventory - Kahathuduwa		33,430,525.00		34,471,208.00
Inventory - P/K		24,076,634.00		24,076,634.00
Inventory - P/R		30,384,516.00		30,384,516.00
	102,296,202.72	308,125,672.72	60,857,682.17	241,211,253.17

NOTE [18] INTEREST RECEIVABLE

	NHDA		CONSOLIDATED	
	2014		2013	
	Rs.	Rs.	Rs.	Rs.
Treasury Bills	5,421,946.77	5,421,946.77	6,182,782.37	6,182,782.37
Bank and Others	16,428.09	16,428.09	16,428.09	16,428.09
	5,438,374.86	5,438,374.86	6,199,210.46	6,199,210.46

**NOTE [19] DEBTORS**

	NHDA CONSOLIDATED		NHDA CONSOLIDATED	
	2014		2013	
	Rs.	Rs.	Rs.	Rs.
Rural & Urban Housing Rental	219,484,318.42	219,484,318.42	229,142,524.89	229,142,524.89
LESS Provision for Bad Debts	177,792,980.98	177,792,980.98	45,828,524.98	45,828,524.98
	41,691,337.44	41,691,337.44	183,313,999.91	183,313,999.91
National Housing Dept. House Rent	32,191,216.58	32,191,216.58	31,310,857.91	31,310,857.91
LESS Provision for Bad Debts	24,761,094.99	24,761,094.99	6,262,171.58	6,262,171.58
	7,430,121.59	7,430,121.59	25,048,686.33	25,048,686.33
Loan Instalments - 1 & 1.5 MHP	661,226,958.15	661,226,958.15	734,896,059.67	734,896,059.67
Loan Instalments Under NHFS	207,961,353.88	207,961,353.88	230,701,398.54	230,701,398.54
Loan Programme	910,420,006.19	910,420,006.19	938,578,730.63	938,578,730.63
Fisheries Loan Programme	19,664,386.11	19,664,386.11	22,415,709.79	22,415,709.79
Loan Instalments Under Diripiyasa Loan	9,537,492.34	9,537,492.34	10,845,971.95	10,845,971.95
Gamanagama loan programme	217,925,153.05	217,925,153.05	177,196,172.05	177,196,172.05
Loan Instalments - Janasevana (Treasury & IG Lc	528,183,317.73	528,183,317.73	291,664,156.43	291,664,156.43
Loan Instalments - Janasevana (Banks) I 12%	40,336,088.94	40,336,088.94	25,885,466.61	25,885,466.61
Loan Instalments - Janasevana 11 10%	230,326,665.72	230,326,665.72	99,311,488.41	99,311,488.41
Lease Rent Receivable	4,097,171.70	4,097,171.70	4,127,351.70	4,127,351.70
LESS Provision for Bad Debts	1,767,068,500.60	1,767,068,500.60	1,861,690,797.54	1,861,690,797.54
	1,062,610,093.21	1,062,610,093.21	673,931,708.24	673,931,708.24
Loan Instalments - NHD	37,308,816.54	37,308,816.54	38,528,430.03	38,528,430.03
LESS Provision for Bad Debts	37,308,816.54	37,308,816.54	38,528,430.03	38,528,430.03
	0.00	-	0.00	-
Debtors - Sale of Houses	73,408,590.53	73,408,590.53	67,253,353.66	67,253,353.66
LESS Provision for Bad Debt	41,352,844.64	41,352,844.64	13,450,670.73	13,450,670.73
	32,055,745.89	32,055,745.89	53,802,682.93	53,802,682.93
Festival Advances to Staff	2,391,259.80	2,578,759.80	2,572,237.80	2,726,737.80
Distress Loan to Staff	128,179,004.95	134,729,824.95	138,628,083.57	144,399,653.57
Salary Loans to Staff (Property)	5,220,139.09	7,386,291.09	4,055,565.38	5,580,990.38
LESS Provision for Bad Debt	-	-	-	-
	5,220,139.09	7,386,291.09	4,055,565.38	5,580,990.38
Vehicle Loans	18,703.40	1,210,578.40	21,111.99	881,111.99
Loss of Cash Recoverable	774,515.58	774,515.58	774,515.58	774,515.58
Sale of Land	41,274,908.51	41,274,908.51	47,324,761.61	47,324,761.61
LESS Provision for Bad Debt	(17,233,356.48)	(17,233,356.48)	(9,464,952.36)	(9,464,952.36)
	24,041,552.03	24,041,552.03	37,859,809.25	37,859,809.25
Sundry Debtors NOTE [19] SUB	488,549,008.77	521,769,184.77	530,859,873.83	573,808,964.83
Debtors for Hiring of Machinery	1,551,133.93	1,551,133.93	862,464.41	862,464.41
Scholarship Training Loan Programme	1,346,732.96	1,346,732.96	769,665.80	769,665.80
District Transactions	2,035,165.20	2,035,165.20	431,700.03	431,700.03
Moter Cycle Leasing Programme	17,359,408.25	17,359,408.25	28,332,457.39	28,332,457.39
	1,815,253,922.09	1,858,570,445.09	1,681,264,562.44	1,732,525,148.44



NOTE [19] SUB SUNDRY DEBTORS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2014	2014	2013	2013
	Rs	Rs	Rs	Rs
Sevana Media	21,793,293.08	21,793,293.08	20,511,843.69	20,511,843.69
Supply of Security Services	5,925,666.41	5,925,666.41	5,913,921.70	5,913,921.70
Reimbursable Expenses by Other Institutions	77,951,517.36	77,951,517.36	71,842,967.16	71,842,967.16
National Equipment & Machinery Organisation	230,807,533.29	230,807,533.29	230,807,533.29	230,807,533.29
C.G.R. Maligawatta Project	58,125,000.00	58,125,000.00	58,125,000.00	58,125,000.00
Divident Receivable HDFC	-	-	7,240,500.00	7,240,500.00
Consolidated Fund C/B	47,462,688.25	47,462,688.25	47,462,688.25	47,462,688.25
Urban Settlement Development Authority	-	-	39,903,717.15	39,903,717.15
Tsunami Distress Programme to staff	164,243.51	164,243.51	164,243.51	164,243.51
No Pay Recoverable	62,979.67	62,979.67	46,219.56	46,219.56
Other Receivable	15,458.16	15,458.16	13,737.87	13,737.87
U D A	51,843,285.53	51,843,285.53	51,843,285.53	51,843,285.53
C H P	8,985,987.32	8,985,987.32	11,415,459.78	11,415,459.78
Manikkawatta Housing Programme - Receivable	51,241,227.12	51,241,227.12	51,241,227.12	51,241,227.12
Accounts Receivable		27,832,225.00		29,603,291.00
Pre Payments		5,085,472.00		5,165,101.00
Tax Refunds		3,626,713.00		4,037,692.00
Loan & Other Receivables		5,373,527.00		1,836,933.00
Sundry Debtors		4,000.00		4,000.00
Cash/salary Advances		150,714.00		52,714.00
Amt Due from related Parties				10,801,835.00
LESS Provision for Bad Debt	(65,829,870.93)	(74,682,345.93)	(65,672,470.78)	(74,224,945.78)
	488,549,008.77	521,769,184.77	530,859,873.83	573,808,964.83

NOTE [20] DEPOSITS & ADVANCES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2014	2014	2013	2013
	Rs	Rs	Rs	Rs
Travelling Advances	280,748.45	280,748.45	329,528.45	329,528.45
Salary Advances	237,995.30	237,995.30	317,995.30	317,995.30
Miscellaneous Advances D P	306,151,556.59	306,151,556.59	174,872,114.04	174,872,114.04
Miscellaneous I P	75,000.00	75,000.00	475,000.00	475,000.00
Electricity - Jaltara	2,500.00	2,500.00	2,500.00	2,500.00
Electricity - NHDA	936,956.06	936,956.06	936,956.06	936,956.06
Fuel Advances	56,021.22	56,021.22	63,479.22	63,479.22
Rent	257,120.00	257,120.00	257,120.00	257,120.00
Security	579,192.62	579,192.62	584,192.62	584,192.62
Deposits at Rural Bank & Savings Bank	6,150.00	6,150.00	6,150.00	6,150.00
Other Special Advances to Staff	207,222.00	207,222.00	104,504.48	104,504.48
Valuation Fees	1,365,295.69	1,365,295.69	1,365,295.69	1,365,295.69
Survey Fees	3,224,520.68	3,224,520.68	3,577,108.48	3,577,108.48
Miscellaneous Advances	3,891,128.17	3,891,128.17	5,510,455.04	5,510,455.04
Deposits for Water Supply	75,891.20	75,891.20	120,655.20	120,655.20
Advances to Suppliers	200,000.00	200,000.00	200,000.00	200,000.00
Salary Advance to Medical Leave	5,850.00	5,850.00	5,850.00	5,850.00
Advance - Sevana Lotary Advance	48,000.00	48,000.00	59,300.00	59,300.00
Deposits for Construction of Estate Workers Houses	468,493,935.64	468,493,935.64	460,855,242.72	460,855,242.72
	786,095,083.62	786,095,083.62	649,643,447.30	649,643,447.30

