2015 ANNUAL REPORT



National Housing Development Authority

Ministry of Housing & Construction

ANNUAL REPORT
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CHAIRMAN'S MESSAGE



It is great pleasure that I draw this note to the annual report on the progress achieved by the National Housing Development Authority (NHDA) as an institution over the development activities implemented under the Shelter for all (Semata Sevana) National Housing Development Programme introducing to the people in year 2015.

A remarkable progress has been made in year 2015 over the various development programmes implemented under the Shelter for all (Semata Sevana) Programme on affordable interest rates for low income families. The success of the housing programme implemented to construct about 50,000 housing units, 300 houses per 160 electorates is most significant.

With the re-awakening programme (Udagam movement) NHDA was able to implement 43 well planned accelerated Model Villages within 100 days under the Shelter for all (Semata Sevana) Programme in 2015.

Sevana Sarana special Aid Programme, Sampath Sevana Aid Programme and Housing renovation Programme were most effective programmes implemented in year 2015. In the year 2015 the NHDA has also achieved more experience over the successful implementation of housing development programmes in northern area with the financial assistance of Indian government.

NHDA was able to invest more than Rs. Ten Thousand Million with regard to housing development programmes in 2015. Under this investment more than 77,000 families were benefited.

I hereby extend my sincere gratitude especially to Minister of Housing & Construction, Hon. Sajith Premadasa, who gave correct guidance in successful implementation of overall development activities of 2015 and to the Hon. Indika Bandaranayake, Deputy Minister of Housing & Construction who extended his fullest co-operation in this regard as well as to the officials of the line Ministry, secretary and to the members of the Board of Directors, and to the General Manager and all the senior official of NHDA including District Management and the staff.

Luckvijaya Sagara Palansuriya
Chairman
National Housing Development Authority

I. General

Introduction

The National Housing Development Authority has been established by National Housing Development Authority Act No. 17 of 1979 to carry out housing development activities in Sri Lanka 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 well being and economic prosperity.

Our Goals

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

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

Our Objectives

- Facilitate for 200,000 low income families to build their homes during the planning 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.
- 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.



Chairman
Mr. L.S.Palansuriya
No.06, Sudarshana Road,
Heel Weediya, Dehiwala
(From 2015.01.21)



Vice Chairman
Mr. Karunarathna Athukorala
No.158, Dikhenapura
Munagama
Horana
(From 2015.02.06)



Working Director
Mr. Shantha Jayawardana
No.159/5,Dharmapala Mawatha
Pollathapitiya
Dhambulla Road
Kurunegala
(From 2015.02.05)



Member
Mr.K.G.Wickrama
No.56/A
Udumulla Road
Battaramulla
(From 2015.02.05)



Member
Mr.K.A.Thilakarathna
(Additional Secretary,Housing Development)
Baudhaloka Mawatha,
Piliyandala
(From 2015.02.12 Upto 2015.10.18)



Member
Mr. S.M. Dayarathna
(Treasury Agent)
No.18/3 A, Balapokuna Road
Kirulapana
(From 2015.02.27)

Member
Mr. P.S.Punchihewa, Attorney-at-Law
"Shanthi", Temple Road
Mulkirigala
(From 2015.02.05)

Corporate Management

Brigadier Mahinda Mudalige RWP RSP
General Manager
(Upto 2015.01.21)

Mr. H.M.Dayananda
General Manager
(From 2015.01.23 Upto 2015.11.23)

Mrs. M.S. Weerasinghe
Acting General Manager
(From 2015.11.24)

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.P.M.L.P Edirisinghe
Dy General Manager (Human Resources & Management)

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

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

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

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

Mr.Dhanushka 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 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 loans & aids for resettlement projects.

2. Promotion of Public - Private Partnership Housing

- Identification of suitable lands.
- Calling for expression of interest.
- Discussion with potential developers & invite for proposals.
- Evaluation of proposals & select 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. Make 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 centers.
- 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.
- Obtain consent from the Local Authority.
- Transference of property by a deed.
- Inform 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 & collect data.
- Co-ordination with the NHDA advisory centers & collect / cross 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 data for future planning.

II. 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 action by making changes to the existing policies. 14 Board meetings were held during the year.

Audit & Management Committee

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

In the year 2015 the following Board Members served as Members of the Audit and Management Committee.

1. Mr S.M. Dayarathna - Chairman
   (Director, Fínance Ministry)
2. Mr. K.Athukorala - Member
   (Vice Chairman /Board Member)
3. Mr G.S.Punchihewa, Attorney-at-Law - Member
   (Board Member)
4. Mr. R.S.Samarakkody - Member
   (Chief Internal Auditor – Housing Ministry)
5. Mr. S.Sanjeewa - Member
   (Suprintendent of Audit - Government Audit)

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 2015 Audit and Management Committee meetings have been held 03 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 2015.

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 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 interests 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.

i. 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.

ii. 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.

iii. 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 if 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 includes:-

- 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 the ecosystem in several ways. This effect is clearly visible in condominium buildings and housing schemes. Environmental conservation can be highlighted as an important aspect of development process.

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

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

III. Reporting of Operational Activities

Housing Development

Housing Programme 2015

Details of the programmes implemented in the year 2015 with a view to providing housing facilities to families faced with housing problem living in various parts of the island under the Semata Sevana (Shelter for All) Programme, which was implemented with the aim of constructing sustainable houses for families who do not have houses and lands all over the island, are given below:

- SemataSevana 50,000-Houses programme
- Sevana Projects pertaining to the SemataSevana 50,000-Houses programme
- Semata Sevana Model Villages Programme
- Sevana Sarana Special Assistance Programme
- Sampath Sevana Programme
- Indian Housing Programme
- 25,000 Houses Reconstruction Programme

Semata Sevana 50,000-Houses Programme

Simultaneous to the Government's 100-Day Programme, the National Housing Development Authority implemented a housing construction programme to construct 300 houses in each constituency covering 160 constituencies of the island. The targeted number of houses was 50,000.

Under this programme, a 100,000-rupee loan was issued on an annual interest rate of 3.732% for each house constructed. The repayment period was set at 10 years. This loan was released in four phases.

This programme was categorized into two as new and improved. Amounts lent are Rs. 100,000.00 for constructing a new house, and Rs. 75,000.00 for an improvement.

5,000 million rupees was allotted from the Treasury fund for the proposed number of loans.

Semata Sevana Housing Projects Implemented under the 50,000 Houses Programme

Projects were implemented in the following Districts under the SemataSevana Housing Projects initiated in the year 2015 under the instructions of the Hon. Minister of Housing and Construction:

District	Number of Projects	Number of Houses
Ampara	03	117
Matale	01	18
Kegalle	02	43
Puttalam	02	74
Polonnaruwa	15	592
Anuradhapura	06	190
Kilinochchi	02	50
Batticaloa	06	336
Vavuniya	02	49
Trincomalee	04	77

- The construction work in the 1,546 houses in 43 projects is at the final stage at present.
- Under this programme, a sum of Rs. 100,000 was given to each beneficiary family.
  Infrastructure is being provided with the contribution of state and political authorities.

Semata Sevana Model Villages Programme -2015

This model villages programme was implemented with a view to providing permanent houses for low-income families who do not have houses or lands all over the country.

Under this programme, action has been taken to establish forty model villages of around 25 houses in 31 Divisional Secretariat Divisions in 13 Districts.

The selected beneficiaries have been given a land of 8-20 perches and granted a loan of Rs.250,000.00 on a concessionary interest rate of 3.732% per annum. Although the loan had been planned to be released in seven tranches considering the level of construction, the number of

tranches was later determined according to the speed of construction and the enthusiasm of the beneficiary.

The "Participatory Development Methodology", in which the support of the beneficiary and his/her siblings and relatives can be obtained, was used for construction of houses and the National Housing Development Authority provided the guidance including technical advice.

The coordination necessary for supplying these model villages with necessary infrastructure including water, electricity and roads is done by the National Housing Development Authority and it is intended to get the support of the local political leadership and relevant line Ministries.

The number of villages established under the programme was forty. One thousand houses were constructed and the expenditure was 250 million rupees.

Semata Sevana Special Assistance Programme

This programme is implemented with the aim of constructing a permanent house for poor families displaced by the war or headed by disabled persons, who need to build a house but are incapable of obtaining and paying back a loan. Provisions are allocated through the Sevana Fund for this and each family has been granted up to Rs. 350,000.00

Under this programme a total of 1.36 million rupees has been granted to twenty families to build houses during the year 2015. Construction work had been completed in respect of ten houses as at 31.12.2015, which had cost 0.786 million rupees.

The number of families in respect of whom cases had been referred to the Ministry for its approval for release of allocations from the Sevana Fund from 09.01.2015 to 31.12.2015 was 49. The estimate for it was 3.820 million rupees, for which approval has been received from the Sevana Board, arrangements have been made to make available the funds in the year 2016.

Sampath Sevana Programme

Allocations have been made for this programme from the recoveries in the respective periods from loans that had been granted for over three decades by the National Housing Development Authority all over the country.

Construction of over 6,000 houses throughout the island at 250 houses in each District was commenced in November 2015 under the accelerated housing construction programme.

Under this programme Rs. 100,000.00 is granted as a loan to construct a house at an annual interest rate of 3.732%. The installment for repayment is set at Rs. 1,000.00 A loan of Rs. 75,000.00 granted for renovating a house.

Under this loan scheme, the money is released in five tranches of Rs. 20,000.00 each.

It has been planned through the annual estimates to invest Rs.1,200 million rupees for this programme in the year 2016.

Through the programme for the year 2016, it is expected to grant a loan amounting to Rs.100,000.00 to those with a monthly income less than Rs. 7,500.00 at an annual interest rate of 3.732% and Rs. 350,000.00 to those whose monthly income is between Rs. 7,500.00 and Rs. 25,000.00 at an annual interest rate of 6%.

Indian Housing Programme

Construction of 5,050 houses in Mannar and Vavuniya Districts has been commenced under this programme. In the year 2015, 896.650 million rupees has been spent for 1,718 houses and 534 of them have been completed. The remainder of the allocation will be spent for completing the other houses in the year 2016.

Out of the 1,544 houses that were continued up to the year 2015, 1111 houses have been completed. The expenditure borne for it was 170.850 million rupees. The rest of the houses are to be completed using the unutilized allocation.

25,000-House Reconstruction Programme - 2015

Under this programme, bags of cement were given as building material aid from the government to low-income families to coincide with the World Habitat Day 2015 to plaster the walls and complete the rest of the work of houses that were being constructed.

Arrangements were made to grant these material aids to 1,000 families in each of the 25 Districts to a total of 25,000 families. The maximum number of sacks of cement any beneficiary family would receive was 10. The amount that was expected to be spent was Rs. 10,000.00 per family.

As such, the Treasury had allocated a sum of 250.0 million rupees for granting 250,000 sacksful of cement at 10.000 million rupees per District for purchasing cement for 25,000 families throughout the island.

Annual Target (Number of Beneficiary Families)	- 25,000
Approved Allocation	- Rs. 250 Mn
Number of Sacksful of cement to be Provided	- 250,000
Approved Number of Families for each District	- 1,000
Estimated Allocation for each District	- Rs. 10 Mn
Maximum Number of Sacksful of Cement Allowable Per Family	- 10
Number of Families throughout the Island who had been Provided with Cement as at 31.12.2015	- 26,247
Number of sacksful of Cement that had been Provided as at 31.12.2015	- 250,000
Amount of Money that has been Spent for the island as at 31.12.2015 Cement throughout	- Rs. 250 Mn
Number of Families throughout the Island whose Wall Plastering had been Completed as at 31.12.2015	- 3312

National Housing Development Authority

Housing Programme

Progress as at 31.12.2015

	PROGRAMME	Total No. of Units	Annual Allocations (Mn.Rs.)	Sources of Funding			Approximation									Funds Received from the Treasury (Mn.Rs.)
									Expenditure (Mn.Rs.)							
				Treasury	Internally Generated Sale of Property	Other - Sevana	Commencement of Work	No. of Units Completed	Total	Treasury	Internally Generated	Sale of Property	Other			
													Bank	Sevana	External	
A	**New Housing Programme**															
1	1.1 Low Income Earner Rural Housing Programme	50,000	5,000.000	3,522.178		1,477.822	41,792	35,771	3,514.678	3,514.678						3,522.178
	1.2 Semata Sevana Programme		-				2,067	-	61.410		61.410					
2	Model Villages Programme	950	240.000	240.000			950	101	237.500	237.500						240.000
3	Wall Plastering Aid Programme	25,000	250.000	250.000			30,858	30,858	250.271	250.271						250.000
4	Improvement of Houses in Old Housing Schemes (Udaagamin Udaagamata)	10,000	500.000			500.000			5.176		5.176					
5	Bank Loan Housing Programme (Upahara)	3,975	1,195.000			1,195.000	922	846	315.313				315.313			
6	Upahara Recurrent Expenditure		35.000	35.000					35.000	35.000						35.000
7	Aid Programme		-						-							
	7.1 Sevana Sarana (Technical Assistance)	5,000	258.000			258.000	885	316	42.316						42.316	
	7.2 Sevana Special Aid	2,500	180.000			180.000	13	8	0.815					0.815		112.700
8	Resettlement Programme (Indian Aid)	1,685	926.700			926.700	1,718	534	896.650						896.650	
9	Externally Funded Housing Programme	96	6.399			6.399	67	52	4.114						4.114	
10	Sahasra Lanka Relocation Housing Project (Soyzapura)	40	35.840	35.840			20		35.840	35.840						35.840
	Sub Total	**99,246**	**8,626.94**	**4,083.02**	**-**	**4,543.92**	**79,292**	**68,486**	**5,399.083**	**4,073.289**	**66.586**	**-**	**315.313**	**0.815**	**943.08**	**4,195.718**
10	**Housing Related Activities**								-							
	10.1 Releasing Deeds	3,000						2,947	-							
	10.2 Nagamu Purawara Programme (Continuation)	6,349	376.000	376.000				1,305	365.291	365.291						365.291
	10.3 Compensation for Lands		14.822	14.822					14.822	14.822						14.822
	Sub Total	**9,349**	**390.82**	**390.82**	**-**	**-**	**-**	**4,252**	**380.11**	**380.11**	**-**	**-**	**-**	**-**	**-**	
	Total	**108,595**	**9,017.76**	**4,473.84**	**-**	**4,543.92**	**79,292.00**	**72,738**	**5,779.20**	**4,453.40**	**66.59**	**-**	**315.31**	**0.82**	**943.08**	**4,195.72**
C	**11. Continued Housing Programme**															
	11.1 Housing Projects (Viru Gammaana)	1,069	63.252		63.252		2	722	18.232		12.862		5.370			
	11.2 Visiri Nivaasa	456	45.052		45.052			370	24.271		24.271					
	11.3 Bank Loan Based Housing Programme	2,692	435.954			435.954		2,517	377.673				377.673			
	11.4 Low Facility Houses Refurbishment	531	20.632		20.632			430	18.610		18.610					
	11.5 Estate Houses	386	67.000	67.000			72	358	67.000	67.000						67.000
	11.6 Housing Aid								-							
	i. Sasunen Sevana	457	20.612			20.612	34	363	17.207					17.207		
	ii. Special Aid	1,087	83.454			83.454	6	774	3.180					3.180		
	11.7 Externally Funded Programme	553	21.426			21.426	6	341	7.186						7.186	
	i.Weli-Oya Special Project	361						358	22.820						22.820	
	11.8 Weli Oya Special Project	1,548	215.200			215.200		1,421	170.850						170.850	
	11.9 Resettlement Programme	205	5.835			5.835	6	167	4.110						4.110	
	11.10 Direct Constructions								-							
	i. Resettlements (145.0 million rupees)	20	6.160	6.160				20	6.160	6.160						6.160
	ii. Prior Sales (71 houses,156.0 million rupees)	32	66.290			66.290		32	12.720						12.720	
	iii. Public-Private Joint (05 Projects)	679					-	-	-						-	
	Sub Total	**10,076**	**1,050.867**	**73.160**	**128.94**	**848.77**	**126.00**	**7,873.00**	**750.02**	**73.16**	**55.74**	**-**	**383.04**	**20.39**	**217.69**	**73.16**
	Grand Total	**118,671**	**10,068.63**	**4,547.000**	**128.94**	**5,392.69**	**79,418.00**	**80,611.00**	**6,529.22**	**4,526.56**	**122.33**	**-**	**698.36**	**21.20**	**1,160.77**	**4,648.99**

Special events of our journey





Presenting the publication on future plan of Semata Sevana Programme and conferment of loan





Providing housing finance in Kalutara district





Laying of Foundation Stone for Pannegamuwa "Sahanagama" Model Village and its development activities in 2015.



Laying of Foundation Stone for Tissapura – "Srijayagama" Model Village and the development work of the Model Village in 2015.







Commencement of construction works of Viharamadevipura Sobasethgama model village and conferment of deeds to the beneficiaries of Sahanagama model village



Providing housing finance in Monaragala district and conferment of ownership deeds in 2015.



Property Management

(i) The number of beneficiaries whose requests were referred to the Authority by the District Offices to obtain Approval 8/1 for disposal of houses and lands in schemes belonging to the Authority was 3213.

District Offices have been informed of approval by the Minister in respect of 2490 beneficiaries out of the above number.

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

- Acquisition of Government Lands
- Acquisition of lands possessed by the Land Reform Commission
- Acquisition of private lands
- Acquisition of lands possessed by other government institutions

Action was taken to acquire five lands in the year 2015 and in respect of other lands also most of the stages have been completed. From the Land Reform Commission, 34 lands had been earmarked for acquisition. The Land Reform Commission itself had granted deeds to beneficiaries in respect of one of them. Compensation has been paid to the Land Reform Commission in respect of four lands. The Land Reform Commission has been informed to state the value of the compensation in respect of the other lands and inform the Authority. Action has been taken to obtain the certificates of transfer in respect of six lands under section 44 of the Land Acquisition Act. As the lands so acquired cannot be transferred to a third party, action has been initiated to obtain an instrument of transfer under the Land (Restrictions on Alienation) Act. Compensation amounting to 15 million rupees has been paid out of the allocations received from the Treasury.

(iii) Approval of the Board of Directors was obtained in the year 2015 to transfer public properties to local authorities in ten Districts for housing schemes and District Offices have been informed to execute it.

(iv) The numbers of houses sold in the year 2015 are as follows:

	Housing Scheme	Number of Houses	Discount Granted
01.	117 Watta – Phase V	03	-
02.	Siyane Uyana, Yakkala – Phase III	52	A 10% discount has been given for 03 houses.
03.	Wellangollawatta Housing Scheme, Kurunegala	03	10%
04.	House Acquired for the Public Servants' Housing Scheme in Jaltara, Homagama.	01	-
05.	93 Watta	01	-

(v) Approval of the Board of Directors has been obtained for 34 housing schemes in five Districts under Alienation of property in the year 2015.

Engineering Services and Constructions

Engineering Services and Constructions Division consists of the following sections:

1. Engineering Section
2. Architecture Section
3. Quantity Survey Section
4. Planning Section
5. Electricity Section
6. Maintenance Section

It was possible to fulfill the housing aspirations of all communities and resolve all issues associated with them through the following programmes during the year 2015.