**NOTE [21] CASH AND BANK BALANCES**

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2014		2013	
	Rs	Rs	Rs	Rs
Colombo City North	455,188.85	455,188.85	756,777.10	756,777.10
Colombo City South	1,244,369.59	1,244,369.59	734,565.00	734,565.00
Colombo District	1,370,436.04	1,370,436.04	4,297,518.91	4,297,518.91
Gampaha	7,785,259.28	7,785,259.28	4,101,742.20	4,101,742.20
Kalutara	15,794,976.53	15,794,976.53	2,443,716.12	2,443,716.12
Kandy	4,495,298.55	4,495,298.55	4,678,336.95	4,678,336.95
Matale	3,200,330.87	3,200,330.87	2,184,537.15	2,184,537.15
Nuwara-Eliya	5,104,169.34	5,104,169.34	2,383,961.45	2,383,961.45
Galle	2,872,394.82	2,872,394.82	995,963.35	995,963.35
Matara	10,183,486.83	10,183,486.83	3,643,385.25	3,643,385.25
Hambantota	1,657,698.95	1,657,698.95	437,094.11	437,094.11
Jaffna	1,022,074.70	1,022,074.70	338,911.77	338,911.77
Mannar	196,600.34	196,600.34	172,158.04	172,158.04
Mankulam	260,173.54	260,173.54	201,748.54	201,748.54
Kilinochchi	2,468,624.57	2,468,624.57	1,968,064.61	1,968,064.61
Vavuniya	1,627,134.78	1,627,134.78	3,547,806.51	3,547,806.51
Batticaloa	851,348.65	851,348.65	1,367,706.42	1,367,706.42
Ampara	371,933.93	371,933.93	294,011.24	294,011.24
Trincomalee	2,874,499.34	2,874,499.34	103,103.92	103,103.92
Kurunegala	845,557.21	845,557.21	591,458.63	591,458.63
Puttlam	1,315,704.60	1,315,704.60	1,144,066.78	1,144,066.78
Anuradhapura	4,573,667.60	4,573,667.60	1,085,208.53	1,085,208.53
Polonnaruwa	2,459,600.45	2,459,600.45	1,469,513.61	1,469,513.61
Badulla	2,785,289.63	2,785,289.63	1,992,093.61	1,992,093.61
Monaragala	8,563,667.69	8,563,667.69	4,748,617.23	4,748,617.23
Ratnapura	5,711,397.67	5,711,397.67	1,174,358.78	1,174,358.78
Kegalle	6,059,858.68	6,059,858.68	6,445,448.51	6,445,448.51
Kalmunai	1,165,186.46	1,165,186.46	1,118,726.46	1,118,726.46
National Savings Bank - NHD	32,383.43	32,383.43	32,383.43	32,383.43
National Savings Bank -Rent Agent	100,000.00	100,000.00	300,000.00	300,000.00
Soysapura	263,498.52	263,498.52	279,991.95	279,991.95
Cash and Bank Balances H/O	113,843,368.31	113,843,368.31	84,029,032.50	84,029,032.50
General		(900,903.00)		(2,586,191.00)
Pallekelle		6,677,535.00		567,858.00
Park Road		(366,668.00)		1,444,090.00
Dream House		1,633,327.00		83,479.00
Fund Management		3,136,974.00		6,081,450.00
Undeposited Funds		1,333,520.00		1,332,365.00
	211,555,179.75	223,068,964.75	139,062,008.66	145,985,059.66



NOTE [22] RESERVES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2014		2013	
	Rs.	Rs.	Rs.	Rs.
GOVT GRANTS				
Balance as at 01st January 2014	15,840,692,254.66	15,840,692,254.66	14,762,950,034.18	14,762,950,034.18
Coast Line Project	44,000,000.00	44,000,000.00	44,000,000.00	44,000,000.00
	15,884,692,254.66	15,884,692,254.66	14,806,950,034.18	14,806,950,034.18
For the Year	2,452,684,552.11	2,452,684,552.11	1,412,745,200.00	1,412,745,200.00
	18,337,376,806.77	18,337,376,806.77	16,219,695,234.18	16,219,695,234.18
LESS :Grant - Disbursed	982,961,995.42	982,961,995.42	335,002,979.52	335,002,979.52
	17,354,414,811.35	17,354,414,811.35	15,884,692,254.66	15,884,692,254.66
OTHER GRANTS				
Balance as per last Balance Sheet	1,708,669,516.01	1,708,669,516.01	1,669,176,228.07	1,669,176,228.07
For the Year	103,946,921.55	103,946,921.55	175,367,837.51	175,367,837.51
	1,812,616,437.56	1,812,616,437.56	1,844,544,065.58	1,844,544,065.58
LESS :Grant - Disbursed	255,612,994.75	255,612,994.75	135,874,549.57	135,874,549.57
	1,557,003,442.81	1,557,003,442.81	1,708,669,516.01	1,708,669,516.01
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 Estab	15,260,000.00	15,260,000.00	15,260,000.00	15,260,000.00
	2,028,069,743.84	2,028,069,743.84	2,179,735,817.04	2,179,735,817.04
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
	19,676,638,335.17	19,676,638,335.17	18,358,581,851.68	18,358,581,851.68

NOTE [23] LOANS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2014		2013	
	Rs.	Rs.	Rs.	Rs.
Ministry of Rehabilitation	130,950,398.90	130,950,398.90	130,950,398.90	130,950,398.90
CHP Bond	15,128,600.00	15,128,600.00	15,709,900.00	15,709,900.00
EDCF Loan for Jaltara Project	3,423,589.00	3,423,589.00	3,423,589.00	3,423,589.00
Loan From Fisheries Ministry	89,141,173.84	89,141,173.84	89,141,173.84	89,141,173.84
UDA - Nupewala Project	14,850,500.00	14,850,500.00	16,972,000.00	16,972,000.00
Plantation Housing & Social Welfare Trust	18,460,613.30	18,460,613.30	18,460,613.30	18,460,613.30
Loan under Diripiyasa	37,838,217.92	37,838,217.92	45,769,373.81	45,769,373.81
Loan under Janasevana I	562,296,582.23	562,296,582.23	628,777,645.91	628,777,645.91
Loan under Janasevana II	1,941,335,904.91	1,941,335,904.91	2,007,802,197.66	2,007,802,197.66
Loan under Janasevana 13%	3,378,909,974.00	3,378,909,974.00	2,272,940,032.00	2,272,940,032.00
Loan under Janasevana 13% 2014	1,589,669,776.66	1,589,669,776.66	-	-
Loan under Janasevana Pro. NSB 1000 M	1,007,980,000.00	1,007,980,000.00	997,595,500.00	997,595,500.00
Loan under Janasevana Pro .NSB 345 M	325,250,000.00	325,250,000.00	274,785,000.00	274,785,000.00
Loan under Janasevana Pro. RDB 250 M	189,912,000.00	189,912,000.00	212,595,000.00	212,595,000.00
	9,305,147,330.76	9,305,147,330.76	6,714,922,424.42	6,714,922,424.42



NOTE [24] CREDITORS

	NHDA		CONSOLIDATED		NHDA		CONSOLIDATED	
	2014		2013		2014		2013	
	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs
Sundry - (NOTE [24] SUB1)	1,047,679,319.47	1,122,159,056.47	908,897,663.64	969,434,007.64				
Expense Creditors	31,289,913.46	31,289,913.46	25,532,194.01	25,532,194.01				
Retention Fees - Contractors	166,049,570.06	166,049,570.06	132,631,901.29	132,631,901.29				
Retention Fees - Suppliers	-	-	351,177.30	351,177.30				
Unpaid (NOTE [24] SUB2)	81,513,011.87	87,252,185.87	79,194,978.32	94,803,333.32				
Land Compensation	327,833,853.28	327,833,853.28	323,988,577.44	323,988,577.44				
Retention Fees Jaltara Project	97,239.80	97,239.80	97,239.80	97,239.80				
National Water Supply & Drainage Board	35,249,722.31	35,249,722.31	35,249,722.31	35,249,722.31				
Creditors for Work done on Contract	50,129,833.72	50,129,833.72	45,688,913.89	45,688,913.89				
Director of Buildings	46,359,687.44	46,359,687.44	46,359,687.44	46,359,687.44				
Reel Company	-	-	10,937,500.00	10,937,500.00				
B.M.C	-	-	103,008.25	103,008.25				
Long Term Liabilities	-	5,415,652.00	-	3,481,917.00				
	1,786,202,151.41	1,871,836,714.41	1,609,032,563.69	1,688,659,179.69				

NOTE [24] SUB1 SUNDRY CREDITORS

	NHDA		CONSOLIDATED		NHDA		CONSOLIDATED	
	2014		2013		2014		2013	
	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs
Rent Received in Advance	2,229,155.29	2,229,155.29	1,186,048.15	1,186,048.15				
Loan Installment Received in Advance	83,961,565.89	83,961,565.89	73,656,512.19	73,656,512.19				
Sale of Housing Installment Received in Advance -U	7,658,596.59	7,658,596.59	5,069,856.74	5,069,856.74				
Money Received From Other Institutions	90,069,065.24	90,069,065.24	73,671,438.07	73,671,438.07				
Sale of Land Advance Received	135,995,361.81	135,995,361.81	49,122,303.86	49,122,303.86				
Stamp Fees Received	214,276.25	214,276.25	4,013,402.14	4,013,402.14				
Over Recovery Rent Collection	-	-	1,409.67	1,409.67				
Deferred Tax	21,516,177.00	21,516,177.00	22,450,842.00	22,450,842.00				
Estate Housing Programme - Livestock & Rural Co	702,836,725.36	702,836,725.36	677,591,966.28	677,591,966.28				
Sevana Media Creditors	3,198,396.04	3,198,396.04	2,133,884.54	2,133,884.54				
With Holding Tax /Tax Payable	-	6,993,656.00	-	10,777,326.00				
Advance Received	-	36,370,387.00	-	16,734,840.00				
Refundable Deposit	-	31,115,694.00	-	33,024,178.00				
	1,047,679,319.47	1,122,159,056.47	908,897,663.64	969,434,007.64				

NOTE [24] SUB2 UNPAIDS CREDITORS

	NHDA		CONSOLIDATED		NHDA		CONSOLIDATED	
	2014		2013		2014		2013	
	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs
Salaries	1,408,655.75	1,408,655.75	1,345,848.27	1,345,848.27				
Travelling	146,911.50	146,911.50	141,828.00	141,828.00				
Overtime	129,300.64	129,300.64	105,291.57	105,291.57				
Notary Fees	40,299,493.45	40,299,493.45	39,582,325.95	39,582,325.95				
Stamp Fees	17,191,202.95	17,191,202.95	12,813,151.69	12,813,151.69				
Bonus	5,900.00	5,900.00	11,774.54	11,774.54				
Accured Expenses	19,138,397.24	24,877,571.24	21,050,951.27	36,659,306.27				
Accured Expenses for Jaltara Project	2,509,301.86	2,509,301.86	2,516,626.86	2,516,626.86				
Accured Expenses Sevana Media Service	683,848.48	683,848.48	1,627,180.17	1,627,180.17				
	81,513,011.87	87,252,185.87	79,194,978.32	94,803,333.32				