Reconstruction of Blocks of Flats (Nagamu Purawara)

The objectives of the NagamuPurawara Programme are to renovate multi-storeyed housing schemes and all of their infrastructure facilities with a view to converting them to resident-friendly habitats, to establish Management Corporations for legally vesting the responsibility of maintaining them to residents and to transfer the maintenance of common amenities to the local authorities.

Nagamu Purawara Renovation Programme

Project Estimate – 1,033.060 million rupees

- Renovation of old four- storeyed flats and infrastructure
- Purpose:
  - Improvement of residential facilities of dwellers.
  - establish Management Corporations and vest the housing schemes to them and assign maintenance work to them.
  - assigning the roads, drains, lamps and solid waste management to respective local authorities.

Nagamu Purawara Renovation Programme

No.	Contractor	Financial Progress		Physical Progress	
		Target	Progress	Target	Progress
01	State Engineering Corporation – Project 30	500	317.98	100%	42%
02	State Development and Construction Corporation – Project 01		11.54	100%	85%
03	Ruwan Trade Private Limited - Project 02		34.67	100%	96.5%
	Sewage Refining Systems/ Pump House Maintenance		11.89	-	-
	Total		**376.08**		**74.5 %**

Nagamu Purawara – 2015 Continued Programme

	Project	Number of Beneficiary Families	Estimated Sum	Contractor	Progress as at 31.12.2015	
					Physical Progress %	Financial Progress Mn.Rs.
01	Armour Street Housing Scheme	310	33.00	State Engineering Corporation	85.6%	13.08
02	Mihindu Avenue Housing Scheme	125	23.5	State Engineering Corporation	90.80%	14.28
03	Bloemendal Housing Scheme	392	60.0	State Engineering Corporation	88.2%	47.03
04	Simondale Building and Infrastructure Renovation	48	16.60	State Engineering Corporation	20%	4.57
05	Elpitiwal Housing Scheme	232	94.40	State Engineering Corporation	18%	19.09
06	Chithra Lane Housing Scheme	200	96.30	State Engineering Corporation	48%	25.10
07	Maligawatta Railway Workers' Housing Scheme	100	52.50	State Engineering Corporation	17.5%	10.58
08	Reconstruction of sewerage system in Soyzapura – Phase IV		11.53	State Engineering Corporation	90%	7.55
09	Reconstruction of sewerage system in Soyzapura – B1, B2, B3, B4 and B5 Phase V		19.60	State Engineering Corporation	95%	10.59
10	Reconstruction of sewerage system in Soyzapura – B6, B7, B8, B9, O and P Phase V		13.67	State Engineering Corporation	95%	8.72
11	Reconstruction of roads system in Soyzapura		22.64	State Engineering Corporation	-	4.52
12	Dias Place Housing Scheme	303	75.30	State Engineering Corporation	10%	15.39
13	Kammalwatta Housing Scheme	72	15.80	State Engineering Corporation	98.5%	6.22
14	Renovation of Mount Lavinia Flats	52	24.06	State Engineering Corporation	95%	12.88

15	Renovation of Forbes Road Flats	160	29.77	State Engineering Corporation	55%	6.54
16	Renovation of Kent Road Flats	30	8.77	State Engineering Corporation	85%	3.95
17	Pamankada Housing Scheme	14	14.80	State Engineering Corporation	20%	2.86
18	Torrington low-income Housing Schemes	24	14.50	State Engineering Corporation	11%	2.80
19	Martha Road Housing Scheme in Manning Town	16	5.50	State Engineering Corporation	45%	1.06
20	Gothamipura Housing Scheme	48	25.40	State Engineering Corporation	70%	7.43
21	Albion Avenue Housing Scheme	27	22.90	State Engineering Corporation	98%	6.72
22	Mahawatta Housing Scheme	20	7.47	State Engineering Corporation	40%	1.44
23	Siddharthapura Housing Scheme	72	25.70	State Engineering Corporation	90%	13.31
24	Baseline Avenue Housing Scheme	16	4.90	State Engineering Corporation	95%	1.03
25	117 Watta – Elvitigala (low income)	32	23.42	State Engineering Corporation	13%	4.94
26	Kandawalawatta Housing Scheme	72	27.25	State Engineering Corporation	98%	9.16
27	Mayura Place Housing Scheme	24	7.73	State Engineering Corporation	72%	2.02
28	797 Watta – Phase 2 (in place of AluthMawatha Housing Scheme)	112	49.00	State Engineering Corporation	95.5%	23.69
29	Nawaloka Flats	41	8.70	State Engineering Corporation	60%	1.69
30	HimbutuUyana in Mulleriyawa	248	120.00	State Engineering Corporation	45%	29.74
31	Reconstruction of sewerage, common filter tanks and septic tanks at Ranpokunagama Housing Scheme	322	24.15	State Development and Construction Corporation	85%	11.54
32	Louisawatta Housing Scheme	389	38.80	Ruwan Trade Centre	96%	24.47
33	Nupewela Housing Scheme	201	15.40	Ruwan Trade Centre	100%	10.20
	Other Maintenance of sewage refinery system and water pump house	-	-	-	-	11.89
	Total (State Engineering Corporation and other institutions)	**3702**	**1033.06**			**376.08**

➢ Other Projects

1. Refurbishment of the District Office, Polonnaruwa Commenced on 08.06.2015 and completed at a cost of 3.75 million rupees.
2. Refurbishment of the Circuit Bungalow, Jaffna Refurbishment of Jaffna Circuit Bangalow was commenced on 28.10.2015 and completed at a cost of 1.72 million rupees.
3. Refurbishment of the Circuit Bungalow, Refurbishment of the Hanthana Circuit Bungalow was commenced on 26.10.2015 and completed at a cost of 5.53 million rupees.

Resettlement Project – Soyzapura Housing Scheme

Objective

Planning the old flats complex according to proper standards and resettling them at the same location after creating an environment friendly atmosphere and better living conditions.

Under Phase III 03 blocks consisting of 60 houses are being constructed and its project estimate is 170 million rupees. Its physical progress as at 31.12.2015 was 50%.

First Building on which construction work has been commenced.





Public-Private Joint Projects

Performing housing development through intervention by the private sector.

- **Objective**
  - Carrying out these Projects on lands belonging to the National Housing Development Authority.
- **Benefits**
  - Increasing the number of houses
  - Obtaining the government's valuation for lands of the National Housing Development Authority and earning the pre-determined profit of 10%.
  - Providing low income earners with houses using the funds generated

Projects in Progress

1.	Siyane Nature Park	- Yakkala
2.	Regency Park	- Kundasale
3.	Living Homes	- Pallekelle

Other Public-Private Joint Projects

1. Hantana Residencies - Hantana
   A special Committee has been appointed to monitor this Project.
2. Mihindupura Housing Project- Colombo 06
   This Project has been temporarily suspended as a Bank Guarantee had not been presented.

➢ Accelerated Middle Class Housing Development

The objective of the project is to construct 500,000 houses for the middle class community within five years. Hon. Minister has appointed a Special Study Committee for this purpose. The top management of government institutions, the Central Bank of Sri Lanka and state and private banks as well as professionals hold membership in this Committee.

The National Housing Development Authority and the Urban Development Authority are the leading institutions of the Project Committee. Lands belonging to the National Housing Development Authority and the Urban Development Authority will be utilized for the initial stage of this Project.

The following lands belonging to the National Housing Development Authority have been earmarked for implementing projects:

- Dambuwawatta, Ragama - Gampaha District Office
- Ranpokunagama, Attanagalla - Gampaha District Office
- Werellawatta, Yakkala - Gampaha District Office
- Lanka Loha, Yakkala - Gampaha District Office
- Nugagahakandawatta, Panadura - Kalutara District Office
- Captain Garden Watta, Akmeemana - Galle District Office
- Skaagaarawatta, Kundasale - Kandy District Office
- Jaltara Phase II, Homagama - Colombo District Office
- Mount Clifford, Homagama - Colombo District Office

The closing date for accepting Invitation for Expressions of Interest is 02.02.2016.

It has been proposed to establish an operations office of the Accelerated Middle Class Housing Programme at one part of the CIDA in Pelawatta.

The Cabinet Paper prepared in this regard has been submitted to the Cabinet for its approval.

Human Resources Management

The Human Resources Management and Administration Division consists of the following sections:

1. Human Resources Management Section
2. Administration Section
3. Disciplinary Section
4. Transport Section and Mechanical Workshop
5. Training and Development Section
6. Staff Housing Loans Section
7. Security Section
8. Sevana Study Centre
9. NHDA website and Social Media Operations Section
10. Archives and Book Binding Section

01. Human Resources Management Section

The activities which took place at the Human Resources Management Section during the year 2015

1.1 The staff information as at 31.12.2015 is given below:

Serial No.	Service Level	Approved Cadre	Available No.
01	Senior Management	115	91
02	Tertiary Management	159	301
03	Secondary	897	1434
04	Primary	205	354
	Total	**1376**	**2180**

1.2 Recruitments have been made as follows as at 31.12.2015:

Direct Appointments				Re-Recruitment after Retirement		Trained/Skilled	Total
Permanent		Contract	Daily				
Executive	Non-Executive			Executive	Non-Executive		
-	17	07	17	04	18	110	173

1.3 Internal promotions have been granted as follows from 01.01.2015 to 31.12.2015:

Serial No.	Service Level	Promotions
01	Senior Management	03
02	Tertiary Management	01
03	Secondary	01
04	Primary	-
	Total	**05**

1.4 The numbers of employees who have been retired, those whose contracts had expired and those who have resigned from 01.01.2015 to 31.12.2015 are as follows:

Serial No.	Service Level	Retirements	Expiry of Contracts	Resignations	Total
01	Senior Management	8	06	-	14
02	Tertiary Management	25	02	02	29
03	Secondary	42	03	13	58
04	Primary	7	-	01	8
	Total	82	11	16	109

1.5 Six employees passed away while in the Authority's employ from 01.01.2015 to 31.12.2015.

1.6 Providing Practical Training to Students of Universities and Technical Colleges from 01.01.2015 to 31.12.2015:

Number of Students Recruited for Training	110
Number of Students who Completed Training during the Year	12

Special Tasks Performed during the Year

1. According to the Recruitment Procedure of 2010, the post of Deputy General Manager (Legal) was not a post approved by the Department of Management Services. Therefore, the Recruitment Procedure was adjusted to include this in terms of Financial Regulation 71 and submitted to the Department of Management Services for its approval.

2. Thirteen officers who had been serving on acting / duty-covering basis in certain posts were paid acting/ duty-covering allowances.

3. Twenty - eight employees who had been serving in Grades VII and VII A as per the Recruitment Procedure 2005 and were later absorbed to the PL Group were integrated to the MA 1 – 2 (Management Assistant) Group, taking their long-term service into consideration.

4. Two Deputy General Managers belonging to the top management serving on acting basis were confirmed in their posts.

5. The website of the National Housing Development Authority was innovated and updated with a new outlook.

6. The Library that had been established on the 9th floor has been established at the Colombo North City Office premises and renovated.

7. The Archives, which had been disorganized, has been established at the building of the Housing Department and renovated with the support of the Department of National Archives.

02. Administration Division

The tasks specially performed by the Administration Division are as follows:

1. A bonus of Rs. 2,000.00 were paid to employees who have not gone on no-pay leave for the year 2015.

2. An incentive of Rs. 4,000.00 were paid to employees who have not gone on no - pay leave for the year 2015.

3. Payments have been made to employees under the Medical Benefits Scheme as Rs.5,000.00 for outpatient treatment, Rs. 10,000.00 for resident treatment, Rs.15,000.00 for surgeries and doctor fees, Rs. 1,000.00 per day for resident treatment at government hospitals subject to a maximum of Rs. 15,000.00 and Rs. 150,000.00 for major surgeries per year.

03. Disciplinary Section

1. There were fourteen formal disciplinary inquiries for which disciplinary orders have not been issued and which have not been concluded in the beginning of the year 2015. Six of them were concluded with disciplinary orders with two dismissals, one severe punishment to an officer and 06 reinstatements during the year 2015.

2. There are 21 issues without disciplinary inquiries. As they do not reveal anything, disciplinary process was concluded in respect of 05 officers, warnings were given to 02 officers, while 04 officers were reinstated. Disciplinary Orders were issued for severe punishment in respect of 04 officers.

3. During the year 2015, 47 instances of misconduct were reported and 02 officers were removed from service. At the same time, 04 workers on contract basis were reported to have been engaged in misconducts and their service was terminated. Service of one officer was suspended. The total number of disciplinary cases that remained non-concluded was 40 as at 31.12.2015.

04. Transport Section and Mechanical Workshop

The targets set for the Transport Division are given below:

1. Disposal of ten vehicles of the Authority which have been removed from running.
2. Creating efficiency in fuel consumption.
3. Minimizing the expenditure of funds of the Authority through carrying out all repair work which could be done at the Garage of the Authority.
4. Taking measures to repair and paint seven vehicles and adding them to the running fleet.
5. Reducing the fuel cost.

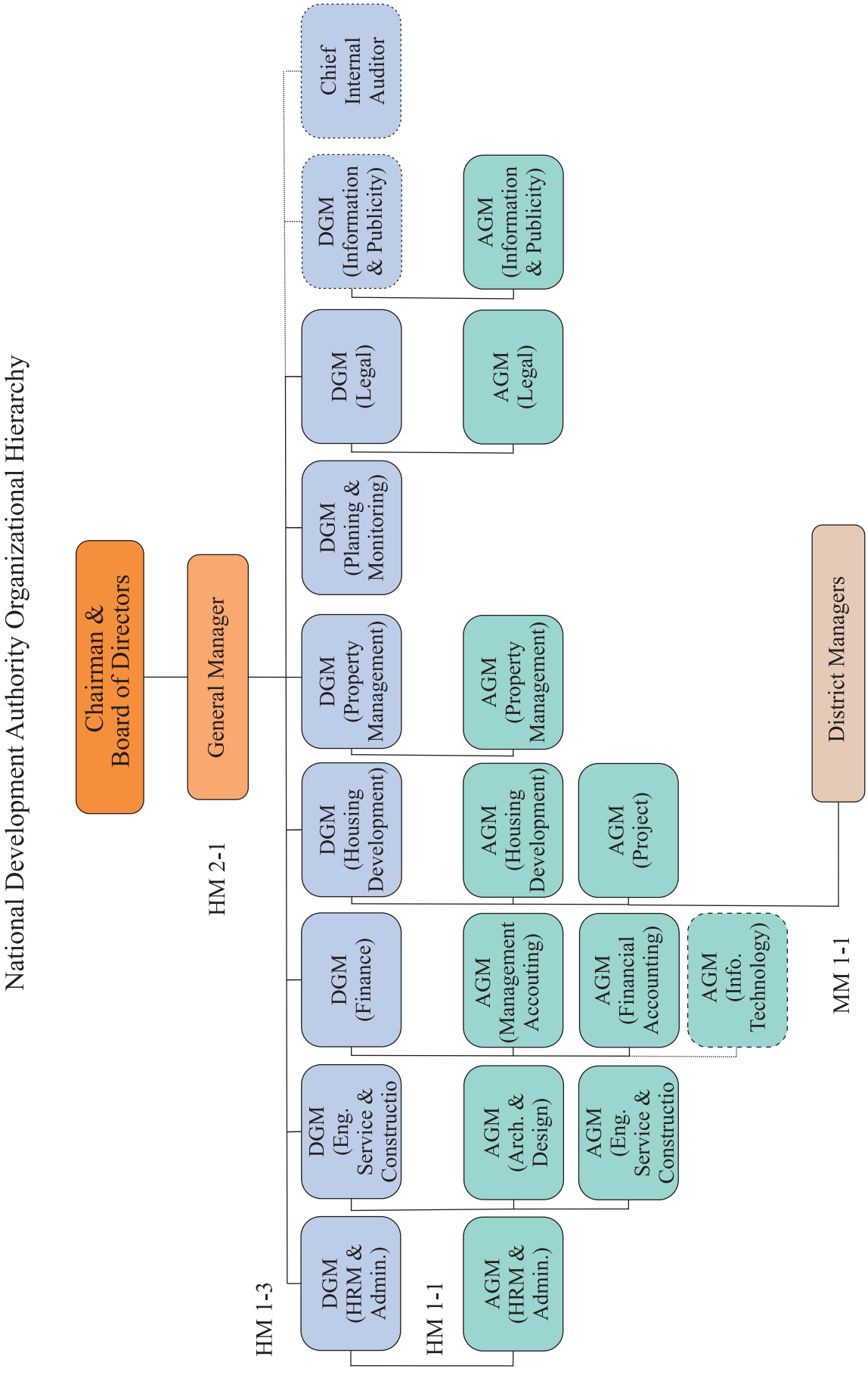
Measures Taken to Achieve the Targets

1. Taking measures to minimize the expenditure by carrying out repairs at the Authority's Garage and removing rented vehicles from running.

Achievements During the Year.

2. A sum of Rs.7.35m Was earned by selling vehicles. A sum of Rs. 12,054,528.00 has been spent out of the Rs. 19,152,000.00 allocated for repair work during the year. By carrying out all the possible repairs at the Authority's Garage, it was possible to save Rs.7,097,162.00
3. Since all the lorries and other vehicles removed from running were parked at the Pradeepa Hall premises in Maligawatta, it was possible to make the parking at the Head Office premises in an orderly manner.
4. Action was taken to refurbish the Garage.
5. Fuel expenditure was reduced as against the previous year. Out of the Budget Estimate of Rs. 17,000,000.00, Rs. 7,726,450.00 has been spent. It was possible to save a sum of Rs. 9,273,550.00

National Development Authority Organizational Hierarchy



05.Training and Development Division

Progress from 2015.01.01 to 2015.12.31 (Designation)

No	Designation	Number of Participants						
		Internal Training Programme	External Training Programme (Local) 90%	External Training Programme (Foreign) Schols	External Training Programme (Foreign) 50%	Self Discretionary Training Programme	Foreign Tours	Total
1	Chairman	-	-	-	-	-	1	1
2	General Manager	-	-	-	-	-	1	1
3	Deputy General Manager	-	2	-	-	-	-	2
4	Chief Internal Auditor	-	2	-	-	-	-	2
5	Senior Manager	-	6	-	-	-	-	6
6	Manager/ Assistant Manager	-	15	1	-	8	1	25
7	Accountant	-	9	-	-	1	-	10
8	Engineer	-	5	2	4	-	-	11
9	Quantity Surveyor	-	2	-	-	-	-	2
10	Management Assistant	5	20	-	1	49	-	75
11	Audit Assistant	-	1	-	-	-	-	1
12	Technical Officer/ Technical Assistant	-	27	-	32	1	-	60
13	Electrician	-	1	-	-	-	-	1
14	Office Work Assistant	-	-	-	-	1	-	1
15	Driver	10	-	-	-	-	-	10
16	General (Top, Middle and Junior Management/Assistant Manager)	627	-	-	-	-	-	627
	Total	**642**	**90**	**3**	**37**	**60**	**3**	**835**

06. Staff Housing Loan Section

Targets Achieved in the year 2015

Allocations amounting to 73.530 million rupees were received for staff housing loans for the year 2015, made up of 20.000 million rupees for the Head Office and 53.530 million rupees for the District Offices.

The approved allocations, the amounts of money spent and the balances are given below:

Office	Approved Allocation (Rs.)	Total Amount Paid (Rs.)	Balance (Rs.)
Head Office	20,000,000.00	3,540,770.00	16,459,230.00
District Offices	53,530,000.00	5,508,159.65	48,021,840.35
Total	**73,530,000.00**	**9,048,929.65**	**64,481,070.35**

Number of employees who received housing loans at the Head Office in the year 2015	-	06
Number of employees who received housing loans at the District Offices in the year 2015	-	09
Total	-	**15**

Targets Achieved and the Courses of Action Taken to Achieve the Targets

I) Office Regulations and Conditions have been amended so that it is possible to enable employees who had obtained less than the maximum staff housing loan, which is Rs. 700,000, to get the balance of the housing loan (subject to other conditions).

07. Security Section

01. Targets Achieved

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

ii. Although no terrorist activities prevailed in the past year, security services had to be maintained uninterruptedly so far, as was done in the past.

iii. The Security staff dropped to 110 by January 2015 and nevertheless, security services had to be maintained continuously.

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

The places where the security officers were so deployed:

- ❖ Government Officers' Housing Scheme, Jaltara
- ❖ Large/Small Pradeepa Halls,Maligawatta
- ❖ Pradeepa Halls at Modara / Gunasinghepura
- ❖ Zonal Office at Soyzapura
- ❖ Acquired Land of the Irrigation Department, Ratmalana
- ❖ 797 Watta Housing Scheme

02. Courses of Action Adopted to Achieve the Targets and the Results Achieved

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

ii. Conducting classes to enhance the skills and knowledge of security officers, issue necessary official instructions to the District Offices and all duty points in writing, informing the Divisional heads and District Managers of those instructions and enlightening security personnel on the responsibilities and duties of security officers.

iii. Maintaining records of employees reporting for duty and signing off and taking measures for protecting the time-keeping machines.

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

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

vi. Securing the financial state of the Authority by keeping the deployment of security personnel at a minimum level and minimizing overtime.

vii. Deploying armed guard for the protection Housing Secretariat Building.

viii. Deploying security personnel for evicting illegal settlers for which court orders have been obtained and organizing and implementing the security measures necessary for the prevention of re-entry into houses for which empty possession has been obtained and preparing preliminary investigation reports.

08. Sevana Study Centre

The Library established on the ninth floor of the Head Office was shifted to spacious premises at the Colombo City North Office. A separate lady officer and a staff have been appointed for the administration of the Study Centre. At the same time, it has been developed in a methodical manner so that those who follow further education as well as external users can obtain information when necessary. It has also been planned to establish a Training Centre linked to the Sevana Study Centre in due course.

09. National Housing Development Authority Website and Social Media Operating and Computer Division

The website of the National Housing Development Authority has been innovated using new technology and new computer techniques. This will enable users to updated information on the staff of the Authority as well as development programmes launched by the Authority and housing schemes constructed afresh by the Authority. It has been planned to update the information covering District Offices and all institutions using state of the art technology in future. In addition, measures will be taken to expedite the preparing of official identity cards of the whole staff that is carried out by the Computer Division at present.

10. Archive and Book Binding Section

The Archives that had been established in the Department building was divided into two as Department Archive and Authority Archive methodically. Under the supervision of the officers of the Department of National Archives, shelves were prepared anew and allotted to each Division, with facilities to store documents methodically and systematically. The Archivist has been trained under the Department of National Archives. It has been planned to maintain the Archive under the supervision and advice of officers of the Department of National Archives in a broader and more orderly manner. Action will be taken to innovate the Binding Section and prepare books containing material issued by all sections of the Authority.

Legal Division

As other Divisions and Section of the Authority, the Legal Division also provides the necessary support in achieving the objectives of the Authority. Following are among its services:

- Providing freehold deeds for lands and houses
- Preparing condominium declarations necessary for issuing deeds for flats in blocks
- Dealing with the complaints with regard to matters that are prejudicial to the society involving properties relevant to the National Housing Development Authority
- Taking legal action against persons or institutions when necessary
- Filing action against those who illegally possess lands and houses belonging to the National Housing Development Authority and securing the clear possession
- Preparing documents for building contracts and other agreements in affairs between the National Housing Development Authority and external parties,
- Providing legal advice to all District Offices and all Divisions and Sections of the Head Office

- Taking legal action against residents and tenants who are in arrears in installments or rents
- Contributing to the recoveries of the National Housing Development Authority through legal notices and eviction orders and by way of Notarial fees.

Release of Deeds

Awarding of deeds freehold to recipients of housing schemes who have paid all dues is one of the tasks of the Legal Division. Freehold deeds are given in respect of condominium properties, houses other than condominium properties and lands.

The target for issuing deeds for the year 2015 was 3,000. However, the Legal Division received only 2,811 files for issuing deeds and processing has been completed in respect of 2,748 deeds.

Cases handled by the Head Office

1. Handling of cases that the National Housing Development Authority files against persons who in arrears of rent, persons who carry out illegal constructions and illegal settlers in accordance with Statutes relevant to the National Housing Development Authority as well as cases filed by other parties against the National Housing Development Authority
2. Providing legal advice
3. Dealing with human rights complaints
4. Providing legal counsel representing the National Housing Development Authority in legal affairs against persons who misuse the properties belonging to the National Housing Development Authority.

During the year 2015 the Head Office has litigated as follows:

Court	Issue	Number of Lawsuits
Supreme Court	Pertaining to lands	03
	Recovery of money due	01
	Deprived of promotion (Appeal)	01
	Breach of contract	01
	Dismissal from service (Appeal)	01
		07
Court of Appeal	Pertaining to lands	05
	Deprived of absorption to Clerical grade	01
	Pertaining to gratuity money (Appeal)	01
	Evictions (Appeal)	02
		09
High Court	Breach of contract	01
	Securing employment and compensation (Appeal)	01
	Pertaining to gratuity money (Appeal)	01
	Obtaining Employees' Provident Fund benefits (Appeal)	01
		04
Magistrate's Court	Defrauding money	01
	Filed by the Commissioner of Labour to execute the decision given by the Industrial Court	01
	Pertaining to gratuity money (Appeal)	01
	Pertaining to lands	01
		04
District Court	Pertaining to lands	04
Labour Tribunal	Cases filed in respect of dismissal from service, salary increment, promotion, obtaining gratuity money	06
Industrial Court	Cases filed in respect of dismissal from service, salary increment, promotion, obtaining gratuity money	07
Human Rights	Cases filed in respect of dismissal from service, salary increment, promotion, obtaining gratuity money	12

Planning and Monitoring Division

The management of the National Housing Development Authority introduced various programmes for implementation in the year 2015. As such, construction of 99,246 housing units was targeted in the year 2015 spending 8,627.0 million rupees and it was possible to complete 79,292 houses during the year. The amount spent for it was 5399.083 million rupees.The extent of physical performance achieved during the year was 80% and financial performance was 62%.

Progress Review Meetings headed by the Hon. Minister and the Secretary to the Ministry were held in order to achieve this performance and the intervention and steps taken by it became instrumental in increasing the performance. It resulted in the planning and implementing new programmes by revising the continuous course of action and plans to suit the times, obtaining additional provisions through supplementary estimates and using the provisions efficiently and effectively with a specific aim. Treasury funds amounting to 4233.888 million rupees was received for the construction of houses during the year 2015

and as such, development work was carried out in respect of 79,292 houses. For other housing - related development activities, 380.11 million rupees was allocated. As a result of various strategies and interventions at various levels, it was possible to obtain 4156.178 million rupees with the estimates given through supplementary estimates and 380.113 million rupees for refurbishment of houses from the Treasury. As such, the provisions obtained from the Treasury showed an increase of 2408.943 million rupees in the year 2015 as against the previous year.

Sevana Lottery Sale

The National Housing Development Authority intervened to increase the sale of Sevana Lottery tickets in order to strengthen the Sevana Fund, which provides contribution in fulfilling the housing needs of poor people. The income from sale of Sevana Lottery tickets was 1517.43 million rupees in the year 2014 and it had decreases to 944.134 million rupees in the year 2015. Income dropped by 62% in the year 2015 compared to the year 2014 due the Presidential Election conducted in the beginning of the year 2015, the general election in the middle of the year and unfavorable weather conditions experienced towards the end of the year.

Performance as at 31.12.2015

Programme	Annual Target		Achievement		Performance (%)	
	Physical	Financial (Rs.Mln)	Physical	Financial (Rs.Mln)	Physical	Financial
A 1. Rural Housing Loan Programme						
i. Model Villages Programme	950	240.00	950	237.50	100%	99%
ii. Semata Sevana / Scattered	50,000	5,000.00	41,792	3,514.68	84%	70%
iii. Sampath Sevana	-	-	2,067	61.41	-	-
iv. Upahara Programme	3,975	1,195.00	922	315.31	23%	26%
v. Operational Cost of Upahara	-	35.00	-	35.00	-	100%
2. Refurbishing Houses in Old Housing Projects (UdagaminUdagamata)	10,000	500.00	-	5.18	-	1%
3. Aided Housing Programme						
i. Plastering	25,000	250.00	30,858	250.27	123%	100%
ii. Sevana Grant	2,500	180.00	13	0.82	1%	0.5%
iii. Sevana Sarana	5,000	258.00	885	42.32	18%	16%
4. Indian Aided Housing	1,685	926.70	1,718	896.65	102%	97%
5. External Funds Houses	96	6.40	67	4.11	70%	64%
6. Sahasra Lanka						
i. Relocation Housing	40	35.84	20	35.84	50%	100%
	99,246	**8,626.94**	**79,292**	**5,399.08**		
B 7. Housing Related Activities						
i. Issuing Deeds	3,000	-	2,947	-	98%	-
ii. Renovation of Old Housing Scheme	6,349	376.00	1,305	365.29	21%	97%
iii. Compensation for Lands	-	14.82	-	14.82	-	100%
Sub Total	**9,349**	**390.82**	**4,252**	**380.11**		
8. Continuation Housing Loans						
i. Rural Housing Loans	2,056	128.94	1,522	61.11	74%	47%
ii. Upahara Housing Loans	2,692	435.95	2,517	377.67	93%	87%
iii. Estate Houses	386	67.00	358	67.00	93%	100%
iv. Aided Housing	1,544	104.07	1,137	20.39	74%	20%
v. Weli-Oya Housing / External Funds Housing Project	914	21.426	699	30.00	76%	100%
vi. Indian Aided Programme	1,548	215.20	1,421	170.85	92%	79%
vii. Resettlement	205	5.84	167	4.11	81%	70%
viii. Public/private partnership project	679	-	-	-	-	-
ix. Direct Constructions	52	72.45	52	18.88	100%	26%
Sub Total	**10,076**	**1,050.88**	**7,873**	**750.02**		
Grand Total	**118,671**	**10,068.64**	**91,417**	**6,529.22**		

Review of Operating Result

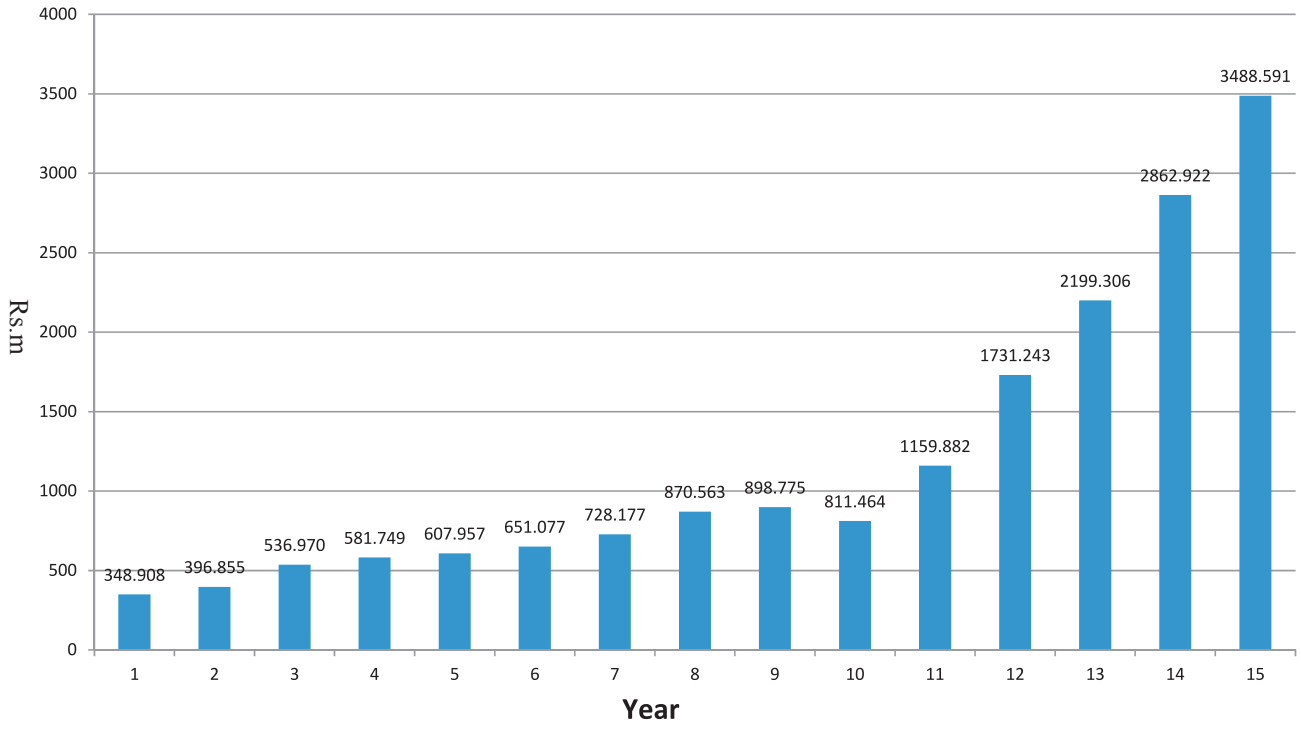
Recovery Division

Functioning of Year 2015

National Housing Development Authority
Income Promotion Programme (Housing Loans and Rents)
2015

Serial No.	District	Annual Target	Attainment	%
1	Colombo City (N)	6. 537	3.350	51
2	Colombo City (S)	4.504	6.286	140
3	Colombo District	635.766	404.523	64
4	Gampaha	267.300	223.487	84
5	Kalutara	326.298	252.820	77
6	Kandy	309.703	250.774	81
7	Matale	107.299	109.861	102
8	Nuwara Eliya	138.242	108.835	79
9	Galle	186.037	160.941	87
10	Matara	162.725	171.221	105
11	Hambantota	103.409	95.923	93
12	Kurunegala	152.134	152.672	100
13	Puttalam	112.275	119.226	106
14	Anuradhapura	128.921	143.823	112
15	Polonnaruwa	89.639	77.181	86
16	Badulla	153.539	121.553	79
17	Monaragala	174.292	160.322	92
18	Ratnapura	97.283	105.437	108
19	Kegalle	176.919	180.249	102
20	Batticaloa	105.160	98.434	94
21	Ampara	137.637	110.586	80
22	Trincomalee	83.223	80.932	97
23	Jaffna	86.983	99.487	114
24	Mannar	41.001	36.376	89
25	Vavunia	98.770	106.615	108
26	Mulativu	50.998	65.474	128
27	Kilinochchi	52.617	58.978	112
	Total	**3989.208**	**3505.879**	**88**

Loan Recoveries - 2001 - 2015



Recovery of Installments and Rents from Urban Houses and Shops - 2015

Ser. No.	District	Quantity Budget	Recovery	%
1.	Head Office	20.993	14.179	67.54
2.	Colombo City (North) Maligawatta	29.00	16.198	55.85
3.	Colombo City (South) Manning Town	40.625	27.743	68.29
4.	Colombo District	4.000	17.660	441.50
5.	Gampaha	23.350	7.220	30.92
6.	Kandy	13.050	11.618	89.02
7.	Matara	15.850	1.419	8.95
8.	Kalmune/ Ampara Commercial Buildings.	1.075	1 073	99.81
9.	Jaffna	4.000	1.994	49.85
	Total	**151.943**	**99.104**	

Internal Audit Division

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

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

This Division has performed the following tasks during the year 2015:

01. Internal audit queries 61
    Number of replies to government audit queries 06

02. Property disposal function
    I. Number of deeds inspected 2693
    II. Number inspected under section 8/1 3259
    III. Inspection activity pertaining to other properties 05

03. Conducting meetings of Audit and Management Committee
    I. Meetings of National Housing Development Authority 03
    II. Meetings of the Ministry of Housing and Construction 04
    III. Previous meetings of the Audit and Management Committee 01

04. Providing information necessary for queries by other government institutions
    I. Presidential Commission of Inquiry
    II. Financial Crimes Investigation Commission
    III. Bribery and Corruption Investigation Commission

05. Submission of Reports on Investigations
    I. Investigations into accidents
    II. Misconduct and special investigations

06. Issuing a publication titled “Introduction to the Fundamentals of Auditing and Investigation and Practical Experiences” for education of the whole staff.

07. Checking the payments pertaining to Gratuity payments for the year 2015 (97 payments)

Information and Publicity Division

The Information and Publicity Division implemented programmes in print and electronic media in the year 2015 in order to fulfill the communication needs of house owners who participate in housing programmes of the National Housing Development Authority.

The Information and Publicity Division functions together with the following units:

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

Information and Publicity Unit

The Information and Publicity Unit implemented the following tasks in the year 2015:

- Media coverage activities pertaining to the Janasevana Housing and Habitat Development operations implemented by the National Housing Development Authority and informing the general public through print and electronic media.

- The Authority commenced construction work in housing projects in all the 25 districts pertaining to Janasevana National Housing and Habitat Development operation. At the same time, repair of in old multi-storey housing schemes under the Nagamupurawara Programme, of which a few have been opened, and the following services and facilities have been provided for all those events.

(i) Planning of Ceremonies and Publicity

(ii) All pre-printing art works

(iii) Name-boards, hoardings, stage backdrops, archways, banners, flags, buntings flag-posts

(iv) Stages, pandals, chairs, public address systems, multi media projectors and screens

(v) Newspaper advertisements and posters

(vi) Invitation cards, title awarding papers, title certificates, deed covers

(vii) Souvenirs and memorial plaques

(viii) Issuing of books containing development information pertaining to the District

(ix) Production of documentary films relevant to development programmes

(x) Gathering information on development programmes

- Conducting the World Habitat Day at the Town Hall, Maligawatta on 05.10.2015. the following activities were conducted under this:

(i) Organizing island-wide drawing and painting, essay and poster competitions for schoolchildren,

(ii) Designing the awards and certificates for winners of the drawing and painting, essay and poster competitions.

Sevana Media Unit

- The Sevana Media Service published advertisements of various institutions such as the Ministry of Housing & Construction. the National Housing Development Authority, the National Water Supply and Drainage Board, the Sri Lanka Land Reclamation and Development Corporation, the National Habitat Development Authority, the Condominium Management Authority, the State Engineering Corporation, the Construction Development Authority, the Government Factory, the State Development Construction Corporation, the Ocean view Development Private Limited, the Building Materials Corporation Limited, the National Engineering Research and Development Centre, the Kalutara District Secretariat and the Department of Buildings in various newspapers.

- The Annual Estimated profit of the Sevana Media Service was 3.0 million rupees in the year 2015. The income generated as at December 2015 was 12.79 million rupees and the net profit was 1.72 million rupees.

- All earnings of the Sevana Media Service are credited to a separate account titled "Chairman, National Housing Development Authority" and this money is used for housing development programmes of the National Housing Development Authority.