NOTE [25] CURRENT LIABILITIES FOR LOANS

	NHDA		CONSOLIDATED		NHDA		CONSOLIDATED	
	2014		2013		2014		2013	
	Rs.							
Instalment Payable President's Fund Loan	195,000,000.00	195,000,000.00	195,000,000.00	195,000,000.00	195,000,000.00	195,000,000.00	195,000,000.00	195,000,000.00
Interest Payable President's Fund Loan	286,656,164.00	286,656,164.00	286,656,164.00	286,656,164.00	286,656,164.00	286,656,164.00	286,656,164.00	286,656,164.00
Interest Payable Rehabilitation Authority	38,199,930.60	38,199,930.60	38,199,930.60	38,199,930.60	36,370,497.79	36,370,497.79	36,370,497.79	36,370,497.79
Interest Payable Treasury Loan	132,730,736.69	132,730,736.69	132,730,736.69	132,730,736.69	132,730,736.69	132,730,736.69	132,730,736.69	132,730,736.69
Interest Creditors Debentures	1,354,356.33	1,354,356.33	1,354,356.33	1,354,356.33	1,354,356.33	1,354,356.33	1,354,356.33	1,354,356.33
Instalment Payable Treasury Loan	370,195,559.13	370,195,559.13	370,195,559.13	370,195,559.13	370,195,559.13	370,195,559.13	370,195,559.13	370,195,559.13
Interest Payable CHP	9,259,304.14	9,259,304.14	9,259,304.14	9,259,304.14	9,121,380.80	9,121,380.80	9,121,380.80	9,121,380.80
Instalment Payable Rehabilitation Authority	120,952,000.00	120,952,000.00	120,952,000.00	120,952,000.00	123,213,000.00	123,213,000.00	123,213,000.00	123,213,000.00
Interest Payable Diripiyasa Loan	3,286,833.33	3,286,833.33	3,286,833.33	3,286,833.33	4,561,986.66	4,561,986.66	4,561,986.66	4,561,986.66
Instalment Payable On Diripiyasa Loan	3,623,136.12	3,623,136.12	3,623,136.12	3,623,136.12	4,621,771.87	4,621,771.87	4,621,771.87	4,621,771.87
Instalment Payable Nupeweela Loan	27,579,500.00	27,579,500.00	27,579,500.00	27,579,500.00	25,458,000.00	25,458,000.00	25,458,000.00	25,458,000.00
Interest Payable Nupeweela Loan	58,237,441.75	58,237,441.75	58,237,441.75	58,237,441.75	56,264,969.86	56,264,969.86	56,264,969.86	56,264,969.86
Interest Payable Upahara Loan	31,193,666.70	31,193,666.70	31,193,666.70	31,193,666.70	23,191,588.45	23,191,588.45	23,191,588.45	23,191,588.45
Instalment Payable Upahara Loan	-	-	-	-	3,329,306.36	3,329,306.36	3,329,306.36	3,329,306.36
	1,278,268,628.79	1,278,268,628.79	1,278,268,628.79	1,278,268,628.79	1,272,069,317.94	1,272,069,317.94	1,272,069,317.94	1,272,069,317.94

NOTE [26] DEPOSITS

	NHDA		CONSOLIDATED		NHDA		CONSOLIDATED	
	2014		2013		2014		2013	
	Rs.							
Refundable Deposits NOTE [26] SUB	253,803,349.40	253,803,349.40	253,803,349.40	253,803,349.40	268,125,826.93	268,125,826.93	268,125,826.93	268,125,826.93
Housing Schemes Maintenance	57,449,698.18	57,449,698.18	57,449,698.18	57,449,698.18	57,543,727.43	57,543,727.43	57,543,727.43	57,543,727.43
Deposit For Sale of Houses	216,776,026.34	216,776,026.34	216,776,026.34	216,776,026.34	150,156,014.41	150,156,014.41	150,156,014.41	150,156,014.41
Scholarship programme	6,139,670.55	6,139,670.55	6,139,670.55	6,139,670.55	1,669,298.10	1,669,298.10	1,669,298.10	1,669,298.10
Deposit For Sale of Land	382,041,144.26	382,041,144.26	382,041,144.26	382,041,144.26	303,337,547.90	303,337,547.90	303,337,547.90	303,337,547.90
	916,209,888.73	916,209,888.73	916,209,888.73	916,209,888.73	780,832,414.77	780,832,414.77	780,832,414.77	780,832,414.77

NOTE [26] SUB REFUNDABLE DEPOSITS

	NHDA		CONSOLIDATED		NHDA		CONSOLIDATED	
	2014		2013		2014		2013	
	Rs.							
Tender Deposit	6,143,900.00	6,143,900.00	6,143,900.00	6,143,900.00	6,003,900.00	6,003,900.00	6,003,900.00	6,003,900.00
Security Deposit	2,039,548.87	2,039,548.87	2,039,548.87	2,039,548.87	2,354,322.04	2,354,322.04	2,354,322.04	2,354,322.04
Sundry Deposit	145,682,440.36	145,682,440.36	145,682,440.36	145,682,440.36	160,083,022.00	160,083,022.00	160,083,022.00	160,083,022.00
Urban Housing Programme	47,104,307.97	47,104,307.97	47,104,307.97	47,104,307.97	47,766,500.73	47,766,500.73	47,766,500.73	47,766,500.73
Commercial Buildings	17,466,042.63	17,466,042.63	17,466,042.63	17,466,042.63	17,077,384.55	17,077,384.55	17,077,384.55	17,077,384.55
Deposit for Development Activities	30,561,542.43	30,561,542.43	30,561,542.43	30,561,542.43	30,561,542.43	30,561,542.43	30,561,542.43	30,561,542.43
Rent Deposit	2,065,238.63	2,065,238.63	2,065,238.63	2,065,238.63	2,065,238.63	2,065,238.63	2,065,238.63	2,065,238.63
Rent Purchase House Deposit NHD	710,852.76	710,852.76	710,852.76	710,852.76	-	-	-	-
Refundable Deposits - NHD CHP	181,477.00	181,477.00	181,477.00	181,477.00	181,477.00	181,477.00	181,477.00	181,477.00
Deposit Under Rent Act.	600,000.00	600,000.00	600,000.00	600,000.00	600,000.00	600,000.00	600,000.00	600,000.00
Deposit Housing Societies NHD	1,147,998.75	1,147,998.75	1,147,998.75	1,147,998.75	1,147,998.75	1,147,998.75	1,147,998.75	1,147,998.75
Rent Agents Deposit UH Collection	100,000.00	100,000.00	100,000.00	100,000.00	284,440.80	284,440.80	284,440.80	284,440.80
	253,803,349.40	253,803,349.40	253,803,349.40	253,803,349.40	268,125,826.93	268,125,826.93	268,125,826.93	268,125,826.93

NOTE [27] PROVISIONS

	NHDA		CONSOLIDATED		NHDA		CONSOLIDATED	
	2014		2013		2014		2013	
	Rs.							
Audit fees	3,631,824.00	3,631,824.00	3,631,824.00	3,631,824.00	3,407,949.00	3,407,949.00	3,407,949.00	3,407,949.00
Gratuity Provision	39,162,113.66	39,162,113.66	39,162,113.66	39,162,113.66	26,361,209.15	26,361,209.15	26,361,209.15	26,361,209.15
Pending Court Cases	6,285,618.08	6,285,618.08	6,285,618.08	6,285,618.08	6,245,618.08	6,245,618.08	6,245,618.08	6,245,618.08
	49,079,555.74	49,079,555.74	49,079,555.74	49,079,555.74	36,014,776.23	36,014,776.23	36,014,776.23	36,014,776.23



NOTES ON STATEMENT OF FINANCIAL PERFORMANCE

NOTE [28] REVENUE

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2014		2013	
	Rs.	Rs.	Rs.	Rs.
Sale of Houses	114,108,437.20	114,108,437.20	65,488,000.00	65,488,000.00
Sale of Land	21,649,666.66	23,689,666.66	259,669,009.06	291,743,643.06
	<u>135,758,103.86</u>	<u>137,798,103.86</u>	<u>325,157,009.06</u>	<u>357,231,643.06</u>

NOTE [29] COST OF SALES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2014		2013	
	Rs.	Rs.	Rs.	Rs.
HOUSES				
Opening Stock	53,813,312.62	53,813,312.62	79,211,664.74	79,211,664.74
Transfer from Working Progress	106,196,125.88	106,196,125.88	4,102,236.94	4,102,236.94
	<u>160,009,438.50</u>	<u>160,009,438.50</u>	<u>83,313,901.68</u>	<u>83,313,901.68</u>
Closing Stock	(95,351,577.85)	(95,351,577.85)	(53,813,312.62)	(53,813,312.62)
Cost of Sales	<u>64,657,860.65</u>	<u>64,657,860.65</u>	<u>29,500,589.06</u>	<u>29,500,589.06</u>
LAND				
Cost of Land	-	1,512,745.00	3,935,433.07	38,782,083.07
Total Cost of Sales	<u>64,657,860.65</u>	<u>66,170,605.65</u>	<u>33,436,022.13</u>	<u>68,282,672.13</u>

NOTE [30] REVENUE FORM RENT

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2014		2013	
	Rs.	Rs.	Rs.	Rs.
NHD House Rent	1,012,870.76	1,012,870.76	2,188,020.62	2,188,020.62
Residential Houses	17,090,917.27	17,090,917.27	6,191,798.97	6,191,798.97
Public Servants Quarters	4,497,574.41	4,497,574.41	3,886,045.36	3,886,045.36
Commercial Building	39,072,473.33	99,482,545.33	36,019,600.38	93,583,748.38
Lease Rent	2,748,082.73	2,748,082.73	10,612,739.94	10,612,739.94
Circuit Bungalow Rent	1,814,987.44	1,814,987.44	1,929,652.62	1,929,652.62
	66,236,905.94	126,646,977.94	60,827,857.89	118,392,005.89