Sevana Media Service

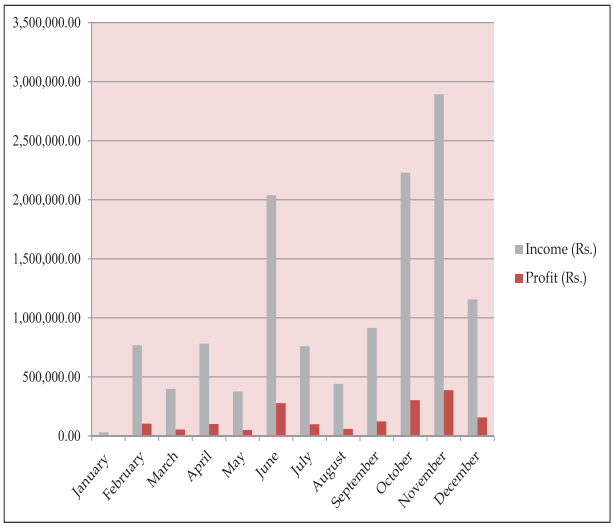
Newspaper Advertisements

Incomes and Profits from January to December 2015

Month	Income (Rs.)	Profit (Rs.)
January	30,636.00	4,140.00
February	767,787.02	103,755.00
March	398,763.02	54,138.70
April	782,179.68	101,818.31
May	376,068.01	50,820.00
June	2,038,884.25	277,151.25
July	760,551.58	98,870.63
August	441,761.25	59,681.25
September	913,840.58	123,652.50
October	2,229,380.25	303,118.41
November	2,892,730.20	386,794.03
December	1,155,688.45	156,192.84
Total	**12,788,270.29**	**1,720,132.92**

The target income for the year 2015 - 3.0 million rupees

Incomes and Profits from January to December 2015



Printing Unit

- This Unit, which is a grant from the Government of Japan, was established in Piyagama Model Village in the year 1987. In 1994, it was brought to the Maligawatta Housing Scheme.
- This Printing Unit was shifted to Head Office of the National Housing Development Authority in June 2002 and established under the Information and Publicity Division.
- At present, all the printing works of the National Housing Development Authority are carry out by this Unit. However, the capacity of this unit is not adequate to carry out all the printing jobs.

Information Technology Division

The year 2015 can be termed a year in which the Information Technology Division endeavoured most to perform its functions with maximum potential for the achievement of the Aims and the Objectives of the National Housing Development Authority. As such, the use of information technology for the development of the service effectiveness within the overall process of the Authority has escalated satisfactorily during the past several years. This has enhanced the quality as well as efficiency of the services our Authority provides to people. In this respect, the use of information technology for especially housing development activities as well as processing of housing loans and financial administration, Human Resources development activities, management of properties belonging to the Authority, legal processes associated with grant of deeds and other administrative purposes remains at a very high level.

The Internet facilities, which had been limited to the Information Technology Division, were extended to all the sections of the Head Office and District Offices, thereby enhancing the efficiency of their functions. In addition, the introduction of the Skype technology has further enhanced the exchange of information between District Offices and the Head Office and as a result,

a vast progress can be seen in electronic data transfer within the overall process of the Authority.

At the same time, training programmes are conducted to enhance the awareness of staffs across the National Housing Development Authority (including those at District Offices) on how to improve the use of Information Technology to enable the efficient performance of day-to-day duties. In addition, the Information Technology Division has developed methodologies for gathering and collating information necessary in implementing the overall programme and presented it so that it facilitates the management to make decisions and has made available such methodologies to relevant sections, and provided training on the use of such methodologies, which have been put to use at present.

Ocean View Development Private Limited

Introduction

The Ocean View Development Private Limited had been registered (under Registration No.PV 17667) as a private company under the Companies Act No. 17 of 1982 as per the Cabinet Decision No. 006/340/94 dated 17.02.1994 at the Tower Building in Bambalapitiya. Later it was established in accordance with the Companies Act No. 07 of 2007.

The shareholding has been given to the National Housing Development Authority and Urban Development Authority.

Vision

Becoming the leading property development company affiliated to the Government of Sri Lanka in the property development market in Sri Lanka.

Mission

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

Objectives

- Property development
- Property management
- Construction and maintenance work
- Leasing of properties
- Sale of lands and houses

Board of Directors of the Ocean View Development Private Limited

Mr. Poorna Chandana Silva	Chairman/ Managing Director
Mr. Lakvijaya Sagara Palansuriya	Director
Mr. M. Lakshman Perera	Director
Ms. Mayura de Silva	Director
Mr. M. Naimulla	Director
Mr. P. Suresh	Director
Mr. S.I. Atheeq Inan	Director

Staff of the Ocean View Development Private Limited

The overall staff of the Company was as follows in the year 2015:

Executive Staff	05
Non-Executive Staff	19
Maintenance Staff	33
	57

Progress Review by the Management

- The value of the housing units in the Tower Building were adjusted to the present market value.
- It was possible to recover a sum of approximately 70 million rupees which had long remained unrecoverable.
- Arrangements were made to recover the value for assets amounting to about 650 million rupees due towards the Company which the Company was losing.

Future Plans - 2016

- Plans have been formulated by now to construct Phase II of the Tower Building next to the existing building. A sum of approximately eight billion rupees is expected to be spent for this purpose. Accordingly, the expected profit is two billion rupees.

- A five-storeyed building of 15 housing units is expected to be constructed on a selected land on the Railway Avenue, Kirulapona. The total estimated expenditure is approximately 204 million rupees and the profit expected is 23 million rupees.
- Initial plans are being formulated for implementing housing projects in collaboration with the National Housing Development Authority.

NATIONAL HOUSING DEVELOPMENT AUTHORITY AND SUBSIDIARY COMPANY
STATEMENT OF FINANCIAL POSITION AS AT 31 st DECEMBER 2015

	2015 NHDA Rs. cts.	NOTES	2015 CONSOLIDATED Rs. cts.	2014 CONSOLIDATED RESTATED Rs. cts.	2015 BUDGETED - NHDA Rs. cts.
ASSETS					
NON CURRENT ASSETS					
I FIXED ASSETS					
Land & Building	575,921,278.33	(02)	575,921,278.33	569,690,743.13	805,417,000.00
Investment Property			1,698,021,768.00	1,691,000,000.00	
Property Plant&Equipment	81,099,587.17	(03- 1)	123,993,784.17	127,423,651.02	249,650,000.00
Intangible Assets		(03- 11)	127,181.00	148,983.00	
	657,020,865.50		2,398,064,011.50	2,388,263,377.15	1,055,067,000.00
II Development Assets	1,943,897,144.02	(04)	1,943,897,144.02	1,955,068,356.75	1,909,470,000.00
III Housing Loan Programmes	16,307,325,198.14	(05-15)	16,307,325,198.14	14,362,439,467.91	19,381,739,000.00
	18,251,222,342.16		18,251,222,342.16	16,317,507,824.66	21,291,209,000.00
Iv INVESTMENTS - Long Term	450,653,703.34	(16- 1)	340,133,334.00	340,287,825.00	360,000,000.00
CURRENT ASSETS					
Direct Construction Programme	219,928,450.13	(17)	219,928,450.13	340,992,587.15	379,126,000.00
Stock	131,081,871.91	(18)	371,800,889.91	271,850,939.72	70,499,000.00
Advances to Contractors	94,081,294.53		94,081,294.53	99,634,782.91	21,893,000.00
Interest Receivables	5,329,195.09	(19)	5,329,195.09	5,438,374.86	1,587,000.00
Debtors	1,900,386,750.37	(20)	1,925,051,020.37	1,855,801,272.09	2,493,762,000.00
Deposits & Advances	781,043,490.07	(21)	781,043,490.07	786,095,083.62	714,607,000.00
Investments -Short Term	1,121,550,070.86	(16-11)	1,143,230,190.86	751,423,419.59	225,000,000.00
Cash & Bank Balances	1,055,818,670.35	(22)	1,069,893,825.35	223,068,964.75	195,065,000.00
	5,309,219,793.31		5,610,358,356.31	4,334,305,424.69	4,101,539,000.00
TOTAL ASSETS	**24,668,116,704.31**		**26,599,778,043.97**	**23,380,364,451.50**	**26,807,815,000.00**
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	23,825,601,890.53	(23)	23,825,601,890.53	19,676,638,335.17	22,276,231,000.00
	23,997,284,491.55		23,997,284,491.55	19,848,320,936.19	22,447,914,000.00
Add / (Less)- Accumulated surpluses/(deficits	(13,263,569,479.91)		(12,294,822,774.91)	(11,284,455,717.43)	(12,496,062,000.00)
	10,733,715,011.64		11,702,461,716.64	8,563,865,218.76	9,951,852,000.00
Minority Interest	-		834,303,562.66	820,806,517.02	
NON CURRENT LIABILITIES					
Gratuity Fund	52,916,070.86		52,916,070.86	49,495,801.21	66,945,000.00
Gratuity Provisions	593,428,478.95		598,269,793.95	547,725,218.08	
Loans	9,168,054,362.59	(24)	9,168,054,362.59	9,305,147,330.76	11,959,746,000.00
Investors Fund			24,500,000.00		
Leas Rent Payable			20,590,497.00	3,761,073.00	
	20,548,113,924.04		22,401,096,003.70	19,290,801,158.83	21,978,543,000.00
CURRENT LIABILITIES					
Creditors	1,822,544,546.08	(25)	1,901,223,806.08	1,846,005,219.41	1,865,861,000.00
Current Liabilities for Loans	1,259,343,392.75	(26)	1,259,343,392.75	1,278,268,628.79	1,322,324,000.00
Deposits	953,276,526.92	(27)	953,276,526.92	916,209,888.73	1,032,855,000.00
Provisions	84,838,314.52	(28)	84,838,314.52	49,079,555.74	608,232,000.00
	4,120,002,780.27		4,198,682,040.27	4,089,563,292.67	4,829,272,000.00
TOTAL EQUITY & LIABILITIES	**24,668,116,704.31**		**26,599,778,043.97**	**23,380,364,451.50**	**26,807,815,000.00**

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

LUCKVIJAYA SAGARA 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 2015

	NHDA	NOTES	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED	BUGETED
	2015		2015	2014	2014	2015
	Rs. Cts.		Rs. Cts.	Rs. Cts.	Rs. Cts.	Rs. Cts.
[A] REVENUE	330,772,857.28	[29]	345,072,857.28	135,758,103.86	160,148,621.86	276,649,000.00
Cost of Sales	183,050,122.19	[30]	192,891,041.05	64,657,860.65	102,894,626.65	-
Gross Profit	147,722,735.09		152,181,816.23	71,100,243.21	57,253,995.21	276,649,000.00
[B] OTHER REVENUE	2,322,556,384.80	[31]	2,437,420,929.81	2,784,536,616.79	2,959,978,096.79	3,514,247,000.00
	2,470,279,119.89		2,589,602,746.04	2,855,636,860.00	3,017,232,092.00	3,790,896,000.00
[C] EXPENSES						
Institutional & Administrative Expenses	1,793,597,542.50	[32]	1,873,275,300.88	2,125,039,649.82	2,203,200,290.82	2,547,597,000.00
Finance Expenses	1,103,124,164.13	[33]	1,104,222,150.76	899,339,471.09	900,162,585.09	1,127,320,000.00
Other Expenses	601,526,608.10	[34]	608,975,306.63	464,423,151.44	473,043,815.44	376,441,000.00
	3,498,248,314.73		3,586,472,758.27	3,488,802,272.35	3,576,406,691.35	4,051,358,000.00
[D] Surplus / (Deficit) for the period [A - B]	**(1,027,969,194.84)**		**(996,870,012.23)**	**(633,165,412.35)**	**(559,174,599.35)**	**(260,462,000.00)**
Surplus / (Deficit) for the NHDA	(1,027,969,194.84)			(633,165,412.35)		
LESS Minorty Interest	-		13,497,045.25	-	32,112,012.85	
	(1,027,969,194.84)		**(1,010,367,057.48)**	**(633,165,412.35)**	**(591,286,612.20)**	
[E] Accumulated Surpluses (Deficits) - Brought Forward	(12,235,600,285.07)		(12,119,730,671.92)	(11,602,434,872.72)	(11,528,444,059.72)	
[F] Accumulated surpluses (Deficits) - Carried Forward	**(13,263,569,479.91)**		**(13,130,097,729.40)**	**(12,235,600,285.07)**	**(12,119,730,671.92)**	**(260,462,000.00)**

SIGNIFICANT ACCOUNTING POLICIES & NOTES FOR THE YEAR ENDED 31ST DECEMBER 2015

01. Corporate Information

1.1 General

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

1.2 Nature of operation

facilitating to increase the Housing stock in Sri Lanka.

1.3 Reference to legislation

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

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

02. 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.

03. ASSETS AND THEIR BASIS FOR VALUATION

3.1 Property, Plant and Equipments:

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

3.2 DEPRECIATION

Depreciation is provided on fixed assets from the date of purchase up to the date of disposal. Provision for depreciation is made on cost in the following percentages, (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	20 % on Cost
Equipment & Machinery	20 % on Cost
Motor Vehicles	20 % on Cost

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

04. 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 have 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 statement of financial position are those which fall due for payment on demand or within one year from the statement of financial position date.

6. CONTINGENCY LIABILITIES

As per SLPSAS 08 the following Liabilities are disclosed.

6.1 **25** Nos. Court cases are pending against the NHDA and compensation has been estimated as Rs. 63.991

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 SLPSAS 07, these assets are depreciated.

7.2 PROVISION OF BAD AND DOUBTFUL DEBT S

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

Sevana media
Supply of Security service
Reimbursable expenses by other Institute
Consolidated fund C/B
U DA
CHP
Manikka watta Housing prog.
NEMO

} 20 %

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 has 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.

08. 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.

09. 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 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 houses 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 11.1 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 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 the procedure given at 12.1 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

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

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

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

Out of the value of Rs.812 Mn, Rs.100 Mn, has been deposited by the buyer and the balance amount of Rs. 712 Mn, 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 43.4 % shares owned by UDA.

The accounts of the OVDC Ltd, as at 31st December 2015 have been consolidated with that of the NHDA, as NHDA is the major share holder.

In the Statement of financial position share of U.D.A is reflected as minority interest amounting to Rs. 834,303,563 /-

15.5 FOREIGN GRANT

Foreign grant of Rs. 131,682,601.02 was received from Fedric Newman Fund and Foreign Development ministry UK as Rs. 9,815,690 and Rs. 15,310,534 respectively for the purchase of building material for housing construction and also a balance amount was received by the other donor countries

The above grant received from the donors for the period 1981 to 1995.

15.6 A loan of Rs. 250 Mn,was granted from the President's Fund at an interest rate of 15% in 1991 to 1992. According to the letter dated 14.09.2015 send by the Presidential Secretariat balance capital of President Fund loan has been paid until a decision is taken regarding interest. Therefore, provision for interest on President Fund loan has not been provided in the final account.

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

Name of the Account	2014 Rs.	Changes (estimated errors) Rs.		Restated 2014 Rs.
Land & Building	2030,430,710.00	339,430,710.00		1,691,000,000.00
Machinery& Equipment	2,734,796.00	332,679.00		2,402,117.00
Inventories	205,829,470.00	36,274,733.00		169,554,737.00
Debtors	43,316,523.00	2,769,173.00		40,547,350
Accumulated Surpluses	1,153,554,948.00	202,410,380.36		951,144,567.64
Gratuity	4,277,494.00	203,822.00		4,481,316.00
Lease rent payable	5,415,622.00	1,654,549.00		3,761,073.00
Creditors	80,218,911.00	20,415,843.00		59,803,068.00
Minority Interest	973,609,818.00	152,803,300.98		820,806,517.02
Revenue	100,109,374.00	19,301,319.00	increase	119,410,693.00
Cost of Sales	(1,512,745.00)	(36,724,021.00)	increase	(38,236,766)
Other income	90,227,362.00	(14,463,728.00)	decrease	75,763,634.00
Administrative expenses	(85,797,035.00)	1,046,622.00	decrease	(84,750,413)
Financial income	4,342,372.00	315,299.00	increase	4,657,671.00
Financial Cost	(566,004.00)	(257,110)	increase	(823,114.00)
Income Tax		(2,030,892)	increase	(2030892.00)
Surplus	10,680,324.00	32,812,511.00		73,990,813.00

NOTE [02] - LAND & BUILDINGS

Description	COST							DEPRECIATION					Written Down Dalue As At 31.12.2015
	Balance as at 01.01.2015		Additions During the year	Adjustment	Disposals During the year	Balance as at 31.12.2015		Provision as at 01.01.2015	Charges for the year	Accumulated on Disposed items	Adjustment	Balance as at 31.12.2015	
	Land	Building				Land	Building						
Parsons Road		50,434,491.63					50,434,491.63	42,794,703.34	1,260,862.29			44,055,565.63	6,378,926.00
Kandy Secretariat		8,509,312.85					8,509,312.85	7,390,560.35	212,732.82			7,603,293.17	906,019.68
Kandy Circuit Bung.		3,031,169.52					3,031,169.52	2,521,826.15	75,779.24			2,597,605.39	433,564.13
Kalmunai Circuit Bungalow		4,554,220.42					4,554,220.42	3,527,396.28	113,855.51			3,641,251.79	912,968.63
District Office Polonnaruwa		419,737.99					419,737.99	250,429.28	10,493.45			260,922.73	158,815.26
District Office Monaragala		4,785.00					4,785.00	3,828.28	119.63			3,947.90	837.10
Kataragama Circuit Bungalow		221,602.61					221,602.61	157,258.59	5,540.07			162,798.65	58,803.96
Anuradhapura District Office		830,724.80					830,724.80	623,043.47	20,768.12			643,811.59	186,913.21
Gampaha District Office		6,307,579.67					6,307,579.67	1,559,312.36	157,689.49			1,717,001.85	4,590,577.82
Kilinochchi District Office		6,087,289.36					6,087,289.36	462,909.63	152,182.23			615,091.87	5,472,197.49
Ratnapura District Office		274,189.92					274,189.92	68,547.48	6,854.75			75,402.23	198,787.69
Ratnapura Sethsisila house		92,785.50					92,785.50	16,237.47	2,319.64			18,557.11	74,228.40
Other Buildings		614,295.90					614,295.90	271,122.20	15,357.40			286,479.60	327,816.31
Buildings Taken Over from Director of Build.		22,743,500.00					22,743,500.00	14,199,887.00	568,587.50			14,768,474.50	7,975,025.50
Matara District Office		24,988,047.41					24,988,047.41	1,901,234.12	624,701.19			2,525,935.30	22,462,112.11
Batticaloa Distric office		9,014,301.09					9,014,301.09	450,715.05	225,357.53			676,072.58	8,338,228.51
Trincomalee Office		168,773.54					168,773.54	84,386.78	4,219.34			88,606.12	80,167.43
Vavuniya Circuit		5,095,202.38					5,095,202.38	575,654.34	127,380.06			703,034.40	4,392,167.98
NHD Office Buildings		3,742,246.85					3,742,246.85	2,338,903.40	93,556.17			2,432,459.57	1,309,787.28
Hantana Circut Bunglow	2,520.00	1,109,930.00				2,520.00	1,109,930.00	693,895.46	27,748.25			721,643.71	390,806.29
Ampara District Office		366,148.50					366,148.50	164,766.81	9,153.71			173,920.53	192,227.98
Circuit Bungalow Baswakkulama		240,000.00					240,000.00	96,000.00	6,000.00			102,000.00	138,000.00
Office Blgs Badulla		1,222,000.00					1,222,000.00	488,800.00	30,550.00			519,350.00	702,650.00
Janasavi Centre - kandy		2,465,734.09					2,465,734.09	986,293.73	61,643.35			1,047,937.08	1,417,797.00
Hambantota D/O		2,040,350.74					2,040,350.74	773,314.87	51,008.77			824,323.64	1,216,027.11
Rental Scheme 5000 Houses Programme		172,612,505.61					172,612,505.61	80,204,632.46	4,315,312.64			84,519,945.10	88,092,560.51
Rental Urban Scheme 100 thousand Prog.	55,317,190.10	837,824,186.87				55,317,190.10	837,824,186.87	566,953,827.51	20,945,604.67			587,899,432.18	305,241,944.79
Rental Schemes NHD		13,861,809.74					13,861,809.74	8,577,634.58	346,545.24			8,924,179.82	4,937,629.92
Coastline Rental Houses		61,185,579.02					61,185,579.02	25,109,650.90	1,529,639.48			26,639,290.38	34,546,288.65
Recreation center Jaltara H/P		9,465,234.88					9,465,234.88	1,656,416.10	236,630.87			1,893,046.98	7,572,187.90
Kegalle District Office		12,437,889.47					12,437,889.47	1,554,736.81	310,947.24			1,865,684.04	10,572,205.43
Colombo - Shops													
Soysapura District Office		10,448,894.99	759,509.12				11,208,404.11		261,222.37			261,222.37	10,947,181.74
Colombo city (north) District Office		8,414,437.46	3,837,153.81				12,251,591.27		210,360.94			210,360.94	12,041,230.33
Kandy District Office			33,654,596.22				33,654,596.22						33,654,596.22
TOTAL	**55,319,710.10**	**1,280,828,957.81**	**38,251,259.15**	**-**	**-**	**55,319,710.10**	**1,319,080,216.96**	**766,457,924.78**	**32,020,723.95**	**-**	**-**	**798,478,648.73**	**575,921,278.33**

NOTE [03] - PROPERTY PLANT & EQUIPMENT

NHDA - 2015

NAME OF THE FIXED ASSET	NHDA					Total
	MOTOR VEHICLES		FURNITURE, FITTINGS	EQUIPMENT		
	Freehold	Leasehold		EQUIPMENT	Machinery & Equipment	
Balance as at 01.01.2015	295,487,614.66	-	52,078,136.78	149,159,584.72	-	496,725,336.16
Additions During the Year	-		2,950,757.75	9,171,435.20	-	12,122,192.95
Disposals/Adjustment Durin the Year	11,771,953.89		685.00	25,050.00	-	11,797,688.89
Balance as at 31.12.2015	283,715,660.77		55,028,209.53	158,305,969.92		497,049,840.22
Provision as at 01.01.2015	228,183,367.69	-	35,644,573.63	121,545,679.82	-	385,373,621.14
Charges For the Year	25,800,898.31		4,820,578.61	11,725,109.53	-	42,346,586.45
Accumulated on Disposed Items / Ajustment	11,762,953.89		685.00	6,315.65	-	11,769,954.54
Balance as at 31.12.2015	242,221,312.11		40,464,467.24	133,264,473.70	-	415,950,253.05
Written down Value as at 31.12.2015	**41,494,348.66**		**14,563,742.29**	**25,041,496.22**	**-**	**81,099,587.17**

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

CONSOLIDATED - 2015

NAME OF THE FIXED ASSET						Total
	MOTOR VEHICLES		FURNITURE, FITTINGS	EQUIPMENT		
	Freehold	Leasehold		Office Equipment	Machinery & Equipment	
Balance as at 01.01.2015	309,335,114.66	15,580,852.00	54,721,874.78	149,770,645.72	5,837,200.00	535,245,687.16
Additions During the Year	641,910.00	40,016,113.00	3,007,433.75	9,617,835.20	955,548.00	54,238,839.95
Disposals/Adjustment During the Year	25,771,953.89	15,580,852.00	685.00	25,050.00	-	41,378,540.89
Balance as at 31.12.2015	284,205,070.77	40,016,113.00	57,728,623.53	159,363,430.92	6,792,748.00	548,105,986.22
Provision as at 01.01.2015	239,978,401.69	5,222,209.00	37,194,699.63	121,991,642.82	3,435,083.00	407,822,036.14
Charges For the Year	28,072,074.31	4,326,631.00	4,970,732.61	11,766,475.53	442,769.00	49,578,682.45
Accumulated on Disposed Items / Ajustment	25,722,178.89	7,559,337.00	685.00	6,315.65	-	33,288,516.54
Balance as at 31.12.2015	242,328,297.11	1,989,503.00	42,164,747.24	133,751,802.70	3,877,852.00	424,112,202.05
Written down Value as at 31.12.2015	**41,876,773.66**	**38,026,610.00**	**15,563,876.29**	**25,611,628.22**	**2,914,896.00**	**123,993,784.17**

NHDA - 2014

NAME OF THE FIXED ASSET	NHDA					Total
	MOTOR VEHICLES		FURNITURE, FITTINGS	EQUIPMENT		
	Freehold	Leasehold		Office 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 During 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 - 2014

RESTATED

NAME OF THE FIXED ASSET						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	49,586,504.02	142,179,596.12	5,740,328.00	535,185,421.88
Additions During the Year	-	9,923,800.00	5,135,370.76	7,591,049.60	96,872.00	22,747,092.36
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	5,837,200.00	535,245,687.16
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	28,609,599.97	3,072,499.00	4,508,520.08	10,430,687.49	469,550.00	47,090,856.54
Accumulated on Disposed Items / Ajustment	13,627,456.08	4,374,346.00	-	-	-	18,001,802.08
Balance as at 31.12.2014	239,978,401.69	5,222,209.00	37,194,699.63	121,991,642.82	3,435,083.00	407,822,036.14
Written down Value as at 31.12.2014	**69,356,712.97**	**10,358,643.00**	**17,527,175.15**	**27,779,002.90**	**2,402,117.00**	**127,423,651.02**

NOTE [03 - 11] - INTANGIBLE ASSETS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2015		2014	
	Rs. Cts.	Rs. Cts.	Rs. Cts.	Rs. Cts.
Balance as at 01.01.2015	-	218,025.00	-	218,025.00
Additions During the Year				
Disposals/Adjustment Durin the Year				
Balance as at 31.12.2015	**-**	**218,025.00**	**-**	**218,025.00**
Openning Balance	-	69,042.00	-	47,239.00
Ammortisation for the Period	-	21,802.00	-	21,803.00
Accumulated on Disposed Items / Ajustment				
Balance as at 31.12.2015	**-**	**90,844.00**	**-**	**69,042.00**
Net Carrying value	**-**	**127,181.00**	**-**	**148,983.00**

NOTE [04] - DEVELOPMENT ASSETS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2015		2014	
	Rs. Cts.	Rs. Cts.	Rs. Cts.	Rs. Cts.
Lands Acquired	575,459,703.12	575,459,703.12	599,903,511.90	599,903,511.90
Lands Development	29,300,307.26	29,300,307.26	25,327,145.77	25,327,145.77
Loan Programme NHD	1,594,122.98	1,594,122.98	1,594,122.98	1,594,122.98
Rent Purchase Housing Schemes - NHDA	221,695,117.06	221,695,117.06	225,589,037.00	225,589,037.00
Sale of Houses Instalment Basis	921,553,517.40	921,553,517.40	884,510,847.07	884,510,847.07
Sale of Land Instalment Basis	67,201,036.29	67,201,036.29	71,722,817.85	71,722,817.85
Staff Housing Loan	127,093,339.91	127,093,339.91	146,420,874.18	146,420,874.18
	1,943,897,144.02	**1,943,897,144.02**	**1,955,068,356.75**	**1,955,068,356.75**

NOTE [05] - **LOANS UNDER ONE MILLION HOUSING PROGRAMME**

Rs.

DISTRICTS	TOTAL DISBURSEMENT 01.01.2015	BALANCE AS AT 01.01.2015	ADJUSTMENTS	DUE & REPAYMENT	BALANCE AS AT 31.12.2015
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**	**-**	**8,841,444.27**	**-**

NOTE [06] - **LOANS UNDER 1.5 MILLION HOUSING PROGRAMME**

Rs.

DISTRICTS	TOTAL DISBURSEMENT 01.01.2015	BALANCE AS AT 01.01.2015	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT	BALANCE AS AT 31.12.2015
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	-	-	-	-
Jaffna	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	-	-	-	-
Kalmuni	8,055,565.16	-	-	-	-
TOTAL	**984,980,798.59**	**7,701,350.54**	**-**	**7,086,662.39**	**614,688.15**

NOTE [07] - **LOANS UNDER NEW HOUSING FINANCE SYSTEM**

Rs.

DISTRICTS	TOTAL DISBURSEMENT 01.01.2015	BALANCE AS AT 01.01.2015	ADJUSTMENTS	DUE & REPAYMENT	BALANCE AS AT 31.12.2015
Colombo City (North)	11,007,564.27	28,365.02	-	28,365.02	-
Colombo City (South)	3,285,537.22	51,154.18	-	51,154.18	-
Colombo District	23,899,549.13	26,037.54	-	26,037.54	-
Gampaha	152,333,711.35	55,736.30	-	55,736.30	-
Kalutara	42,031,777.73	-	-	-	-
Kandy	19,351,236.72	-	-	-	-
Matale	12,162,875.24	-	-	-	-
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	93,372.33	-	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	-	-	-	-
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	-	-	-	-
Kalmune	171,028.42	-	-	-	-
TOTAL	**553,206,929.32**	**331,898.41**	**-**	**254,665.37**	**77,233.04**

NOTE [08] - 95 HOUSING LOAN PROGRAMME

Rs.

DISTRICTS	TOTAL DISBURSEMENT 01.01.2015	BALANCE AS AT 01.01.2015	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT	BALANCE AS AT 31.12.2015
Colombo City (North)	16,140,911.30	782,532.57	-	40,872.00	741,660.57
Colombo City (South)	7,339,908.25	1,013,970.90	-	103,707.23	910,263.67
Colombo District	285,270,269.87	30,791,535.78	-	17,690,630.64	13,100,905.14
Gampaha	299,365,802.30	3,279,105.73	-	1,410,359.02	1,868,746.71
Kalutara	273,617,034.45	60,210,597.73	-	8,177,581.05	52,033,016.68
Kandy	497,433,049.82	70,272,668.07	-	12,084,258.56	58,188,409.51
Matale	158,671,234.98	21,072,024.73	-	3,664,408.88	17,407,615.85
Nuwara-Eliya	229,078,332.63	75,441,072.98	-	-	75,441,072.98
Galle	192,094,583.06	23,657,865.77	-	2,846,143.34	20,811,722.43
Matara	259,492,981.16	10,734,024.08	-	10,406,408.93	327,615.15
Hambantota	153,027,997.03	6,387,428.27	-	2,209,137.40	4,178,290.87
Jaffna	195,052,364.78	24,468,845.40	-	12,834,607.25	11,634,238.15
Mannar	41,429,663.29	924,966.68	-	706,011.35	218,955.33
Mankulam	8,810,688.75	6,938,587.89	-	-	6,938,587.89
Batticaloa	146,954,735.56	6,687,621.50	-	5,580,741.89	1,106,879.61
Ampara	96,095,420.84	924,805.67	-	924,805.67	-
Trincomalee	84,478,107.86	15,402,151.26	-	2,461,896.84	12,940,254.42
Kurunegala	405,879,926.06	12,221,262.80	-	8,186,725.69	4,034,537.11
Puttalam	229,425,312.42	39,728,642.93	-	8,045,887.02	31,682,755.91
Anuradhapura	202,210,176.39	-	-	-	-
Polonnaruwa	225,519,894.03	6,896,957.97	-	2,621,145.55	4,275,812.42
Badulla	291,318,021.55	161,581,606.92	-	3,851,416.17	157,730,190.75
Monaragala	147,111,572.72	17,565,725.45	-	7,663,016.19	9,902,709.26
Ratnapura	165,812,468.77	2,269,267.05	-	1,048,332.72	1,220,934.33
Kegalle	339,178,146.72	20,523,302.37	-	4,685,343.32	15,837,959.05
Kilinochchi	18,356,684.20	8,943,419.39	-	-	8,943,419.39
Vavuniya	110,436,992.79	8,999,863.33	-	3,297,148.79	5,702,714.54
Kalmune	73,261,699.60	10,006,826.70	-	9,095,791.17	911,035.53
TOTAL	**5,152,863,981.18**	**647,726,679.92**	**-**	**129,636,376.67**	**518,090,303.25**

NOTE [09] - FISHERIES HOUSING LOAN PROGRAMME

Rs.

DISTRICTS	BALANCE AS AT 01.01.2015	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT	BALANCE AS AT 31.12.2015
Colombo City Office	-	-	-	-
Colombo District	-	-	-	-
Matara	13,936.03	-	347.85	13,588.18
Hambantota	-	-	-	-
Puttalam	-	-	-	-
TOTAL	**13,936.03**	**-**	**347.85**	**13,588.18**

NOTE [10] - LOANS UNDER DIRIPIYASA PROGRAMME

Rs.

DISTRICTS	TOTAL DISBURSEMENT 01.01.2015	BALANCE AS AT 01.01.2015	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT	BALANCE AS AT 31.12.2015
Colombo City (North)	8,509,351.03	656,832.10	-	253,404.00	403,428.10
Colombo City (South)	200,000.00	22,379.60	-	4,890.21	17,489.39
Gampaha	3,845,000.00	-	-	-	-
Kalutara	185,136.50	16,554.66	-	16,554.66	-
Kandy	3,442,000.00	288,541.07	-	94,707.52	193,833.55
Matale	5,287,000.00	19,935.73	-	-	19,935.73
Nuwara-Eliya	2,875,000.00	454,955.23	-	38,386.99	416,568.24
Galle	10,154,000.00	1,791,071.34	-	41,041.77	1,750,029.57
Matara	2,200,000.00	-	-	-	-
Hambantota	5,382,000.00	-	-	-	-
Jaffna	5,050,000.00	54,488.69	-	42,792.71	11,695.98
Mannar	4,350,000.00	-	-	-	-
Mankulam	4,005,500.00	2,109,360.92	-	-	2,109,360.92
Batticaloa	5,030,000.00	82,681.41	-	24,152.40	58,529.01
Ampara	2,060,000.00	-	-	-	-
Trincomalee	6,283,000.00	1,011,543.91	-	963.00	1,010,580.91
Kurunegala	2,390,000.00	-	-	-	-
Puttalam	4,025,000.00	148,956.71	-	55,774.94	93,181.77
Anuradhapura	8,551,750.00	-	-	-	-
Polonnaruwa	3,581,810.00	50,491.78	-	12,092.46	38,399.32
Badulla	6,179,772.07	-	-	-	-
Monaragala	4,713,000.00	412,568.37	-	118,018.30	294,550.07
Ratnapura	3,520,000.00	102,373.59	-	41,597.52	60,776.07
Kegalle	8,139,000.00	581,748.71	-	102,637.08	479,111.63
Kilinochchi	5,221,708.81	98,381.45	-	-	98,381.45
Vavuniya	4,741,151.07	7,342.22	-	7,342.22	-
Kalmune	3,444,144.40	439,881.03	-	167,318.68	272,562.35
TOTAL	**123,365,323.88**	**8,350,088.52**	**-**	**1,021,674.46**	**7,328,414.06**

NOTE [11] - GAMANAGUMA LOAN PROGRAMME - 2007

Rs.

DISTRICTS	TOTAL DISBURSEMENT 01.01.2015	BALANCE AS AT 01.01.2015	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT	BALANCE AS AT 31.12.2015
Colombo City (North)	-	-	-	-	-
Colombo City (South)	-	-	-	-	-
Colombo District	61,674,653.60	20,760,334.66	-	6,820,061.36	13,940,273.30
Gampaha	277,338,659.66	3,334,693.50	-	1,177,684.08	2,157,009.42
Kalutara	74,265,000.00	51,970,321.61	-	20,751,646.90	31,218,674.71
Kandy	110,359,655.00	51,240,290.47	-	9,427,393.37	41,812,897.10
Matale	36,771,500.00	23,679,895.42	-	2,820,786.09	20,859,109.33
Nuwara-Eliya	44,245,000.00	32,779,472.19	-	5,876,314.46	26,903,157.73
Galle	31,625,000.00	13,614,112.96	-	1,500,178.91	12,113,934.05
Matara	48,220,000.00	18,238,603.65	-	3,822,479.20	14,416,124.45
Hambantota	54,389,295.58	13,005,574.98	-	3,037,823.85	9,967,751.13
Jaffna	14,245,000.00	4,125,427.67	-	1,573,408.68	2,552,018.99
Batticaloa	60,195,000.00	8,718,287.12	-	3,847,044.71	4,871,242.41
Ampara	54,623,000.00	12,341,300.52	-	2,128,903.66	10,212,396.86
Trincomalee	46,643,520.00	12,684,777.07	-	2,269,502.85	10,415,274.22
Kurunegala	138,131,975.70	31,470,692.26	-	9,217,627.10	22,253,065.16
Puttalam	119,469,778.87	44,664,987.51	-	8,652,448.10	36,012,539.41
Anuradhapura	138,316,850.00	62,794,420.20	-	15,698,815.43	47,095,604.77
Polonnaruwa	69,771,423.94	26,478,650.47	-	5,910,512.03	20,568,138.44
Badulla	38,868,452.58	27,405,253.09	-	3,714,637.77	23,690,615.32
Monaragala	124,590,107.50	51,589,443.42	-	6,659,507.15	44,929,936.27
Ratnapura	48,877,180.00	7,687,104.10	-	2,532,884.39	5,154,219.71
Kegalle	84,977,250.00	22,626,193.73	-	5,076,726.14	17,549,467.59
Kilinochchi	5,097,658.00	824,509.72	-	702,623.31	121,886.41
Kalmune	67,133,939.37	9,006,196.14	8,743,460.00	1,760,329.00	15,989,327.14
TOTAL	**1,749,829,899.80**	**551,040,542.46**	**8,743,460.00**	**124,979,338.54**	**434,804,663.92**

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

Rs.