NOTE [31] REVENUE FROM INTEREST

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2014		2013	
	Rs.	Rs.	Rs.	Rs.
Fixed Deposits	-	3,984,206.00	-	4,350,598.00
Distress Loans	6,443,249.10	6,772,101.10	6,021,331.65	6,939,417.65
Vehicle Loans	1,153,671.48	1,153,671.48	1,147,764.04	1,147,764.04
Interest on Sale of Houses Instalments	27,705,680.59	27,705,680.59	23,365,129.95	23,365,129.95
Interest on Sale of Land Instalments	3,626,228.29	3,626,228.29	4,743,964.41	4,743,964.41
Interest on 1M Housing	-	-	22,518.62	22,518.62
Interest on Loan Under 1.5M	-	-	1,027.04	1,027.04
Interest on Loan NHFS	37,118.67	37,118.67	68,008.55	68,008.55
Interest on Treasury Bills	41,915,153.40	41,944,467.40	36,477,782.09	37,046,853.09
Interest on Loan Under Diripiyasa	415,228.93	415,228.93	1,119,784.26	1,119,784.26
Interest on Gamanaguma Programme	84,477,062.17	84,477,062.17	101,689,015.15	101,689,015.15
Interest on Janasevana I 12% (Banks)	126,877,876.04	126,877,876.04	101,357,756.30	101,357,756.30
Treasury Fund & IG Loan Interest 2011	469,190,758.99	469,190,758.99	404,044,436.79	404,044,436.79
Interest on Janasevana II 10% (Banks)	826,567,918.04	826,567,918.04	425,888,409.31	425,888,409.31
Staff Housing Loan	5,833,838.10	5,833,838.10	7,102,818.84	7,102,818.84
Interest on Fisheries Houses & Estate	7,646,003.23	7,646,003.23	3,295,560.18	3,295,560.18
Loan Programme	53,920,074.51	53,920,074.51	56,282,882.88	56,282,882.88
Other Interest	2,742,314.13	2,742,314.13	862,130.01	862,130.01
	1,658,552,175.67	1,662,894,547.67	1,173,490,320.07	1,179,328,075.07



NOTE [32] REVENUE FOM OTHERS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2014		2013	
	Rs.	Rs.	Rs.	Rs.
Sundry Income	-	2,513,465.00	-	679,673.00
Services Charges on Housing Loan	36,347,811.82	36,347,811.82	37,452,705.83	37,452,705.83
Housing Transfer Fees	14,369,352.81	14,369,352.81	8,703,012.77	8,703,012.77
Administration Charges	9,529,325.17	9,529,325.17	7,160,994.60	7,160,994.60
Sale of Documents, Books, Others Etc.	2,162,604.09	2,162,604.09	2,552,019.89	2,552,019.89
Sale of Unserviceable Items	2,923,898.80	2,923,898.80	3,970,675.13	3,970,675.13
Hire of Premises	7,976,668.80	7,976,668.80	6,653,733.00	6,653,733.00
Over provision of compensation	-	-	167,650.79	167,650.79
Sale of Vehicles	3,976,409.50	3,976,409.50	1,321,000.50	1,321,000.50
Hiring of Vehicles	189,369.50	189,369.50	138,536.66	138,536.66
Hiring of Plant & Machinery	695,669.52	695,669.52	934,564.41	934,564.41
Dividend Received from HDFC Bank & OVDC	1,680,000.00	1,680,000.00	8,045,000.00	8,045,000.00
Fines & Surcharges	18,929,090.13	19,754,839.13	15,950,035.90	20,366,623.90
Insurance Claim Received	-	-	304,259.98	304,259.98
Unclaim Tender Deposits & Retention Fees	782,297.64	782,297.64	5,796,443.38	5,796,443.38
Hire of Furniture	27,075.00	27,075.00	18,750.00	18,750.00
Consultancy Fees Received	-	-	3,275,745.79	3,275,745.79
Fair Value Gain on Investment Property	-	85,665,004.00	-	89,061,261.00
Profit on Disposal of Property, Plant & Equipment	-	844,154.00	-	-
Legal Fees	-	378,990.00	-	622,816.00
Antenna Income	-	32,116,900.00	-	27,145,978.00
Parking Income	-	180,000.00	-	195,000.00
Equipment Room Income	-	655,720.00	-	674,249.00
Services Charges	-	4,706,682.00	-	6,044,840.00
Other Receivable	-	-	-	201,005.00
Fair Value Gain on Investment of Treasury Bills	-	-	-	3,064.00
	99,589,572.78	227,476,236.78	102,445,128.63	231,489,602.63

NOTE [33] NON REFUNDABLE DEPOSITS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2014		2013	
	Rs.	Rs.	Rs.	Rs.
Tender Deposits	34,800.00	34,800.00	440,714.49	440,714.49
	34,800.00	34,800.00	440,714.49	440,714.49



NOTE [34] INSTITUTIONAL & ADMINISTRATIVE EXPENSES

	NHDA		CONSOLIDATED		NHDA		CONSOLIDATED	
	2014		2013		2014		2013	
	Rs.							
Board Expenses	388,000.00	388,000.00	400,000.00	400,000.00	400,000.00	400,000.00	400,000.00	400,000.00
Salaries and Wages	488,059,081.47	522,449,137.47	453,429,970.70	479,144,275.70	453,429,970.70	479,144,275.70	453,429,970.70	479,144,275.70
Overtime	42,068,669.22	42,068,669.22	37,763,715.05	37,763,715.05	37,763,715.05	37,763,715.05	37,763,715.05	37,763,715.05
Other Allowances	100,833,413.69	100,833,413.69	80,249,403.71	80,249,403.71	80,249,403.71	80,249,403.71	80,249,403.71	80,249,403.71
Cost of Living Allowances	196,304,222.59	196,304,222.59	161,544,611.16	161,544,611.16	161,544,611.16	161,544,611.16	161,544,611.16	161,544,611.16
Incentive Payments	20,897,407.80	20,897,407.80	19,680,102.15	19,680,102.15	19,680,102.15	19,680,102.15	19,680,102.15	19,680,102.15
Bonus	4,207,190.61	4,207,190.61	2,461,709.00	2,461,709.00	2,461,709.00	2,461,709.00	2,461,709.00	2,461,709.00
E P F Contributions	93,315,208.27	95,861,563.27	83,258,334.92	85,700,257.92	83,258,334.92	85,700,257.92	83,258,334.92	85,700,257.92
E T F Contributions	23,897,125.89	24,408,421.89	20,777,202.58	21,265,588.58	20,777,202.58	21,265,588.58	20,777,202.58	21,265,588.58
Compensation	310,207.50	310,207.50	589,850.00	589,850.00	589,850.00	589,850.00	589,850.00	589,850.00
Holiday Payment	3,411,152.73	3,411,152.73	2,404,106.52	2,404,106.52	2,404,106.52	2,404,106.52	2,404,106.52	2,404,106.52
Training & Scholarships	399,630.80	399,630.80	1,870,943.08	1,870,943.08	1,870,943.08	1,870,943.08	1,870,943.08	1,870,943.08
Encashment of Vacation Leave	12,454,314.67	12,454,314.67	12,292,259.26	12,292,259.26	12,292,259.26	12,292,259.26	12,292,259.26	12,292,259.26
Reimbursement of Membership Fees	5,480.00	5,480.00	33,214.40	33,214.40	33,214.40	33,214.40	33,214.40	33,214.40
Staff Medical Scheme	7,558,835.30	7,558,835.30	6,438,761.47	6,438,761.47	6,438,761.47	6,438,761.47	6,438,761.47	6,438,761.47
Entertainment	2,462,314.60	2,462,314.60	2,580,985.75	2,580,985.75	2,580,985.75	2,580,985.75	2,580,985.75	2,580,985.75
Medical Report Charges	39,000.00	39,000.00	124,291.05	124,291.05	124,291.05	124,291.05	124,291.05	124,291.05
Gratuity Provision	99,688,432.18	100,387,949.18	73,610,286.42	74,268,943.42	73,610,286.42	74,268,943.42	73,610,286.42	74,268,943.42
Allowance for Board of Survey	151,500.00	151,500.00	154,130.00	154,130.00	154,130.00	154,130.00	154,130.00	154,130.00
Travelling - Local	29,482,546.87	29,482,546.87	29,084,153.10	29,084,153.10	29,084,153.10	29,084,153.10	29,084,153.10	29,084,153.10
Travelling - Foreign	3,876,637.63	3,876,637.63	1,506,879.84	1,506,879.84	1,506,879.84	1,506,879.84	1,506,879.84	1,506,879.84
Stationery & Office Requisites	35,835,622.13	35,835,622.13	31,595,557.20	31,595,557.20	31,595,557.20	31,595,557.20	31,595,557.20	31,595,557.20
Fuel for Motor Vehicles	27,758,896.37	27,758,896.37	26,055,443.41	26,055,443.41	26,055,443.41	26,055,443.41	26,055,443.41	26,055,443.41
Transport & Hiring of Machinery & Equipment	449,882.82	449,882.82	584,624.50	584,624.50	584,624.50	584,624.50	584,624.50	584,624.50
Health Sanitary & Other Services	806,863.01	806,863.01	1,203,192.62	1,203,192.62	1,203,192.62	1,203,192.62	1,203,192.62	1,203,192.62
Printing Charges	1,681,723.14	1,681,723.14	1,779,668.39	1,779,668.39	1,779,668.39	1,779,668.39	1,779,668.39	1,779,668.39
Newspapers & Periodicals	841,152.56	841,152.56	1,033,256.61	1,033,256.61	1,033,256.61	1,033,256.61	1,033,256.61	1,033,256.61
Uniforms	961,573.98	961,573.98	1,681,891.60	1,681,891.60	1,681,891.60	1,681,891.60	1,681,891.60	1,681,891.60
Services-Tea Supply Employees Welfare	5,010,013.12	5,010,013.12	4,601,344.29	4,601,344.29	4,601,344.29	4,601,344.29	4,601,344.29	4,601,344.29
Welfare	994,044.25	994,044.25	322,511.83	322,511.83	322,511.83	322,511.83	322,511.83	322,511.83
Name Boards and Opening Ceremonies	1,053,119.92	1,053,119.92	321,525.49	321,525.49	321,525.49	321,525.49	321,525.49	321,525.49
Maintenance -Buildings & Structures	16,682,427.57	16,682,427.57	15,602,680.88	15,602,680.88	15,602,680.88	15,602,680.88	15,602,680.88	15,602,680.88
Plant, Machinery & Office Equipment	8,304,330.68	8,304,330.68	6,868,162.36	6,868,162.36	6,868,162.36	6,868,162.36	6,868,162.36	6,868,162.36
Motor Vehicles	20,346,033.73	20,346,033.73	16,287,516.52	16,287,516.52	16,287,516.52	16,287,516.52	16,287,516.52	16,287,516.52
Furniture	172,735.00	172,735.00	165,040.88	165,040.88	165,040.88	165,040.88	165,040.88	165,040.88
Housing Scheme	12,277,106.23	12,277,106.23	13,570,047.30	13,570,047.30	13,570,047.30	13,570,047.30	13,570,047.30	13,570,047.30
Circuit Bungalow Expenses	2,974,071.50	2,974,071.50	2,396,172.54	2,396,172.54	2,396,172.54	2,396,172.54	2,396,172.54	2,396,172.54
Revamping of Condominiums	770,959,705.46	770,959,705.46	245,265,465.02	245,265,465.02	245,265,465.02	245,265,465.02	245,265,465.02	245,265,465.02
Tender Document Fees	50,560.25	50,560.25	45,600.75	45,600.75	45,600.75	45,600.75	45,600.75	45,600.75
Hiring of Motor Vehicles	10,156,565.01	10,156,565.01	4,865,213.88	4,865,213.88	4,865,213.88	4,865,213.88	4,865,213.88	4,865,213.88
Telephone	10,502,688.30	10,502,688.30	9,719,636.11	9,719,636.11	9,719,636.11	9,719,636.11	9,719,636.11	9,719,636.11
Electricity	15,349,139.27	15,349,139.27	13,578,807.30	13,578,807.30	13,578,807.30	13,578,807.30	13,578,807.30	13,578,807.30
Water	3,261,012.40	3,261,012.40	3,353,047.61	3,353,047.61	3,353,047.61	3,353,047.61	3,353,047.61	3,353,047.61
Rent for Office Buildings	1,358,000.00	1,358,000.00	1,533,280.00	1,533,280.00	1,533,280.00	1,533,280.00	1,533,280.00	1,533,280.00
Rates	9,912,479.52	9,912,479.52	8,684,639.53	8,684,639.53	8,684,639.53	8,684,639.53	8,684,639.53	8,684,639.53
Advertisement	11,368,407.70	11,368,407.70	4,567,824.96	4,567,824.96	4,567,824.96	4,567,824.96	4,567,824.96	4,567,824.96
Legal Fees	4,578,111.39	4,578,111.39	4,138,736.01	4,138,736.01	4,138,736.01	4,138,736.01	4,138,736.01	4,138,736.01
Postage	9,908,046.95	9,908,046.95	11,635,552.42	11,635,552.42	11,635,552.42	11,635,552.42	11,635,552.42	11,635,552.42
Insurance	5,938,393.74	5,938,393.74	4,415,567.66	4,415,567.66	4,415,567.66	4,415,567.66	4,415,567.66	4,415,567.66
Licence Fees	930,424.05	930,424.05	1,588,725.00	1,588,725.00	1,588,725.00	1,588,725.00	1,588,725.00	1,588,725.00
Information & Publicity	7,061,604.43	7,061,604.43	5,033,508.33	5,033,508.33	5,033,508.33	5,033,508.33	5,033,508.33	5,033,508.33
Administrative Expenses		24,883,764.00		27,509,314.00		27,509,314.00		27,509,314.00
	2,127,295,106.30	2,190,326,094.30	1,432,749,151.16	1,489,561,736.16	1,432,749,151.16	1,489,561,736.16	1,432,749,151.16	1,489,561,736.16