DISTRICTS	TOTAL DISBURSEMENT 01.01.2015	BALANCE AS AT 01.01.2015	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT	BALANCE AS AT 31.12.2015
Colombo City (North)	13,086,710.00	10,861,318.35	-	1,284,894.42	9,576,423.93
Colombo City (South)	5,420,000.00	3,882,352.26	50,000.00	840,204.45	3,092,147.81
Colombo District	894,928,086.28	758,061,297.71	41,994,984.54	104,843,669.12	695,212,613.13
Gampaha	272,671,559.76	240,723,235.43	-	61,863,707.38	178,859,528.05
Kalutara	396,698,542.00	297,443,543.30	11,126,140.00	25,262,796.76	283,306,886.54
Kandy	396,661,870.00	322,811,447.36	6,405,300.00	40,053,989.53	289,162,757.83
Matale	180,392,600.00	147,736,242.10	1,906,150.00	16,441,272.79	133,201,119.31
Nuwara-Eliya	265,227,625.00	225,289,889.43	3,180,000.00	24,125,581.04	204,344,308.39
Galle	219,555,261.16	169,675,049.81	177,525.00	31,634,225.32	138,218,349.49
Matara	249,452,327.20	206,667,995.71	11,777,000.00	22,801,750.30	195,643,245.41
Hambantota	187,341,507.71	148,725,108.30	15,152,970.16	18,828,256.55	145,049,821.91
Jaffna	108,350,000.00	68,349,195.51	-	18,321,502.64	50,027,692.87
Mannar	63,700,028.13	39,237,391.66	-	12,258,379.36	26,979,012.30
Mankulam	114,876,200.00	76,111,410.30	65,000.00	25,809,664.98	50,366,745.32
Batticaloa	161,085,000.00	96,529,889.76	40,000.00	30,255,574.78	66,314,314.98
Ampara	160,968,000.00	132,716,931.96	5,460,000.00	20,709,702.86	117,467,229.10
Trincomalee	155,894,587.50	124,611,869.70	2,583,840.00	16,303,522.26	110,892,187.44
Kurunegala	217,318,280.00	164,858,396.14	2,639,000.00	24,628,021.91	142,869,374.23
Puttalam	228,813,870.00	159,991,640.86	-	29,672,089.93	130,319,550.93
Anuradhapura	293,224,500.00	227,692,552.09	9,650,000.00	36,120,639.31	201,221,912.78
Polonnaruwa	155,535,776.17	128,367,882.81	1,230,000.00	13,349,408.39	116,248,474.42
Badulla	257,472,292.75	210,015,510.76	2,455,000.00	24,039,929.91	188,430,580.85
Monaragala	242,673,835.00	213,253,336.57	110,000.00	19,216,182.30	194,147,154.27
Ratnapura	194,644,591.97	154,293,848.97	2,291,000.00	25,931,434.41	130,653,414.56
Kegalle	256,504,000.00	194,893,813.06	325,000.00	28,047,475.87	167,171,337.19
Kilinochchi	142,633,497.68	109,488,795.55	50,000.00	15,634,798.60	93,903,996.95
Vavuniya	110,501,995.47	79,710,847.24	90,000.00	15,070,039.67	64,730,807.57
Kalmune	99,205,000.00	73,406,939.24	450,000.00	5,528,200.00	68,328,739.24
TOTAL	**6,044,837,543.78**	**4,785,407,731.94**	**119,208,909.70**	**708,876,914.84**	**4,195,739,726.80**

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

Rs.

DISTRICTS	TOTAL DISBURSEMENT 01.01.2015	BALANCE AS AT 01.01.2015	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT	BALANCE AS AT 31.12.2015
Colombo District	52,947,165.00	33,868,468.84	3,951,201.04	5,859,994.19	31,959,675.69
Gampaha	76,264,515.65	52,897,143.83	-	9,299,443.33	43,597,700.50
Kalutara	71,800,500.00	50,097,985.69	-	7,175,082.74	42,922,902.95
Kandy	29,027,000.00	19,708,507.33	-	4,856,532.93	14,851,974.40
Matale	15,865,000.00	8,318,058.93	-	2,621,365.83	5,696,693.10
Nuwara-Eliya	10,680,000.00	6,659,836.70	-	1,546,674.42	5,113,162.28
Galle	34,469,464.92	25,151,975.32	-	5,465,501.30	19,686,474.02
Matara	11,410,000.00	7,889,026.06	-	1,005,394.60	6,883,631.46
Hambantota	15,130,000.00	13,699,957.76	-	10,692,684.94	3,007,272.82
Jaffna	83,590,000.00	56,945,559.17	1,000,000.00	12,727,511.47	45,218,047.70
Mannar	1,200,000.00	909,085.71	-	102,909.47	806,176.24
Mankulam	52,110,000.00	43,791,482.40	11,475,000.00	18,182,202.26	37,084,280.14
Batticaloa	22,680,000.00	12,403,684.23	-	4,723,124.22	7,680,560.01
Ampara	43,495,000.00	31,953,779.03	-	4,144,309.97	27,809,469.06
Trincomalee	52,617,257.38	33,963,618.39	-	5,916,716.39	28,046,902.00
Kurunegala	19,555,000.00	12,798,579.66	-	1,968,073.05	10,830,506.61
Puttalam	60,851,738.22	47,696,486.89	-	4,591,352.80	43,105,134.09
Polonnaruwa	16,165,000.00	11,351,131.56	-	1,595,790.20	9,755,341.36
Badulla	48,125,000.00	34,227,675.24	-	7,976,542.36	26,251,132.88
Monaragala	113,781,450.00	69,348,526.10	-	13,662,462.50	55,686,063.60
Ratnapura	13,967,500.00	10,175,546.38	-	1,765,674.10	8,409,872.28
Kegalle	28,635,000.00	18,983,172.67	-	3,362,102.80	15,621,069.87
Kilinochchi	12,069,898.75	7,589,304.31	-	1,284,590.75	6,304,713.56
Vavuniya	228,170,000.00	139,120,368.77	750,000.00	24,933,564.00	114,936,804.77
Kalmune	-	-	-	-	-
TOTAL	**1,114,606,489.92**	**749,548,960.97**	**17,176,201.04**	**155,459,600.62**	**611,265,561.39**

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

Rs.

DISTRICTS	TOTAL DISBURSEMENT 01.01.2015	BALANCE AS AT 01.01.2015	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT	BALANCE AS AT 31.12.2015
Colombo City (South)	4,585,000.00	4,353,616.61	400,000.00	1,141,945.29	3,611,671.32
Colombo District	1,401,355,230.00	1,249,408,254.23	57,384,829.75	132,353,464.72	1,174,439,619.26
Gampaha	701,896,148.00	634,851,048.93	80,560,000.00	82,041,395.97	633,369,652.96
Kalutara	925,127,500.00	786,990,723.39	69,142,500.00	17,278,040.80	838,855,182.59
Kandy	612,337,500.00	534,091,892.91	48,401,500.00	88,757,513.01	493,735,879.90
Matale	289,212,500.00	251,617,843.30	17,490,000.00	15,726,028.74	253,381,814.56
Nuwara-Eliya	232,417,500.00	198,934,408.67	21,422,500.00	26,107,094.20	194,249,814.47
Galle	512,943,756.15	431,981,031.94	30,617,500.00	61,694,920.35	400,903,611.59
Matara	446,312,000.00	390,849,506.60	74,377,500.00	55,280,740.55	409,946,266.05
Hambantota	209,667,500.00	191,659,516.34	29,805,500.00	27,317,613.41	194,147,402.93
Jaffna	173,865,000.00	134,065,876.56	17,025,000.00	31,176,137.10	119,914,739.46
Mannar	91,166,006.70	74,860,687.82	4,550,000.00	18,568,449.79	60,842,238.03
Mankulam	107,185,328.00	84,968,873.11	18,875,000.00	20,191,119.45	83,652,753.66
Batticaloa	158,555,000.00	126,196,567.57	6,105,000.00	25,267,438.83	107,034,128.74
Ampara	160,455,000.00	143,545,344.97	19,450,000.00	18,362,032.93	144,633,312.04
Trincomalee	178,019,000.00	154,067,677.70	16,572,000.00	17,352,762.11	153,286,915.59
Kurunegala	358,852,500.00	314,536,691.00	19,460,000.00	38,507,667.93	295,489,023.07
Puttalam	214,025,397.92	127,271,577.49	11,842,500.00	23,347,535.97	115,766,541.52
Anuradhapura	274,815,000.00	232,547,245.74	33,538,500.00	33,587,684.98	232,498,060.76
Polonnaruwa	174,038,849.74	154,137,598.35	12,062,500.00	16,244,641.01	149,955,457.34
Badulla	263,521,800.00	225,429,276.76	43,875,000.00	37,424,158.50	231,880,118.26
Monaragala	380,387,500.00	330,560,596.34	29,537,500.00	49,913,992.69	310,184,103.65
Ratnapura	221,917,500.00	195,438,699.04	25,142,500.00	28,473,763.50	192,107,435.54
Kegalle	457,073,500.00	390,906,090.17	32,455,000.00	54,682,654.61	368,678,435.56
Kilinochchi	123,034,272.25	103,298,758.30	17,375,000.00	20,168,904.30	100,504,854.00
Vavuniya	142,407,955.41	118,803,460.26	5,975,000.00	23,240,755.46	101,537,704.80
Kalmune	18,680,000.00	18,103,970.75	-	6,917,605.48	11,186,365.27
TOTAL	**8,833,854,244.17**	**7,603,476,834.85**	**743,442,329.75**	**971,126,061.68**	**7,375,793,102.92**

NOTE [15] - 2015 LOAN PROGRAMME

Rs.

DISTRICTS	TOTAL DISBURSEMENT 01.01.2015	BALANCE AS AT 01.01.2015	ADJUSTMENTS & DISBURSMENT	DUE & REPAYMENT	BALANCE AS AT 31.12.2015
Colombo City (North)	-	-	25,735,000.00	47,524.44	25,687,475.56
Colombo City (South)	-	-	27,805,000.00	1,074,653.80	26,730,346.20
Colombo District	-	-	169,865,000.00	-	169,865,000.00
Gampaha	-	-	125,945,000.00	140,575.56	125,804,424.44
Kalutara	-	-	208,820,000.00	-	208,820,000.00
Kandy	-	-	202,417,500.00	6,364,364.50	196,053,135.50
Matale	-	-	98,917,000.00	89,531.10	98,827,468.90
Nuwara-Eliya	-	-	73,645,000.00	393,171.71	73,251,828.29
Galle	-	-	135,648,050.00	39,975.00	135,608,075.00
Matara	-	-	105,450,000.00	1,059,945.40	104,390,054.60
Hambantota	-	-	281,645,000.00	-	281,645,000.00
Jaffna	-	-	106,590,000.00	19,997.75	106,570,002.25
Mannar	-	-	6,450,000.00	272,169.34	6,177,830.66
Mankulam	-	-	34,061,000.00	223,794.60	33,837,205.40
Batticaloa	-	-	110,650,000.00	6,120,335.75	104,529,664.25
Ampara	-	-	71,315,000.00	1,496,812.63	69,818,187.37
Trincomalee	-	-	86,899,508.00	3,080,378.47	83,819,129.53
Kurunegala	-	-	388,180,000.00	900,133.23	387,279,866.77
Puttalam	-	-	101,450,000.00	8,664,590.46	92,785,409.54
Anuradhapura	-	-	200,800,000.00	690,501.31	200,109,498.69
Polonnaruwa	-	-	54,610,000.00	3,917,089.50	50,692,910.50
Badulla	-	-	127,510,000.00	599,653.48	126,910,346.52
Monaragala	-	-	81,270,000.00	-	81,270,000.00
Ratnapura	-	-	129,255,000.00	34,615.24	129,220,384.76
Kegalle	-	-	162,580,000.00	493,570.23	162,086,429.77
Kilinochchi	-	-	7,150,000.00	688.76	7,149,311.24
Vavuniya	-	-	26,015,000.00	203,351.48	25,811,648.52
Kalmune	-	-	51,350,000.00	2,502,717.83	48,847,282.17
TOTAL	**-**	-	**3,202,028,058.00**	**38,430,141.57**	**3,163,597,916.43**

NOTE [16] INVESTMENTS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2015		2014	
NOTE 16 - 1 LONG TERM	**Rs.**	**Rs.**	**Rs.**	**Rs.**
Hou. Deve. Fin. Corp. Bank - Shares (Note 16-1)	330,133,334.00	330,133,334.00	330,133,334.00	330,133,334.00
Ocean View Development Co. Ltd. - Shares	120,000,000.00	-	120,000,000.00	-
- Contribution to Shar	520,369.34	-	520,369.34	-
Fixed Deposits	-	10,000,000.00	-	10,154,491.00
	450,653,703.34	340,133,334.00	450,653,703.34	340,287,825.00

NOTE 16 - 11 SHORT TERM

Treasury Bills - P/B & B/C	1,068,634,000.00	1,068,634,000.00	680,401,989.38	680,401,989.38
- HDFC Invest Bonds	52,916,070.86	52,916,070.86	49,495,801.21	49,495,801.21
- OVDC	-	367,095.00	-	367,095.00
Fixed Deposits - OVDC	-	21,313,025.00	-	21,158,534.00
	1,121,550,070.86	1,143,230,190.86	729,897,790.59	751,423,419.59
TOTAL	**1,572,203,774.20**	**1,483,363,524.86**	**1,180,551,493.93**	**1,091,711,244.59**

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

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

NOTE [17] DIRECT CONSTRUCTION PROGRAMME

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2015		2014	
	Rs.	Rs.	Rs.	Rs.
Balance as at 01st January 2016				
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
ADDITION DURING THE YEAR				
PRE-CONSTRUCTION COST				
Settlement of Contractors. Bills - NHDA	123,701,728.44	123,701,728.44	152,085,174.76	152,085,174.76
LESS : Value of the Completed Houses - NHDA	244,765,865.46	244,765,865.46	144,567,499.02	144,567,499.02
	219,928,450.13	**219,928,450.13**	**340,992,587.15**	**340,992,587.15**
Balance as at 31 st December 2016				
Working Progress - NHDA - Office Building	18,616,821.63	18,616,821.63	39,005,647.78	39,005,647.78
Working Progress - NHDA - Housing Scheme	201,311,628.50	201,311,628.50	301,986,939.37	301,986,939.37
	219,928,450.13	**219,928,450.13**	**340,992,587.15**	**340,992,587.15**

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

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2015		2014	
	Rs.	Rs.	Rs.	Rs.
Stationery & Office Requisites	7,276,210.18	7,276,210.18	3,136,081.78	3,136,081.78
Electrical Goods & Other Items	341,676.81	341,676.81	681,479.52	681,479.52
Printing Press Materials	667,015.50	667,015.50	238,930.00	238,930.00
Stock of Tyre Tube	1,063,815.62	1,063,815.62	2,078,266.70	2,078,266.70
Other - Stock	1,031,724.07	1,031,724.07	809,866.87	809,866.87
	10,380,442.18	10,380,442.18	6,944,624.87	6,944,624.87
Balance Houses	69,574,901.32	69,574,901.32	48,688,780.82	48,688,780.82
Reserve Houses	51,126,528.41	51,126,528.41	46,662,797.03	46,662,797.03
WIP- Mattegoda Hosing Project	-	48,160,102.46	-	-
WIP- Dream House	-	16,761,030.38	-	-
Pre Operational - Kahathuduwa	-	56,620,629.00	-	-
Inventory - Kahathuduva	-	33,430,525.28	-	33,430,525.00
Inventory - P/R	-	30,384,515.80	-	30,384,516.00
Working Progress - OVDC	-	55,362,215.08	-	105,739,696.00
	131,081,871.91	**371,800,889.91**	**102,296,202.72**	**271,850,939.72**

NOTE [19] INTEREST RECEIVABLE

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2015		2014	
	Rs.	Rs.	Rs.	Rs.
Treasury Bills	5,329,195.09	5,329,195.09	5,421,946.77	5,421,946.77
Bank and Others.	-	-	16,428.09	16,428.09
	5,329,195.09	**5,329,195.09**	**5,438,374.86**	**5,438,374.86**

NOTE [20] DEBTORS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2015		2014	
	Rs.	Rs.	Rs.	Rs.
Rural & Urban Housing Rental	245,177,610.58	245,177,610.58	219,484,318.42	219,484,318.42
LESS Provision for Bad Debts	211,566,858.75	211,566,858.75	177,792,980.98	177,792,980.98
	33,610,751.83	33,610,751.83	41,691,337.44	41,691,337.44
National Housing Dept.House Rent	18,518,670.64	18,518,670.64	32,191,216.58	32,191,216.58
LESS Provision for Bad Debts	16,354,390.36	16,354,390.36	24,761,094.99	24,761,094.99
	2,164,280.28	2,164,280.28	7,430,121.59	7,430,121.59
Loan Installments - 1 & 1.5 MHP	662,619,350.02	662,619,350.02	661,226,958.15	661,226,958.15
Loan Installments Under NHFS	196,712,267.19	196,712,267.19	207,961,353.88	207,961,353.88
Loan Programme	918,390,519.22	918,390,519.22	910,420,006.19	910,420,006.19
Fisheries Loan Programme	18,929,693.72	18,929,693.72	19,664,386.11	19,664,386.11
Loan Installments Under Diripiyasa Loan	9,394,788.73	9,394,788.73	9,537,492.34	9,537,492.34
Gamanaguma loan programme	208,903,339.28	208,903,339.28	217,925,153.05	217,925,153.05
Loan Installments - Janasevana (Treasury & IG Loan) 9%	773,852,993.01	773,852,993.01	528,183,317.73	528,183,317.73
Loan Installments - Janasevana (Banks) I 12%	42,014,905.21	42,014,905.21	40,336,088.94	40,336,088.94
Loan Installments - Janasevana 11 10%	243,358,176.17	243,358,176.17	230,326,665.72	230,326,665.72
Lease Rent Receivable	4,097,171.70	4,097,171.70	4,097,171.70	4,097,171.70
Loan Installments - 2015 Loan Programme	24,515,709.38	24,515,709.38		
LESS Provision for Bad Debts	1,947,138,813.57	1,947,138,813.57	1,767,068,500.60	1,767,068,500.60
	1,155,650,100.06	1,155,650,100.06	1,062,610,093.21	1,062,610,093.21
Loan Installments - NHD	35,669,011.27	35,669,011.27	37,308,816.54	37,308,816.54
LESS Provision for Bad Debts	35,669,011.27	35,669,011.27	37,308,816.54	37,308,816.54
	-	-	-	-
Debtors - Sale of Houses	74,110,853.01	74,110,853.01	73,408,590.53	73,408,590.53
LESS Provision for Bad Debt	43,509,288.75	43,509,288.75	41,352,844.64	41,352,844.64
	30,601,564.26	30,601,564.26	32,055,745.89	32,055,745.89
Festival Advances to Staff	1,308,659.80	1,308,659.80	2,391,259.80	2,391,259.80
Distress Loan to Staff	152,489,763.52	152,489,763.52	128,179,004.95	128,179,004.95
Salary Loans to Staff (Property)	4,755,163.35	4,755,163.35	5,220,139.09	5,220,139.09
LESS Provision for Bad Debt	-	-	-	-
	4,755,163.35	4,755,163.35	5,220,139.09	5,220,139.09
Vehicle Loans	227,607.92	227,607.92	18,703.40	18,703.40
Loss of Cash Recoverable	709,515.58	709,515.58	774,515.58	774,515.58
Sale of Land	37,576,229.57	37,576,229.57	41,274,908.51	41,274,908.51
LESS Provision for Bad Debt	(22,537,420.95)	(22,537,420.95)	(17,233,356.48)	(17,233,356.48)
	15,038,808.62	15,038,808.62	24,041,552.03	24,041,552.03
Sundry Debtors NOTE [20] SUB	489,850,296.56	504,667,543.12	488,549,008.77	518,816,005.77
Debtors for Hiring of Machinery	-	-	1,551,133.93	1,551,133.93
Scholarship Training Loan Programme	714,442.96	714,442.96	1,346,732.96	1,346,732.96
District Transactions	6,723,299.05	6,723,299.05	2,035,165.20	2,035,165.20
Motor Cycle Leasing Programme	6,542,496.58	6,542,496.58	17,359,408.25	17,359,408.25
Advances Given to Staff		9,847,023.44		10,280,353.00
	1,900,386,750.37	**1,925,051,020.37**	**1,815,253,922.09**	**1,855,801,272.09**

NOTE [20] SUB SUNDRY DEBTORS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2015		2014	
	Rs.	Rs.	Rs.	Rs.
Sevana Media	22,485,524.70	22,485,524.70	21,793,293.08	21,793,293.08
Supply of Security Services	6,060,089.66	6,060,089.66	5,925,666.41	5,925,666.41
Reimbursable Expenses by Other Institutions	72,254,958.21	72,254,958.21	72,475,930.08	72,475,930.08
National Equipment & Machinery Organization	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
Consolidated Fund C/B	47,462,688.25	47,462,688.25	47,462,688.25	47,462,688.25
Tsunami Distress Programme to staff	164,243.51	164,243.51	164,243.51	164,243.51
P P P Project	5,575,591.20	5,575,591.20	5,475,587.28	5,475,587.28
No Pay Recoverable	25,556.26	25,556.26	62,979.67	62,979.67
Other Receivable	103,248.48	103,248.48	15,458.16	637,738.16
U D A	51,843,285.53	51,843,285.53	51,843,285.53	51,843,285.53
C H P	9,761,833.34	9,761,833.34	8,985,987.32	8,985,987.32
Manikkawatta Housing Programme - Receivable	51,241,227.12	51,241,227.12	51,241,227.12	51,241,227.12
Trade Receivable	-	18,473,274.00	-	29,816,860.00
Pre Payments	-	1,813,425.30	-	733,354.00
Tax Receivable	-	3,867,475.08	-	3,867,475.00
Loan & Other Receivables	-	629,319.08	-	-
Advances - Paid to Contractors.	-	-	-	3,777,013.00
Sundry Debtors.	-	4,000.00	-	-
Cash/Salary Advances	-	209,996.04	-	-
Rental Equalization Reserve	-	-	-	1,055,233.00
LESS Provision for Bad Debt	(66,060,482.99)	(76,240,725.93)	(65,829,870.93)	(75,435,088.93)
	489,850,296.56	**504,667,543.12**	**488,549,008.77**	**518,816,005.77**

NOTE [21] DEPOSITS & ADVANCES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2015		2014	
	Rs.	Rs.	Rs.	Rs.
Travelling Advances	269,474.45	269,474.45	280,748.45	280,748.45
Salary Advances	230,543.69	230,543.69	237,995.30	237,995.30
Miscellaneous Advances D P	255,801,529.87	255,801,529.87	306,151,556.59	306,151,556.59
Miscellaneous I P	75,000.00	75,000.00	75,000.00	75,000.00
Electricity - Jaltara	2,500.00	2,500.00	2,500.00	2,500.00
Electricity - NHDA	900,131.06	900,131.06	936,956.06	936,956.06
Fuel Advances	11,979.22	11,979.22	56,021.22	56,021.22
Rent	952,120.00	952,120.00	257,120.00	257,120.00
Security	276,827.62	276,827.62	579,192.62	579,192.62
Deposits at Rural Bank & Savings Bank	6,150.00	6,150.00	6,150.00	6,150.00
Other Special Advances to Staff	390,190.79	390,190.79	207,222.00	207,222.00
Valuation Fees	1,365,295.69	1,365,295.69	1,365,295.69	1,365,295.69
Survey Fees	4,051,082.88	4,051,082.88	3,224,520.68	3,224,520.68
Miscellaneous Advances	2,038,071.00	2,038,071.00	3,891,128.17	3,891,128.17
Deposits for Water Supply	61,218.40	61,218.40	75,891.20	75,891.20
Advances to Suppliers.	227,600.00	227,600.00	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 Lottery Advance	29,750.00	29,750.00	48,000.00	48,000.00
Deposits for Construction of Estate Workers. Houses	514,348,175.40	514,348,175.40	468,493,935.64	468,493,935.64
	781,043,490.07	**781,043,490.07**	**786,095,083.62**	**786,095,083.62**

NOTE [22] CASH AND BANK BALANCES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2015		2014	
	Rs.	Rs.	Rs.	Rs.
Colombo City North	583,797.55	583,797.55	455,188.85	455,188.85
Colombo City South	353,531.79	353,531.79	1,244,369.59	1,244,369.59
Colombo District	9,095,053.08	9,095,053.08	1,370,436.04	1,370,436.04
Gampaha	23,450,565.78	23,450,565.78	7,785,259.28	7,785,259.28
Kalutara	2,581,993.98	2,581,993.98	15,794,976.53	15,794,976.53
Kandy	6,247,933.04	6,247,933.04	4,495,298.55	4,495,298.55
Matale	2,108,924.34	2,108,924.34	3,200,330.87	3,200,330.87
Nuwara-Eliya	4,553,707.04	4,553,707.04	5,104,169.34	5,104,169.34
Galle	7,775,640.51	7,775,640.51	2,872,394.82	2,872,394.82
Matara	4,455,618.25	4,455,618.25	10,183,486.83	10,183,486.83
Hambantota	45,174,217.58	45,174,217.58	1,657,698.95	1,657,698.95
Jaffna	629,344.40	629,344.40	1,022,074.70	1,022,074.70
Mannar	321,322.41	321,322.41	196,600.34	196,600.34
Mankulam	3,228,825.48	3,228,825.48	260,173.54	260,173.54
Kilinochchi	3,402,145.57	3,402,145.57	2,468,624.57	2,468,624.57
Vavuniya	1,750,538.28	1,750,538.28	1,627,134.78	1,627,134.78
Batticaloa	461,794.30	461,794.30	851,348.65	851,348.65
Ampara	257,319.43	257,319.43	371,933.93	371,933.93
Trincomalee	3,360,610.35	3,360,610.35	2,874,499.34	2,874,499.34
Kurunegala	4,434,196.46	4,434,196.46	845,557.21	845,557.21
Puttlam	1,408,919.22	1,408,919.22	1,315,704.60	1,315,704.60
Anuradhapura	3,056,134.80	3,056,134.80	4,573,667.60	4,573,667.60
Polonnaruwa	5,333,776.42	5,333,776.42	2,459,600.45	2,459,600.45
Badulla	1,962,419.74	1,962,419.74	2,785,289.63	2,785,289.63
Monaragala	7,392,344.21	7,392,344.21	8,563,667.69	8,563,667.69
Ratnapura	3,285,778.87	3,285,778.87	5,711,397.67	5,711,397.67
Kegalle	6,627,818.23	6,627,818.23	6,059,858.68	6,059,858.68
Kalmunai	2,210,002.11	2,210,002.11	1,165,186.46	1,165,186.46
National Savings Bank - NHD	32,383.43	32,383.43	32,383.43	32,383.43
National Savings Bank -Rent Agent Deposit	100,000.00	100,000.00	100,000.00	100,000.00
Soysapura	4,566,621.78	4,566,621.78	263,498.52	263,498.52
Cash and Bank Balances H/O	895,615,391.92	895,615,391.92	113,843,368.31	113,843,368.31
Cash at Bank.	-	12,770,554.61	-	10,180,265.00
Cash in Hand	-	1,304,600.39	-	1,333,520.00
	1,055,818,670.35	**1,069,893,825.35**	**211,555,179.75**	**223,068,964.75**

NOTE [23] RESERVES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
GOVT GRANTS	2015		2014	
	Rs.	Rs.	Rs.	Rs.
Balance as at 01st January 2015	17,310,414,811.35	17,310,414,811.35	15,840,692,254.66	15,840,692,254.66
Coast Line Project	44,000,000.00	44,000,000.00	44,000,000.00	44,000,000.00
	17,354,414,811.35	17,354,414,811.35	15,884,692,254.66	15,884,692,254.66
For the Year	4,450,488,086.21	4,450,488,086.21	2,452,684,552.11	2,452,684,552.11
	21,804,902,897.56	21,804,902,897.56	18,337,376,806.77	18,337,376,806.77
LESS :Grant - Disbursed	444,979,492.69	444,979,492.69	982,961,995.42	982,961,995.42
	21,359,923,404.87	21,359,923,404.87	17,354,414,811.35	17,354,414,811.35
OTHER GRANTS				
Balance as Per Last Balance Sheet	1,557,003,442.81	1,557,003,442.81	1,708,669,516.01	1,708,669,516.01
For the Year	214,183,763.19	214,183,763.19	103,946,921.55	103,946,921.55
	1,771,187,206.00	1,771,187,206.00	1,812,616,437.56	1,812,616,437.56
LESS :Grant - Disbursed	70,728,801.35	70,728,801.35	255,612,994.75	255,612,994.75
	1,700,458,404.65	1,700,458,404.65	1,557,003,442.81	1,557,003,442.81
Value of Assets Taken Over				
- Commissioner of NHD	455,806,301.03	455,806,301.03	455,806,301.03	455,806,301.03
- Director of Establishment	15,260,000.00	15,260,000.00	15,260,000.00	15,260,000.00
	2,171,524,705.68	2,171,524,705.68	2,028,069,743.84	2,028,069,743.84
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
	23,825,601,890.53	23,825,601,890.53	19,676,638,335.17	19,676,638,335.17

NOTE [24] LOANS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2015		2014	
	Rs.	Rs.	Rs.	Rs.
Ministry of Rehabilitation	130,950,398.90	130,950,398.90	130,950,398.90	130,950,398.90
CHP Bond	14,734,600.00	14,734,600.00	15,128,600.00	15,128,600.00
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	12,729,000.00	12,729,000.00	14,850,500.00	14,850,500.00
Plantation Housing & Social Welfare Trus	18,460,613.30	18,460,613.30	18,460,613.30	18,460,613.30
Loan under Diripiyasa	29,181,214.33	29,181,214.33	37,838,217.92	37,838,217.92
Loan under Janasevana I	491,608,062.81	491,608,062.81	562,296,582.23	562,296,582.23
Loan under Janasevana II	1,725,223,095.79	1,725,223,095.79	1,941,335,904.91	1,941,335,904.91
Loan under Janasevana 13%	3,139,454,807.00	3,139,454,807.00	3,378,909,974.00	3,378,909,974.00
Loan under Janasevana 13% 2014	2,118,143,305.75	2,118,143,305.75	1,589,669,776.66	1,589,669,776.66
Loan under Janasevana Pro. NSB 1000 M	898,770,501.87	898,770,501.87	1,007,980,000.00	1,007,980,000.00
Loan under Janasevana Pro .NSB 345 M	331,240,000.00	331,240,000.00	325,250,000.00	325,250,000.00
Loan under Janasevana Pro. RDB 250 M	164,994,000.00	164,994,000.00	189,912,000.00	189,912,000.00
	9,168,054,362.59	**9,168,054,362.59**	**9,305,147,330.76**	**9,305,147,330.76**

NOTE [25] CREDITORS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2015		2014	
	Rs.	Rs.	Rs.	Rs.
Sundry - (NOTE [25] SUB1)	1,098,767,405.17	1,170,284,054.17	1,047,679,319.47	1,094,911,964.47
Expense Creditors	31,866,846.79	31,866,846.79	31,289,913.46	31,289,913.46
Retention Fees - Contractors	154,945,555.96	154,945,555.96	166,049,570.06	166,049,570.06
Unpaid (NOTE [25] SUB2)	89,212,940.44	96,375,551.44	81,513,011.87	94,083,434.87
Land Compensation	293,273,311.33	293,273,311.33	327,833,853.28	327,833,853.28
Retention Fees Jaltara Project	-	-	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	72,869,076.64	72,869,076.64	50,129,833.72	50,129,833.72
Director of Buildings	46,359,687.44	46,359,687.44	46,359,687.44	46,359,687.44
	1,822,544,546.08	**1,901,223,806.08**	**1,786,202,151.41**	**1,846,005,219.41**

NOTE [25] SUB1 SUNDRY CREDITORS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2015		2014	
	Rs.	Rs.	Rs.	Rs.
Rent Received in Advance	13,561,728.88	13,561,728.88	2,229,155.29	2,229,155.29
Loan Installment Received in Advance	128,106,769.16	128,106,769.16	83,961,565.89	83,961,565.89
Sale of Housing Installment Received in Advance -U.H	11,394,356.17	11,394,356.17	7,658,596.59	7,658,596.59
Money Received From Other Institutions	89,465,967.73	89,465,967.73	90,069,065.24	90,069,065.24
Sale of Land Advance Received	106,438,402.52	106,438,402.52	135,995,361.81	135,995,361.81
Stamp Fees Received	465,961.64	465,961.64	214,276.25	214,276.25
Tax Payable	21,516,177.00	21,516,177.00	21,516,177.00	21,516,177.00
Estate Housing Programme - Livestock & Rural Community Council	725,190,818.00	725,190,818.00	702,836,725.36	702,836,725.36
Sevena Media Creditors	2,627,224.07	2,627,224.07	3,198,396.04	3,198,396.04
With Holding Tax /Tax Payable	-	1,061,714.00	-	511,023.00
Advance Received	-	22,593,026.00	-	15,282,941.00
Refundable Deposit	-	47,861,909.00	-	31,438,681.00
	1,098,767,405.17	**1,170,284,054.17**	**1,047,679,319.47**	**1,094,911,964.47**

NOTE [25] SUB2 UNPAIDS CREDITORS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2015		2014	
	Rs.	Rs.	Rs.	Rs.
Salaries	1,139,432.64	1,139,432.64	1,408,655.75	1,408,655.75
Travelling	86,440.50	86,440.50	146,911.50	146,911.50
Overtime	136,533.32	136,533.32	129,300.64	129,300.64
Notary Fees	48,156,160.24	48,156,160.24	40,299,493.45	40,299,493.45
Stamp Fees	10,882,979.64	10,882,979.64	17,191,202.95	17,191,202.95
Bonus	8,550.00	8,550.00	5,900.00	5,900.00
Accrued Expenses	26,367,957.44	33,530,568.44	19,138,397.24	31,708,820.24
Accrued Expenses for Jaltara Project	2,060,476.86	2,060,476.86	2,509,301.86	2,509,301.86
Accrued Expenses Sevana Media Service	374,409.80	374,409.80	683,848.48	683,848.48
	89,212,940.44	**96,375,551.44**	**81,513,011.87**	**94,083,434.87**

NOTE [26] CURRENT LIABILITIES FOR LOANS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2015		2014	
	Rs.	Rs.	Rs.	Rs.
Installment Payable President's Fund Loan	195,000,000.00	195,000,000.00	195,000,000.00	195,000,000.00
Interest Payable President's Fund Loan	276,656,164.00	276,656,164.00	286,656,164.00	286,656,164.00
Interest Payable Rehabilitation Authority	40,000,431.68	40,000,431.68	38,199,930.60	38,199,930.60
Interest Payable Treasury Loan	132,730,736.69	132,730,736.69	132,730,736.69	132,730,736.69
Interest Creditors Debentures	1,354,356.33	1,354,356.33	1,354,356.33	1,354,356.33
Installment Payable Treasury Loan	370,195,559.13	370,195,559.13	370,195,559.13	370,195,559.13
Interest Payable CHP	9,534,138.77	9,534,138.77	9,259,304.14	9,259,304.14
Installment Payable Rehabilitation Authority	119,715,000.00	119,715,000.00	120,952,000.00	120,952,000.00
Interest Payable Diripiyasa Loan	2,839,652.69	2,839,652.69	3,286,833.33	3,286,833.33
Installment Payable On Diripiyasa Loan	3,622,057.77	3,622,057.77	3,623,136.12	3,623,136.12
Installment Payable Nupeweela Loan	29,701,000.00	29,701,000.00	27,579,500.00	27,579,500.00
Interest Payable Nupeweela Loan	59,955,333.64	59,955,333.64	58,237,441.75	58,237,441.75
Interest Payable Upahara Loan	18,038,962.05	18,038,962.05	31,193,666.70	31,193,666.70
	1,259,343,392.75	**1,259,343,392.75**	**1,278,268,628.79**	**1,278,268,628.79**

NOTE [27] DEPOSITS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2015		2014	
	Rs.	Rs.	Rs.	Rs.
Refundable Deposits NOTE [27] SUB 1	256,457,835.34	256,457,835.34	253,803,349.40	253,803,349.40
Housing Schemes Maintenance	59,291,014.64	59,291,014.64	57,449,698.18	57,449,698.18
Deposit For Sale of Houses	177,413,617.63	177,413,617.63	216,776,026.34	216,776,026.34
Scholarship Programme	6,302,920.55	6,302,920.55	6,139,670.55	6,139,670.55
Deposit For Sale of Land	453,811,138.76	453,811,138.76	382,041,144.26	382,041,144.26
	953,276,526.92	**953,276,526.92**	**916,209,888.73**	**916,209,888.73**

NOTE [27] SUB 1 REFUNDABLE DEPOSITS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2015		2014	
	Rs.	Rs.	Rs.	Rs.
Tender Deposit	5,939,900.00	5,939,900.00	6,143,900.00	6,143,900.00
Security Deposit	2,784,025.04	2,784,025.04	2,039,548.87	2,039,548.87
Sundry Deposit	144,423,657.29	144,423,657.29	145,682,440.36	145,682,440.36
Urban Housing Programme	47,677,307.97	47,677,307.97	47,104,307.97	47,104,307.97
Commercial Buildings	16,511,176.71	16,511,176.71	17,466,042.63	17,466,042.63
Deposit for Development Activities	34,384,124.22	34,384,124.22	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
Rent Purchase House Deposit NHD	792,929.73	792,929.73	710,852.76	710,852.76
Refundable Deposits - NHD CHP	181,477.00	181,477.00	181,477.00	181,477.00
Deposit Under Rent Act.	450,000.00	450,000.00	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
Rent Agents Deposit UH Collection	100,000.00	100,000.00	100,000.00	100,000.00
	256,457,835.34	**256,457,835.34**	**253,803,349.40**	**253,803,349.40**

NOTE [28] PROVISIONS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2015		2014	
	Rs.	Rs.	Rs.	Rs.
Audit Fees	4,079,596.00	4,079,596.00	3,631,824.00	3,631,824.00
Gratuity Provision	74,359,579.64	74,359,579.64	39,162,113.66	39,162,113.66
Pending Court Cases	6,399,138.88	6,399,138.88	6,285,618.08	6,285,618.08
	84,838,314.52	**84,838,314.52**	**49,079,555.74**	**49,079,555.74**

NOTES ON STATEMENT OF FINANCIAL PERFORMANCE

NOTE [29] REVENUE

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2015		2014	
	Rs.	Rs.	Rs.	Rs.
Sale of Houses	245,986,343.80	260,286,343.80	114,108,437.20	136,458,955.20
Sale of Land	84,786,513.48	84,786,513.48	21,649,666.66	23,689,666.66
	330,772,857.28	**345,072,857.28**	**135,758,103.86**	**160,148,621.86**

NOTE [30] COST OF SALES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2015		2014	
	Rs.	Rs.	Rs.	Rs.
HOUSES				
Opening Stock	95,351,577.85	95,351,577.85	53,813,312.62	53,813,312.62
Transfer from Working Progress & Others	208,082,288.31	208,082,288.31	106,196,125.88	106,196,125.88
	303,433,866.16	303,433,866.16	160,009,438.50	160,009,438.50
Closing Stock	(120,701,429.73)	(120,701,429.73)	(95,351,577.85)	(95,351,577.85)
Cost of Sales - NHDA	182,732,436.43	182,732,436.43	64,657,860.65	64,657,860.65
-OVDC				36,859,943.00
LAND				
Cost of Land - NHDA	317,685.76	317,685.76	0.00	1,376,823.00
-OVDC		9,840,918.86		
Total Cost of Sales	**183,050,122.19**	**192,891,041.05**	**64,657,860.65**	**102,894,626.65**