NOTE [35] FINANCE EXPENSES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2014		2013	
	Rs.		Rs.	
Bank Charges	2,578,001.54	2,578,001.54	3,255,430.79	3,255,430.79
Rebates to Tenants	17,935,532.57	17,935,532.57	3,260,236.66	3,260,236.66
President's Fund Loan Interest	-	-	29,250,000.00	29,250,000.00
Discount to Borrowers on Lump Sum Re-Payments	12,661,534.70	12,661,534.70	-	-
Interest Payment -Commercial Banks on Diripiyasa Loan	3,855,073.00	3,855,073.00	4,531,109.46	4,531,109.46
Interest Payment Bank Loan Upahara	840,630,092.09	840,630,092.09	442,614,251.41	442,614,251.41
Interest Payments Other Loans	4,284,605.95	4,284,605.95	4,647,028.10	4,647,028.10
Economics Service Charges (Tax)	1,931,860.49	1,931,860.49	2,469,840.44	2,469,840.44
Debit Tax	1,572.80	1,572.80	2,323.00	2,323.00
VAT	15,198,607.63	15,198,607.63	13,168,663.23	13,168,663.23
Interest Payment - Land Compensation & Others	262,590.32	262,590.32	-	-
Interest on Lease	-	566,004.00	-	250,066.00
	899,339,471.09	899,905,475.09	503,198,883.09	503,448,949.09

NOTE [36] OTHER EXPENSES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2014		2013	
	RS	RS	RS	RS
Audit Fees	900,000.00	900,000.00	1,728,600.00	1,728,600.00
Stamp Duty	316,941.37	316,941.37	204,467.33	204,467.33
Survey Expenses/Valuation	3,971,703.94	3,971,703.94	3,059,399.65	3,059,399.65
WHT	4,285,247.13	4,285,247.13	3,218,144.32	3,218,144.32
NBT	1,048,841.05	1,048,841.05	-	-
Losses and Write off	33,966,217.15	33,966,217.15	-	-
Expenses on CHP Board of Review	881,000.00	881,000.00	1,137,750.00	1,137,750.00
Compensation Houses	1,800,000.00	1,800,000.00	3,600,000.00	3,600,000.00
Consultant Fees	-	-	30,982.00	30,982.00
District Housing Committee Expenses	933,927.75	933,927.75	1,293,701.00	1,293,701.00
Expenditure on Exhibition	1,786,783.22	1,786,783.22	442,484.23	442,484.23
Public Function Activities	17,844,580.40	17,844,580.40	22,660,177.16	22,660,177.16
Removing of Unauthorized Tenants	-	-	78,545.00	78,545.00
Dayatakirula Expenses	4,333,840.00	4,333,840.00	5,109,982.35	5,109,982.35
Bad & Doubtful Debts	90,750,424.62	90,750,424.62	25,258,311.69	25,258,311.69
Commission Paid - Loan Collection	61,538,039.54	61,538,039.54	57,337,244.72	57,337,244.72
Commission Paid - Rent Collection	5,073,473.16	5,073,473.16	3,454,630.56	3,454,630.56
Auditor's Remuneration	-	375,000.00	-	332,750.00
Professional Charges	-	243,043.00	-	104,000.00
Directors' Remuneration	-	1,183,357.00	-	1,166,690.00
Chairman's Emoluments	-	1,428,576.00	-	1,428,576.00
Debtors Written off	-	13,000,787.00	-	1,050,443.00
Ammortization	-	21,803.00	-	21,803.00
Deprecition	-	6,513,481.00	-	6,444,060.00
	229,431,019.33	252,197,066.33	128,614,420.01	139,162,742.01

NATIONAL HOUSING DEVELOPMENT AUTHORITY AND SUBSIDIARY COMPANY
STATEMENT OF CHANGES IN NET ASSETS/EQUITY FOR THE YEAR ENDED 31st DECEMBER 2014

Rs. in Mln

	CAPITAL	CAPITAL RESERVE	REVENUE RESERVE	ACCUMULATED SURPLUSES/ DEFICITS	TOTAL	MINORITY INTREST OVDC	TOTAL NET ASSEST/ EQUITY
Balance as at 01st January 2013	40.000	17373.029		(10341.989)	7071.040	877.607	7948.647
Change in net Asset / equity for 2013		1117.235			1117.235	-	1117.235
Surplus / Deficit for the period				(165.765)	(165.765)	51.042	(114.723)
Balance as at 31st December 2013	40.000	18490.264		(10507.754)	8022.510	928.649	8951.159
Balance as at 01st January 2014	40.000	18490.264		(10507.754)	8022.510	928.649	8951.159
Change in net Asset / equity for 2014		1318.056			1318.056	-	1318.056
Surplus / Deficit for the period				(574.291)	(574.291)	44.961	(529.330)
Balance as at 31st December 2014	40.000	19808.320		(11082.045)	8766.275	973.610	9739.885
Carried Forward							



**NATIONAL HOUSING DEVELOPMENT AUTHORITY AND SUBSIDIARY COMPANY
CASH FLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2014**

	NHDA 2014 Rs.MI	OVDC 2014 Rs.MI	CONSOLIDATED 2014 Rs.MI	CONSOLIDATED 2013 Rs.MI
Cash flows from operating activities				
Surplus/deficit before taxation	(633.165)	106.803	(526.362)	(110.539)
Non-Cash movements				
Gratuity Provision	99.688	-	99.688	74.269
Provision for Audit fees	0.900	-	0.900	0.985
Depreciation	45.854	4.307	50.161	49.961
Losses & write off Debtors	28.966	-	28.966	-
Losses & write off investment	5.000	-	5.000	-
Depreciation for the vehicles under grant	25.789	-	25.789	25.788
Bad & doubtful debts NHDA	90.750	-	90.750	25.258
Write off of doubtful debts	-	13.001	13.001	1.050
Amortisation of intangible assets	-	0.022	0.022	-
Fair value gain from Investment in Treasury Bills	-	-	-	0.003
Provision for pending courts cases NHDA	0.040	-	0.040	(0.168)
Fair value gain on Investment property	-	(85.665)	(85.665)	(89.061)
Gain from fixed Assets	(3.976)	(0.844)	(4.820)	(1.321)
Investment income NHDA	(41.915)	(4.342)	(46.257)	(36.478)
Interest Received	-	(0.566)	(0.566)	(5.660)
Dividends received	(1.680)	-	(1.680)	(8.045)
Operation Profit before working capital	(383.749)	32.716	(351.033)	(73.958)
Changes of working Capital				
Increase / Decrease in stock & working progress	(48.956)	(25.050)	(74.006)	(183.710)
Increase / Decrease in other receivable	(421.386)	(2.858)	(424.244)	472.871
Increase / Decrease in Payable	318.747	(151.595)	327.362	(432.071)
Cash generated from Operation	(535.344)	13.423	(521.921)	(216.868)
Gratuity paid	(37.503)	-	(37.503)	(41.805)
Audit fees	(0.676)	-	(0.676)	-
Net cash from operating Activities	(573.523)	13.423	(560.100)	(258.673)
Cash flows from investing activities				
Purchase Of property Plant & Equipment	(48.709)	(10.280)	(58.989)	(22.691)
Increase / Decrease in development Assets	(3,101.123)	-	(3,101.123)	(3,193.664)
Proceeds from sale of fixed assets	3.985	6.183	10.168	1.325
Additions to Investment property	-	(5.842)	(5.842)	(2.939)
Interest received	41.915	0.566	42.481	42.138
Interest received	-	-	-	-
Net proceeds from investment to maturity	-	2.475	2.475	(9.963)
Dividends received	1.680	-	1.680	8.045
Gratuity fund	14.642	(3,087.610)	14.642	21.286
Net cash used in investing activities	(3,661.133)	6.525	(3,654.608)	(3,415.136)
Cash flows from financing Activities				
Grant Received	2,556.631	-	2,556.631	1,588.113
Grant payment	(1,238.575)	-	(1,238.575)	(470.878)
Loans Received	3,039.760	-	3,039.760	2,743.931
Loans payment	(449.536)	-	(449.536)	-
Repayment of finance lease liabilities	-	3,908.280	(1.934)	-
Net increase in cash & cash equivalents	247.147	4.591	251.738	446.030
Cash & Cash equivalent as at beginning of period	644.810	6.923	651.733	205.703
Cash & Cash equivalent at end of period	891.957	11.514	903.471	651.733

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 :

	2014	2013
Cash on hand and balance with bank	223.069	145.985
Short - term investments	680.402	505.748
	<u>903.471</u>	<u>651.733</u>



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கணக்காய்வாளர் தலைமை அதிபதி திணைக்களம்
AUDITOR GENERAL'S DEPARTMENT



මගේ අංකය
எனது இல.
My No.

EH/D/NHDA/1/14/8

ඔබේ අංකය
உமது இல.
Your No.

දිනය
திகதி
Date

09 February 2016

The Chairman

National Housing Development Authority

Report of the Auditor General on the Consolidated Financial Statements of the National Housing Development Authority and its Subsidiary for the year ended 31st December 2014 in terms of Section 14 (2) (c) of the Finance Act, No.38 of 1971

The audit of consolidated financial statements of the National Housing Development Authority and its Subsidiary for the year ended 31st December 2014 comprising the statement of financial position as at 31st December 2014 and the statement of financial performance, statement of changes in equity and cash flow statement for the year then ended and a summary of significant accounting policies and other explanatory information 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 Section 13(1) of the Finance Act, No. 38 of 1971 and Section 29.1 of the Housing Development Authority Act, No. 17 of 1979. My comments and observations which I consider should be published with the Annual Report of the Authority in terms of Section 14(2) (c) of the Finance Act appear in this report. A detailed report in terms of Section 13(7)(a) of the Finance Act was issued to the Chairman of the Authority on 14 December 2015.

1.2 Management's Responsibility for the Financial Statements

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



1.3 **Auditor's Responsibility**

My responsibility is to express an opinion on these financial statements based on my audit. I conducted my audit in accordance with Sri Lanka Auditing Standards consistent with International Auditing Standards of the Supreme Audit Institutions (ISSAI 1000-1810). Those Standards require that I comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatements.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Authority's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of financial statements. Sub - sections (3) and (4) of Section 13 of the Finance Act, No. 38 of 1971 give discretionary powers to the Auditor General to determine the scope and extent of the audit.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

1.4 **Basis for Qualified Opinion**

My opinion is qualified based on the matters described in paragraphs 2.2 and 2.3 of this report.

2. Financial Statements

2.1 Qualified Opinion – Authority

In my opinion, except for the effects of the matters described in paragraph 2.3 of this report, the financial statements give a true and fair view of the financial position of the National Housing Development Authority as at 31st December 2014 and its financial performance and cash flows for the year then ended in accordance with Sri Lanka Public Sector Accounting Standards.

Qualified Opinion - Group

In my opinion, except for the effects of the matters described in paragraphs 2.2 and 2.3 of this report, the consolidated financial statements give a true and fair view of the financial position of the National Housing Development Authority and its Subsidiary as at 31st December 2014 and its financial performance and cash flows for the year then ended in accordance with Sri Lanka Public Sector Accounting Standards.

2.2 Comments on Financial Statements – Group

The following observations are made.

- (a) Even though the National Housing Development Authority owned 49 per cent of the total share capital of the Sri Lanka Housing Development Finance Corporation Bank, the financial statements of the Bank had not been consolidated with the accounts of the Authority as the Authority cannot exert adequate influence in the affairs of the Bank.

- (b) The consolidated financial statements had been prepared based on unaudited financial statements for the year ended 31st December 2014 of the Ocean View Development Ltd., which is the Subsidiary of the National Housing Development Authority and the net assets of the Subsidiary was 30 per cent of the net assets of the Authority.

2.3 Comments on Financial Statements - Authority

2.3.1 Sri Lanka Public Sector Accounting Standards

The following observations are made.

Sri Lanka Public Sector Accounting Standard 01

- (a) Seven items which should be presented as a note under the line item, other income on the face of the statement of financial performance in the presentation of financial statements, had been shown as line items under other income and depreciation of fixed assets of Rs. 45.85 million and Sevana grants expenditure of Rs. 186.89 million which should be shown under establishment and administration expenditure had been shown as additional line items.
- (b) Even though adequate disclosures relating to components specially shown on the face of financial statements should be made by the notes in the financial statements, the Authority had not made adequate disclosures in respect of foreign grants and minority interest amounting to Rs. 131.68 million and Rs. 973.61 million respectively in the financial statements.

2.3.2 Accounting Policies

According to the Accounting Policy No.3.3 of the Authority, the stock should be valued at cost or net realizable value whichever is lower. Nevertheless, the housing stock of Rs. 48.69 million as at 31st December of the year under review had been computed on cost by the Authority without computing at net realizable value.

2.3.3 Accounting Deficiencies

The following accounting deficiencies were observed.

- (a) The blocks of lands with an extent of 943 hectares still remaining in the housing schemes and lands obtained or transferred for housing schemes, had not been valued and brought to account.
- (b) Even though the cost of completed houses valued at Rs. 106.19 million of the Housing Projects relating to Estate 117 and Estate 797(iv) in respect of the pre-sold housing programme had been transferred to the housing stock in the year under review, the value of lands thereon had not been brought to account.
- (c) Moreover, the total value of lands of the Estate 797 Housing Project had been absorbed into the housing cost of its phases (i), (ii) and (iii). As such, it had resulted in under computation of the housing unit cost of phase (iv) of 797 and increase in the housing unit cost of phases (i), (ii) and (iii) of 797.
- (d) The value relating to 29 blocks of lands where permanent office buildings of the Authority had been constructed, had not been assessed and brought to account.
- (e) Provisions had not been made for a sum of Rs. 88.18 million for the value of rates payable.

- (f) According to Accounting Policies, audit computation confirmed that the provision for doubtful debts made for sundry debtors balances for over a period of 05 years had been over computed by Rs. 33.41 million.
- (g) The value of houses of the Lease Housing and Urban Housing Schemes for which deeds had been granted, had been indicated by the similar value under lands and buildings from the year 2006 even up to the year under review without taking action to eliminate from accounts.
- (h) A sum of Rs. 10.84 million received for construction of houses from the National Livestock Development Board had been brought to account under other Aid without making necessary adjustments in accounts despite the elapse of over 05 years after completion of the relevant purpose.
- (i) Even though the loan balance of Rs. 14,362.44 million of the Housing Loan Programme should be shown under non – current assets as a separate line item, it had been shown under development assets.

2.3.4 Unreconciled Control Accounts

An unreconciled balance of Rs. 2,035,160 was observed in the current accounts maintained by the Authority on behalf of District Offices.

2.4 Accounts Receivable and Payable

The following observations are made.

- (a) Out of the total debtors balance as at the end of the year under review amounting to Rs.3,946.6 million, the balances receivable brought forward over a period of 05 years totalled Rs.2,202.72 million and represented 56 per cent of total debtors. The progress of recovery of those outstanding debts had been at a very weak level.



- (b) Out of the advances paid to contractors, stores advances, travelling advances and sundry advances as at the end of the year under review, the Authority had not taken action to settle the sum of Rs.12.65 million brought forward for over a period of 02 years.
- (c) Surplus money amounting to Rs. 47.46 million owned by the Authority had been credited to the Consolidated Fund in the year 2010 with the intention of getting it back for housing loans and future construction works of houses under the Millenium Housing Programmes on the Cabinet Decision No. PED/GEN/2004 of 13 July 2005. Even though the Authority had requested again that amount from the Treasury in the year under review, confirmation had not been given by the Treasury in that connection. However, the Authority had shown this amount in the financial statements continuously as a value receivable from the Consolidated Fund.
- (d) A debtor balance of Rs. 2,825.58 million and a loan balance of Rs. 14,362.44 million of the housing loan programme remained recoverable.
- (e) Even though a sum of Rs. 58.12 million receivable since the year 2001 from the Maligawatte CGR Project is indicated in the financial statements since the year 2012 as a note to accounts to be set off against the compensation of lands payable, it had not been so set off even by the end of the year under review.
- (f) Outstanding loan instalments of Rs. 717.35 million payable for loans obtained from 07 other institutions for projects and outstanding loan interests of Rs. 560.92 million had not been settled for a long period.
- (g) A loan amounting to Rs. 250 million had been obtained on an annual interest of 15 per cent in the year 1991 from the President's Fund. The instalments and interest relating to that had not been paid properly and the loan balance paid up to the end of the year under review amounted to Rs. 55 million. As such, a loan balance of Rs. 195 million and a loan interest balance of Rs. 286.66 million had been payable as at 31st December of the year under review.



- (h) The creditors balance as at the end of the year under review amounted to Rs. 1,786.20 million out of which the balance exceeding 05 years amounted to Rs. 1,197.09 million.
- (i) Even though a cost of Rs. 61.54 million had been incurred for commission debt collections, the progress of recovery of loans was at a low level and the recovery of loan was 4 per cent during the year under review as compared with the preceding year.
- (j) The Authority had entered into agreements for obtaining loans from state banks for the implementation of Upahara Loan Programme and making payments by monthly instalments with the interest to the bank on the due date. Even though the loan instalment of Rs. 270.66 million of the year under review had been paid to the banks, the Authority had to spend the money available for its normal activities as well to pay the loans, as the loans remained unrecovered.
- Even though provisions had been made to recover the Upahara loan instalments from the salary of the borrower or the guarantors according to the agreement, action had not been taken so in respect of the aforesaid outstanding balance as at the end of the year under review.
- (k) Even though the period of recovery of loans granted under the Ten Million and Fifteen Million Housing Loan Programmes had lapsed by the year 2010, loan balances amounting to Rs. 8,841,444 and Rs. 7,086,662 for these two programmes respectively in the district of Monaragala alone had remained unrecovered as at the end of the year under review.
- (l) Action had not been taken to recover a sum of Rs. 1,882,604 receivable to the Authority for the land with an extent of 726.35 perches granted from the Ethnawala Estate by the Authority in the year 1998 to a private social institution for the construction of a Housing Project consisting of 60 houses.



(m) Out of the loan granted from the years 1989 - 1994 for obtaining solar power systems for 526 families in the Kurunegala district, the balance further recoverable as at 31st December 2014 amounted to Rs. 4,097,171 and the recovery during the year was only Rs. 7,790.

2.5 Non-compliance with Laws, Rules, Regulations and Management Decisions

The following non-compliances were observed.

Reference to Laws, Rules, Regulations and Management Decisions

Non-compliance

- | | |
|---|--|
| (a) Section 09 of the National Housing Development Authority Act, No.17 of 1979 | Even though it is mentioned that a person cannot purchase more than one housing property from the Authority, 02 houses had been provided to the same person by 02 housing schemes. |
| (b) Finance Act, No.38 of 1971
Section 11(b) | The concurrence of the Minister of Finance and Planning should be obtained for investment of money. Nevertheless, it had not been so done in respect of investments of Rs. 729.90 million made by the Authority. |



- (c) Financial Regulations of
the Democratic Socialist
Republic of Sri Lanka

Financial Regulation 371

Even though money obtained for advances should be settled immediately after the completion of the relevant purpose, a period ranging from 07 days to 03 months had lapsed in the settlement of advances of Rs. 6,960,561 obtained in 18 instances.

- (d) Paragraph 114 of Public
Enterprises Circular No.
02/2013 of 11 September
2013

Pay As You Earn Tax amounting to Rs. 182,376 which should be recovered from the salaries of relevant officers had been paid by the Authority.

- (e) Public Administration
Circular No. 25/2014 of 12
December 2014

(i) Paragraph 04

Even though employees with a service period of 180 days as at 24 October of the year under review should be made permanent in the posts for which they were recruited, 81 employees had been placed in top posts and made permanent.

(ii) Paragraph 05

Information on persons who were offered appointments after new recruitments had not been reported to the Director General of Management Services for updating the staff of the Authority.

- (f) Internal Circular of Property Management No. 02 of 2011
- Despite failure in carrying out a transfer by the first lessee, House No. 01 of the Moratuwa Mathi 10 Housing Scheme had been transferred to one heir without the consent of all heirs.
- (g) Guideline No.07 of the Guidelines of the Authority on Request and Settlement of Advances
- Even though an officer should not be paid another advance until the advance obtained earlier is settled, contrary to that, 03 officers who had not settled the previous advances had been paid advances totalling Rs.3,387,461 again in 09 instances.

3. Financial Review

3.1 Financial Results

According to the financial statements, the operating deficit of the Authority for the year ended 31st December of the year under review had been Rs. 633,165,412 as compared with the corresponding deficit of Rs. 232,602,241 for the preceding year, thus indicating an increase of Rs .400,563,171 or 172 per cent in the deficit for the year under review as compared with the preceding year. The increase in expenditure by Rs. 1,315,456,699 as compared with the increase in income by Rs. 914,893,528 had attributed to the increase in deficit.

3.2 Analytical Financial Review

The current ratio and the quick asset ratio of the Authority for the year under review had been 1:1.01 and 1:0.99 respectively. As such, it was observed that the Authority had a deficiency in the working capital required for operating activities.

4. Operating Review

4.1 Performance

The following observations are made.

- (a) The physical progress of Janasevana Viru Gammana Upahara Housing Loans and Sasunen Sevana Housing Programmes had been 2 per cent and 59 per cent respectively whereas the financial progress had been 11 per cent and 56 per cent respectively.
- (b) Even though it had been planned to construct 1,384 housing units valued at Rs. 10,851.8 million of 09 housing schemes under the Millennium Lanka Housing Project (Public and Private Contributory Houses), the number of housing schemes that commenced constructions as at the end of the year under review had been 02 and the progress of constructions had been at a level as low as 2 per cent.
- (c) Even though it had been planned to construct 60 housing units by spending Rs. 75 million under the Millennium Lanka Housing Programme (Direct Constructions and Resettlements) in the year under review, works had not been completed even in a single house. Four hundred and thirty housing units had been planned to construct out of Rs. 100 million under the estate housing programme. However, the works of only 02 houses had been completed.
- (d) The physical and financial progress of the “Nagamu Purawara” Housing Repairs Programme had been 27 per cent and 22 per cent respectively.

4.2 Management Inefficiencies

The following observations are made.

- (a) As action had not been taken to pay the compensation relevant to private lands vested during the period from 1979 to 2014, an additional compensation payable as at 31st December of the year under review amounted to Rs. 327.83 million.
- (b) Even though the Authority had taken over the tenure of lands under Section 38(a) of the Land Acquisition Act, a long period had been taken to acquire the tenure of certain lands due to the problems that had arisen. As such, the compensation payable as at 31st December of the year under review amounted to Rs. 15,994,602 and the outstanding interest payable thereon amounted to Rs. 39,904,354. Following observations are further made in that connection.

- (i) The tenure of 62 lands with an extent of 184.83 hectares, for which compensation had to be paid and unpaid by the end of the year under review had been taken and a period ranging from 01 to 37 years had lapsed for vesting of those lands.

The failure of the Acquisition Officer in expediting that procedure had resulted in this delay and matters such as pending cases in respect of certain lands, lodging complaints with the Review Board by owners in instances where compensations were inadequate and taking a long time to transfer through certificates by Section 44 until the decision was taken, had affected this delay. Even though legal ownership of lands taken on tenure cannot be ruled out in such a situation, after the commencement of development activities of houses, blocks of land that could be further used for the existing common and housing objective, often remain in every project. The recipients of houses and other parties carry out unauthorized constructions with such blocks being vacant for a long period. Legal action cannot be taken in such a situation. The Chairman has informed the audit that action would be taken to regularize these occupants later on.



- (ii) The Authority had acquired lands valued at Rs. 73.76 million in the year under review and the provisions of Rs. 60 million granted by the Treasury had not been adequate. As such, the payment of compensation had been delayed. A sum of Rs. 24.79 million out of this provision had been spent for the payment of interest.
- (iii) According to the Land Survey Report of the year 2010, lands with an extent of 645.66 hectares had been identified and it had been identified that out of it, 208.75 hectares of lands had been encroached by the end of the year under review. Moreover, a survey relating to lands in 05 districts of the Northern Province as well had not been carried out even by the end of the year under review.
- (c) Difficulties in obtaining the Certificates of Conformity relating to 1,986 houses of 26 Housing Schemes had arisen by the end of the year under review due to failure in obtaining the approval for the housing plans from the respective Local Authorities. As such, it had not been possible to establish Management Corporations by transferring those houses. Therefore the maintenance and repairs of those houses had been further assigned to the Authority itself and the Authority had to incur an expense of Rs. 12.28 million and Rs. 770.96 million respectively thereon.
- (d) Even though a construction cost of Rs. 20 million had been incurred on the Mahaiyawa Housing Project consisting of 32 houses constructed by the Authority on a land belonging to the Kandy Municipal Council, action had not been taken for the recovery of the money from the relevant institute.
- (e) Even though a sum of Rs. 8,686,000 had been paid to the Urban Development Authority on 20 March 2012 for purchasing the Galkaduwa Estate in Ratnapura on the valuation obtained on 19 April 2000, the Urban Development Authority had informed on 13 April 2013 to pay a sum of Rs. 145,530,000 as the new valuation of the land on the delay of 12 years to pay the valuation, relating to that land. As such, if the land is vested with the Authority, the overpayment for that would amount to Rs. 136,844,000.



- (f) Reserved houses costing Rs. 52,333,985, remaining houses and shops exist for over a period of 04 years in the housing stock and action had not been taken to recover the balance money receivable for reserved houses and sell the houses and shops remaining in the stock speedily and convert them into money.
- (g) Even though the Authority had spent a sum of Rs. 5,459,920 for printing of diaries and calendars for the year 2015, only diaries and calendars valued at Rs. 2,877,920 had been received by the Authority. Action had not been taken to recover the remaining sum of Rs. 2,582,000 from the relevant supplier and it was observed that diaries and calendars valued at Rs. 354,440 had remained in the stores without being made use of even by 30 June 2015.
- (h) Action had been taken without calling for competitive bids in terms of paragraph 2.7.5 of the Procurement Guidelines in the printing of the aforesaid calendars. As such, a loss of Rs. 1.18 million had to be sustained by the Authority for printing 11,258 calendars, due to paying Rs. 190 for a calendar with a printing cost of approximately Rs. 85.
- (i) The Authority had failed to recover the housing loans amounting to Rs. 5,965,000 granted under the Thrift and Credit Co-operative Societies (TCCS) Loan Scheme by the Jaffna District Office as 1,468 housing loan files had been misplaced. Nevertheless, no action as well had been taken in this connection by the Authority.
- (j) Even though two motor vehicles costing Rs. 1,765,000 belonging to the Authority had been misplaced, action had not been taken to conduct a proper inquiry and recover the loss.
- (k) Out of the 08 houses constructed in Phase IV at Estate 117, Elwitigala Mawatha, 04 houses had been handed over to the Ministry of Foreign Affairs in the year 2011 and a sum of Rs. 4.97 million was further due thereof. Two houses out of the 04 remaining houses had been reserved for two persons by obtaining sums of Rs. 50,000 and Rs. 1,000,000 respectively since the year 2008 without a housing disposal methodology and an agreement. Action had not been taken to recover the remaining amount even by the end of the year under review.

- (l) Even though the prices of houses should be determined on pre sales basis at a fair price for which purchases could be made by state employees and people of middle class in accordance with Cabinet Decision No. 13/0463/517/010 of 14 June 2013, the Authority had valued those housing units at a high price for which low income earners or average income earners were unable to make purchases.
- (m) Action had not been taken to pay or settle the outstanding tax amounting to Rs.15.69 million and the fine of Rs. 7.38 million thereon payable to the Department of Inland Revenue and to settle the deferred tax liability of Rs.21.52 million as well at the end of the year.
- (n) Action had not been taken to set off payable taxes against the overpaid Value Added Tax of Rs. 14.38 million relating to the years 2003, 2004 and 2005.

4.3 Operating Inefficiencies

The following observations are made.

- (a) Three houses belonging to the Authority in the Homagama, Jalthara and Diyawanna Gardens Housing Schemes had been released for occupation by the end of the year under review to three persons deviating from the housing disposal methodology without entering into an agreement or even obtaining an advance.
- (b) Even though the District Office Kandy had spent Rs.2.67 million to construct 16 houses for the Galaha Housing Scheme from the year 1998 to the year 2001, the construction works of those houses had not been completed even by the end of the year under review.

4.4 Transactions of Contentious Nature

The following observations are made.

- (a) Despite having a separate Engineering Division comprising 68 Engineers of the Authority and opportunity to fulfill the relevant construction works under that Division by subcontractors, the repairs of the condominium properties valued at Rs.770.96 million had been handed over to the State Engineering Corporation in the year under review.
- (b) Even though permission had been granted by the Cabinet Decision No.අමප/14/0619/517/021-1 of 08 August of the year under review to commence a housing project comprising 42 housing units jointly with the local investors in the Pallekele Estate belonging to the Housing Development Authority, the approved number of houses to be constructed had been reduced up to 39 units without giving reasons in entering into agreements with a private partner. Moreover, it had been entered into agreements so as to receive the 10 per cent to the Authority out of the pre-determined profit in the planning stage of the Project instead of entering into agreements with the party so as to receive a certain percentage from the actual profit of the Project to the Authority.

4.5 Uneconomic Transactions

The following observations are made.

- (a) Even though a period of 18 years had elapsed after the investment of Rs.120 million in the Subsidiary Company by the Authority, the Authority had not received any returns whatsoever therefrom in the other years except the years 2011 and 2013.
- (b) A sum of Rs.10.15 million had been spent in the year under review for obtaining motor vehicles on hire basis despite having 18 motor vehicles in running condition owned by the Authority that can be used after repairing.

4.6 Identified Losses

The following observations are made.

- (a) Several floors of the National Housing Development Authority Building had been leased out to the Housing Development Finance Corporation Bank. The rates as per the lease rent assessed according to the valuation done on 02nd March 2007 had been reduced by the valuation done on 01st January 2008 without adducing any reasons and as such the cumulative loss of lease rent deprived of up to the end of the year under review amounted to Rs.32,458,000.
- (b) It had been decided that the valuation of the immediate year should be obtained in disposing properties to the unauthorized persons in terms of the Cabinet Decision No.140/98 of 17 December 1998. However, contrary to it, the loss sustained by the Authority amounted to Rs.10.3 million due to the basis of the valuation of the year 1998 had been applied in disposing the house No. D/V/2/2/L of the Manning Town Housing Scheme.
- This house had been granted as an official quarter of the Presidential Secretariat and it had been informed on 21st December 2006 by the Presidential Secretariat that it was necessary to obtain that house for a film director on concessionary basis. Accordingly, the Secretary to the President had informed by a letter on 24th February 2014 that the above house should be given on sales basis under a concessionary rate to the said person who occupied therein for a long period of time. After the Board of Directors had been submitted thereon, the approval had been granted to pay 25 per cent as a down payment out of the valuation of Rs.3,700,000 of the year 1996 and the remaining, by 120 equal installments with an interest of 12 per cent. The Chairman had informed the audit that this house had been disposed by entering into a sales agreement.
- (c) Despite having the methodologies approved by the Cabinet of Ministers for the regularization of unauthorized persons, three unauthorized persons of the Gampaha, Wewalduwa Housing Scheme had been regularized contrary to it and thus indicating a loss of Rs.3,722,499.

4.7 Deficiencies in Contract Administration

The following observations are made.

- (a) Despite having the progress of constructions at a level of 2 per cent of the Kirulapana-Mihindupura Housing Scheme planned to construct 560 housing units at an estimated cost of Rs.6,300 during the period 2014 –2015 under the Public and Private Contributory Houses Programme , construction works thereof had been stopped halfway in view of the delay of renewing the performance bond by the contractor.
- (b) Even though the Authority had entered into an agreement in the year 2008 to construct houses by a Joint Project in collaboration with the private sector on the land with an extent of 01 acres 26.5 perches located at Darley Road, Colombo, that project had not been commenced even by the end of the year under review.

4.8 Resources of the Authority given to other Government Institutions

The salaries paid to 23 officers / employees who were released to the Line Ministry contrary to the provisions in Paragraph 9.4 of the Public Enterprises Circular No. PED/12 of 02nd June 2003 amounted to Rs.6.12 million as at the end of the year under review. In addition to that 06 motor vehicles had been provided to the Ministry.

4.9 Human Resources Management

The following observations are made.

- (a) Even though the proposed cadre of the Authority had been stated as 2,490 in the Human Resources Plan of the Authority, the cadre approved by the Department of Management Services as at 12th October 2010 had been 1,375. However, the actual cadre as at 31st December of the year under review had been 2,158, thus exceeding the approved cadre by 783, by the Department of Management Services.



- (b) Twenty one Senior Executive and Management posts in the medium level of the approved cadre had been vacant from the year 2010 to the end of the year under review.
- (c) Contrary to the Public Administration Circular No. 15/90 of 09 March 1990 and the Public Enterprises Circular No. PED/12 of 02nd June 2003, the Authority had recruited 804 Assistant Managers, Management Assistants, Drivers and KKS.
- (d) Contrary to the provisions in Section 9.3.1 of the Public Enterprises Circular No. PED/12 of 02nd June 2003, 35 officers had been deployed in acting capacity and to covering up duties over periods ranging from 01 month to 08 years.

5. Accountability and Good Governance

5.1 Action Plan

Even though the construction of 42,222 housing units had been planned according to the annual Action Plan, only the constructions of 15,590 housing units had been completed by the end of the year under review. It represented approximately 37 per cent of the units planned to be constructed.

5.2 Internal Audit

Certain District Offices had not been audited over several years due to specific un-identification as to how many District Offices had been audited within the Annual Internal Audit Plan.

5.3 Budgetary Control

According to the financial statements presented by the Authority, significant variances were observed between the budgeted and the actual figures, thus indicating that the budget had not been made use of as an effective instrument of management control.

5.4 Unresolved Audit Paragraphs

Only the Valuation of the Valuer of the Authority had been obtained for the sale of the Liberty Plaza Circuit Bungalow owned by the Authority to the OVDC institution. Even though the valuation subsequently obtained from the Government Valuer relating to this property amounted to Rs.11,520,000, the sales value was Rs.9,000,000. This matter was discussed at the meeting of the Committee on Public Enterprises held on 23rd November 2012 and the Committee directed that disciplinary action should be taken against the officers responsible for the irregular transaction. Nevertheless, action had not been so taken even up to 30 June 2015.

6. Systems and Controls

Deficiencies in systems and controls observed during the course of audit were brought to the notice of the Chairman of the Authority from time to time. Special attention is needed in respect of the following areas of control.

- (a) Contract Administration
- (b) Advances Control
- (c) Human Resources Management
- (d) Receivable and Payable Balances
- (e) Financial Management

H. M. Gamini Wijesinghe
Auditor General

Location Map





DISTRICT OFFICES NAMES AND ADDRESSES

1. *District Office - Colombo City (North)*
Address : Parisara Mawatha , Maligawatta, Col.10
Telephone - 011 2445546
Fax - 011 24 35146
Email - dmccity@nhda.lk
2. *District Office - Colombo City (South)*
Address : No.280/II, Elvitigala Flats, Col.08
Telephone - 011 2679857
Fax - 011 2669753
Email - dmmtown@nhda.lk
3. *District Office - Colombo District Office*
Address : No.190, Horana Road, Kottawa
Telephone - 011 2178226
Fax - 011 2178224
Email - dmcolombo@nhda.lk
4. *District Office - Gampaha*
Address : Walawwatta, Gampaha
Telephone - 033 2226017
Fax - 033 2234265
Email - dmgampaha@nhda.lk
5. *District Office - Kalutara*
Address : 3rd Floor, Secretarial Office, Kalutara
Telephone - 034 2222298
Fax - 034 2222298
Email - dmkalutara@nhda.lk
6. *District Office - Kandy*
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Email - dmkandy@nhda.lk
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Fax - 066 2222134
Email - dmmatale@nhda.lk
8. *District Office - Nuwara Eliya*
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Fax - 052 2222925
Email - dmmeliya@nhda.lk
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Fax - 091 2234232
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Fax - 0472222013
Email - dmhambantota@nhda.lk
12. *District Office - Jaffna*
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Telephone - 0212222039
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Email - dmjaffna@nhda.lk
13. *District Office - Mannar*
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15. *District Office - Batticaloa*
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Email - dmbatticaloa@nhda.lk
16. *District Office - Trincomalee*
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Fax - 026 2222503
Email - dmtrinco@nhda.lk
18. *District Office - Puttlam*
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Email - dmputtalam@nhda.lk
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26. *District Office - Vavuniya*
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16. *District Office - Ampara*
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