NOTE [31] OTHER REVENUE	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2015		2014	
	Rs.	Rs.	Rs.	Rs.
Revenue Form Rent NOTE [31] SUB 1	82,139,083.72	144,029,567.07	66,236,905.94	123,597,778.94
Revenue From Interest NOTE [31] SUB 2	1,723,276,045.90	1,725,425,735.46	1,658,552,175.67	1,663,209,846.67
Revenue From Others NOTE [31] SUB 3	516,990,255.18	567,814,627.28	1,059,712,735.18	1,173,135,671.18
Non Refundable Deposits NOTE [31] SUB 4	151,000.00	151,000.00	34,800.00	34,800.00
	2,322,556,384.80	**2,437,420,929.81**	**2,784,536,616.79**	**2,959,978,096.79**

NOTE [31] SUB 1 REVENUE FORM RENT

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2015		2014	
	Rs.	Rs.	Rs.	Rs.
NHD House Rent	3,128,031.24	3,128,031.24	1,012,870.76	1,012,870.76
Residential Houses	12,291,931.63	12,291,931.63	17,090,917.27	17,090,917.27
Public Servants Quarters	4,464,615.93	4,464,615.93	4,497,574.41	4,497,574.41
Commercial Building	47,965,943.68	109,856,427.03	39,072,473.33	96,433,346.33
Lease Rent	12,796,869.14	12,796,869.14	2,748,082.73	2,748,082.73
Circuit Bungalow Rent	1,491,692.10	1,491,692.10	1,814,987.44	1,814,987.44
	82,139,083.72	**144,029,567.07**	**66,236,905.94**	**123,597,778.94**

NOTE [31] SUB 2 REVENUE FROM INTEREST

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2015		2014	
	Rs.	Rs.	Rs.	Rs.
Fixed Deposits	-	1,768,747.81	-	-
Distress Loans	6,167,143.33	6,548,085.08	6,443,249.10	6,443,249.10
Vehicle Loans	831,252.63	831,252.63	1,153,671.48	1,153,671.48
Interest on Sale of Houses Installments	28,337,364.43	28,337,364.43	27,705,680.59	27,705,680.59
Interest on Sale of Land Installments	4,888,673.11	4,888,673.11	3,626,228.29	3,626,228.29
Interest on Loan NHFS	17,949.05	17,949.05	37,118.67	37,118.67
Interest on Treasury Bills	51,679,338.88	51,679,338.88	41,915,153.40	41,915,153.40
Interest on Loan Under Diripiyasa	358,149.16	358,149.16	415,228.93	415,228.93
Interest on Gamanaguma Programme	50,698,848.84	50,698,848.84	84,477,062.17	84,477,062.17
Interest on Janasevana I 12% (Banks)	143,174,807.68	143,174,807.68	126,877,876.04	126,877,876.04
Treasury Fund & IG Loan Interest 2011	446,757,951.05	446,757,951.05	469,190,758.99	469,190,758.99
Interest on Janasevana II 10% (Banks)	924,320,341.53	924,320,341.53	826,567,918.04	826,567,918.04
Staff Housing Loan	5,806,547.35	5,806,547.35	5,833,838.10	5,833,838.10
Interest on Fisheries Houses & Estate	13,503,383.08	13,503,383.08	7,646,003.23	7,646,003.23
Loan Programme	28,311,206.53	28,311,206.53	53,920,074.51	53,920,074.51
2015 Loan Programme	17,621,334.00	17,621,334.00		
Other Interest	801,755.25	801,755.25	2,742,314.13	7,399,985.13
	1,723,276,045.90	**1,725,425,735.46**	**1,658,552,175.67**	**1,663,209,846.67**

NOTE [31] SUB 3 REVENUE FOM OTHERS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2015		2014	
	Rs.	Rs.	Rs.	Rs.
Sundry Income	-	169,505.99	-	2,190,476.00
Services Charges on Housing Loan	7,158,188.80	7,158,188.80	36,347,811.82	36,347,811.82
Housing Transfer Fees	16,381,398.18	16,381,398.18	14,369,352.81	14,369,352.81
Administration Charges	7,010,010.56	7,010,010.56	9,529,325.17	9,529,325.17
Sale of Documents, Books, Others etc.	2,573,444.34	2,573,444.34	2,162,604.09	2,162,604.09
Sale of Unserviceable Items	522,639.55	522,639.55	2,923,898.80	2,923,898.80
Hire of Premises	14,580,204.01	14,580,204.01	7,976,668.80	7,976,668.80
Sale of Vehicles	6,481,978.00	18,001,916.70	3,976,409.50	3,976,409.50
Hiring of Vehicles	278,993.92	278,993.92	189,369.50	189,369.50
Hiring of Plant & Machinery	14,950.00	14,950.00	695,669.52	695,669.52
Dividend Received from HDFC Bank & OVDC	17,377,200.00	17,377,200.00	1,680,000.00	1,680,000.00
Fines & Surcharges	16,368,686.97	16,368,686.97	18,929,090.13	19,754,839.13
Unclaimed Tender Deposits & Retention Fees	834,154.38	834,154.38	782,297.64	782,297.64
Hire of Furniture	-	-	27,075.00	27,075.00
National Housing Day - Donation	3,339,664.51	3,339,664.51	-	-
Fair Value Gain on Investment Property	-	-	-	71,632,494.00
Profit on Disposal of Property , plant &Equipment	-	-	-	735,924.00
Legal Fees	-	669,292.97	-	378,990.00
Anternna Income	-	33,307,519.64	-	32,116,900.00
Parking Income	-	180,000.00	-	180,000.00
Equipment Room Income	-	699,882.18	-	655,721.00
Services Charges	-	4,200,391.08	-	4,706,682.00
Sevana Media	1,409,249.27	1,409,249.27	2,281,166.98	2,281,166.98
Sevana Grant Received	22,310,837.00	22,310,837.00	186,882,289.96	186,882,289.96
Grant - Revamping of Condominiums	167,637,542.94	167,637,542.94	770,959,705.46	770,959,705.46
Plastering Programme -25000 Housing	230,711,112.75	230,711,112.75	-	-
Sevana Fund Received	2,000,000.00	2,000,000.00	-	-
Registration Fee	-	77,841.54	-	-
	516,990,255.18	**567,814,627.28**	**1,059,712,735.18**	**1,173,135,671.18**

NOTE [31] SUB 4 NON REFUNDABLE DEPOSITS

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED
	2015		2014	
	Rs.	Rs.	Rs.	Rs.
Tender Deposits	151,000.00	151,000.00	34,800.00	34,800.00
	151,000.00	**151,000.00**	**34,800.00**	**34,800.00**

NOTE [32] INSTITUTIONAL & ADMINISTRTIVE EXPENSES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2015		2014	
	Rs.	Rs.	Rs.	Rs.
Board Expenses	270,480.00	270,480.00	388,000.00	388,000.00
Salaries and Wages	497,683,824.21	518,956,054.72	488,059,081.47	522,812,002.47
Overtime	44,461,586.24	44,461,586.24	42,068,669.22	42,068,669.22
Other Allowances	311,669,566.69	311,669,566.69	100,833,413.69	100,833,413.69
Cost of Living Allowances	202,559,129.17	202,559,129.17	196,304,222.59	196,304,222.59
Incentive Payments	19,447,363.76	19,447,363.76	20,897,407.80	20,897,407.80
Bonus	4,261,771.20	4,261,771.20	4,207,190.61	4,207,190.61
E P F Contributions	125,044,369.93	128,235,204.53	93,315,208.27	95,861,563.27
E T F Contributions	30,131,280.35	30,769,447.27	23,897,125.89	24,408,421.89
Compensation	30,930.00	30,930.00	310,207.50	310,207.50
Holiday Payment	6,050,812.92	6,050,812.92	3,411,152.73	3,411,152.73
Training & Scholarships	1,380,484.00	1,380,484.00	399,630.80	399,630.80
Encashment of Vacation Leave	12,597,386.68	12,597,386.68	12,454,314.67	12,454,314.67
Reimbursement of Membership Fees	42,877.30	42,877.30	5,480.00	5,480.00
Staff Medical Scheme	7,738,456.17	7,738,456.17	7,558,835.30	7,558,835.30
Medical Report Charges	134,310.00	134,310.00	39,000.00	39,000.00
Gratuity Provision	147,406,258.83	147,766,258.83	99,688,432.18	100,434,975.18
Allowance for Board of Survey	152,500.00	152,500.00	151,500.00	151,500.00
Travelling - Local	30,192,628.74	30,192,628.74	29,482,546.87	29,482,546.87
Travelling - Foreign	1,887,680.30	1,887,680.30	3,876,637.63	3,876,637.63
Stationery & Office Requisites	25,441,329.12	25,441,329.12	35,835,622.13	35,835,622.13
Fuel for Motor Vehicles	19,885,369.16	19,885,369.16	27,758,896.37	27,758,896.37
Transport & Hiring of Machinery & Equipment etc.	482,159.88	482,159.88	449,882.82	449,882.82
Health Sanitary & Other Services	934,394.80	934,394.80	806,863.01	806,863.01
Printing Charges	3,403,367.25	3,403,367.25	1,681,723.14	1,681,723.14
Newspapers & Periodicals	975,555.28	975,555.28	841,152.56	841,152.56
Uniforms	542,169.41	542,169.41	961,573.98	961,573.98
Services-Tea Supply Employees Welfare	4,698,862.45	4,698,862.45	5,010,013.12	5,010,013.12
Welfare	1,809,555.40	1,809,555.40	2,254,022.29	2,254,022.29
Maintenance -Buildings & Structures	17,525,504.75	17,525,504.75	16,682,427.57	16,682,427.57
Plant, Machinery & Office Equipment	6,676,042.05	6,676,042.05	8,304,330.68	8,304,330.68
Motor Vehicles	22,894,435.80	22,894,435.80	20,346,033.73	20,346,033.73
Furniture	189,665.00	189,665.00	172,735.00	172,735.00
Housing Scheme	16,427,031.01	16,427,031.01	12,277,106.23	12,277,106.23
Circuit Bungalow Expenses	2,453,379.70	2,453,379.70	2,974,071.50	2,974,071.50
Revamping of Condominiums	167,637,542.94	167,637,542.94	770,959,705.46	770,959,705.46
Tender Document Fees	27,000.00	27,000.00	50,560.25	50,560.25
Hiring of Motor Vehicles	1,658,348.00	1,658,348.00	10,156,565.01	10,156,565.01
Telephone	9,795,806.15	9,795,806.15	10,502,688.30	10,502,688.30
Electricity	13,861,888.83	13,861,888.83	15,349,139.27	15,349,139.27
Water	2,068,726.06	2,068,726.06	3,261,012.40	3,261,012.40
Rent for Office Buildings	980,000.00	980,000.00	1,358,000.00	1,358,000.00
Rates	8,352,283.23	8,352,283.23	9,912,479.52	9,912,479.52
Advertisement	1,255,047.42	1,255,047.42	11,368,407.70	11,368,407.70
Legal Fees	3,023,155.21	3,023,155.21	4,578,111.39	4,578,111.39
Postage	7,342,115.37	7,342,115.37	9,908,046.95	9,908,046.95
Insurance	5,518,698.86	5,518,698.86	5,938,393.74	5,938,393.74
License Fees	953,398.13	953,398.13	930,424.05	930,424.05
Information & Publicity	3,641,014.75	3,641,014.75	7,061,604.43	7,061,604.43
Administrative Expenses	-	54,216,526.35	-	39,603,526.00
	1,793,597,542.50	**1,873,275,300.88**	**2,125,039,649.82**	**2,203,200,290.82**

NOTE [33] FINANCE EXPENSES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2015		2014	
	Rs.	Rs.	Rs.	Rs.
Bank Charges	1,813,675.68	1,875,668.61	2,578,001.54	2,578,001.54
Rebates to Tenants	17,171,568.93	17,171,568.93	17,935,532.57	17,935,532.57
Discount to Borrowers on Lump Sum Re-Payments	440,340.80	440,340.80	12,661,534.70	12,661,534.70
Interest Payment - Commercial Banks on Diripiyasa Loan	3,113,066.14	3,113,066.14	3,855,073.00	3,855,073.00
Interest Payment Bank Loan Upahara	1,062,719,236.93	1,062,719,236.93	840,630,092.09	840,630,092.09
Interest Payments Other Loans	3,518,392.97	3,518,392.97	4,284,605.95	4,284,605.95
Economics Service Charges (Tax)	1,930,986.50	1,930,986.50	1,931,860.49	1,931,860.49
Debit Tax	918.00	918.00	1,572.80	1,572.80
VAT	12,302,457.38	12,302,457.38	15,198,607.63	15,198,607.63
Provision for Court Case	113,520.80	113,520.80	262,590.32	262,590.32
Interest on Lease	-	1,035,993.70	-	823,114.00
	1,103,124,164.13	**1,104,222,150.76**	**899,339,471.09**	**900,162,585.09**

NOTE [34] OTHER EXPENSES

	NHDA	CONSOLIDATED	NHDA	CONSOLIDATED RESTATED
	2015		2014	
	Rs.	Rs.	Rs.	Rs.
Audit Fees	447,772.00	447,772.00	900,000.00	900,000.00
Stamp Duty	434,620.36	434,620.36	316,941.37	316,941.37
Survey Expenses/Valuation	4,228,923.67	4,228,923.67	3,971,703.94	3,971,703.94
WHT And Other	8,221,054.75	8,221,054.75	4,285,247.13	6,316,139.13
NBT	1,577,889.35	1,577,889.35	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	495,500.00	495,500.00	881,000.00	881,000.00
Compensation Houses	-	-	1,800,000.00	1,800,000.00
Consultant Fees	15,000.00	184,800.00	-	-
District Housing Committee Expenses	1,774,384.50	1,774,384.50	933,927.75	933,927.75
Expenditure on Exhibition	138,093.48	138,093.48	1,786,783.22	1,786,783.22
Public Function Activities	11,203,292.12	11,228,292.12	20,100,036.88	20,100,036.88
Dayatakirula Expenses	-	-	4,333,840.00	4,333,840.00
Infrastructure Facile. and Maintenance for Rural Houses	163,936.60	163,936.60	-	-
Bad & Doubtful Debts	212,568,450.34	212,568,450.34	90,750,424.62	90,750,424.62
Commission Paid - Loan Collection	54,753,009.97	54,753,009.97	61,538,039.54	61,538,039.54
Commission Paid - Rent Collection	1,904,136.81	1,904,136.81	5,073,473.16	5,073,473.16
Sevana Grant Expenses	22,310,837.00	22,310,837.00	186,882,289.96	186,882,289.96
Plastering Programme -25000 Housing	230,711,112.75	230,711,112.75	-	-
Sevana Fund Expenses	2,000,000.00	2,000,000.00	-	-
Depreciation on Fixed Assets	48,578,594.40	48,578,594.40	45,854,385.67	45,854,385.67
Amortization	-	-	-	21,803.00
Deprecation	-	7,253,898.53	-	6,567,969.00
	601,526,608.10	**608,975,306.63**	**464,423,151.44**	**473,043,815.44**

STATEMENT OF CHANGES IN NET ASSETS/EQUITY FOR THE YEAR ENDED 31st DECEMBER 2015

Rs. in Mn.

	CAPITAL	CAPITAL RESERVE	ACCUMULATED SURPLUSES/ DEFICITS	TOTAL	MINORITY INTREST OVDC	TOTAL NET ASSET/ EQUITY
Balance as at 01st January 2014	40.000	18,490.264	(10,507.754)	8,022.510	928.649	8,951.159
Change in net Asset / Equity for 2014	-	1,318.056	-	1,318.056	-	1,318.056
Surplus / Deficit for the Period	-	-	(574.291)	(574.291)	44.961	(529.330)
Balance as at 31st December 2014	40.000	19,808.320	(11,082.045)	8,766.275	973.610	9,739.885
Changes in Audited Accounts of OVDC			(202.411)	(202.411)	(152.804)	(355.215)
Restated Balance as at 31st December 2014	**40.000**	**19,808.320**	**(11,284.456)**	**8,563.864**	**820.806**	**9,384.670**
Balance as at 01st January 2015	40.000	19,808.320	(11,284.456)	8,563.864	820.806	9,384.670
Change in net Asset / Equity for 2015	-	4,148.964	-	4,148.964	-	4,148.964
Surplus / Deficit for the Period	-	-	(1,010.367)	(1,010.367)	13.498	(996.869)
Balance as at 31st December 2015 Carried Forward	**40.000**	**23,957.284**	**(12,294.823)**	**11,702.461**	**834.304**	**12,536.765**

NATIONAL HOUSING DEVELOPMENT AUTHORITY AND SUBSID1ARY COMPANY
CASH FLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2015

Cash flows from operating activities		NHDA 2015 Rs.Mn.	OVDC 2015 Rs.Mn.	CONSOLIDATED 2015 Rs.Mn.	CONSOLIDATED RESTATED 2014 Rs.Mn.
Surplus/deficit before taxation		(1,027.969)	31.099	(996.870)	(557.144)
Non-Cash movements					
Gratuity Provision	147.406	-	0.360	147.766	100.434
Provision for Audit fees	0.448	-	-	0.448	0.900
Depreciation	48.579	-	7.232	55.811	52.422
Losses & write off Debtors	-	-	-	-	28.966
Losses & write off investment	-	-	-	-	5.000
Depreciation for the vehicles under grant	25.788	-	-	25.788	25.789
Bad & doubtful debts NHDA	212.568	-	-	212.568	90.750
Write off of doubtful debts & others	-	-	2.499	2.499	12.701
Provision of impairment for related party & others	-	-	-	-	1.377
Amortization of intangible assets	-	-	0.022	0.022	0.022
Refundable Deposit payable written back	-	-	-	-	(2.190)
Provision for pending courts cases NHDA	0.113	-	-	0.113	0.040
Fair value gain on Investment property	-	-	-	-	(71.632)
Gain from fixed Assets	(6.485)	-	(11.520)	(18.005)	(4.712)
Investment income	(51.679)	-	(2.150)	(53.829)	(46.572)
Interest Received	-	-	(1.098)	(1.098)	0.823
Dividends received	(17.377)	359.361	-	(17.377)	(1.680)
Operation Profit before working capital	-	**(668.608)**	**26.444**	**(642.164)**	**(364.706)**
Changes of working Capital					
Increase / Decrease in stock & working progress	92.279	-	(71.164)	21.115	(40.794)
Increase / Decrease in other receivable	(290.407)	-	15.883	(274.524)	(424.551)
Increase / Decrease in Payable	54.482	(143.646)	21.451	75.933	311.410
Cash generated from Operation		(812.254)	(7.386)	(819.640)	(518.641)
Gratuity paid	(62.024)	(62.024)	-	(62.024)	(37.503)
Audit fees	-	-	-	-	(0.676)
Income tax paid	-	-	(2.395)	(2.395)	(5.305)
Interest paid	-	-	-	-	(0.823)
Dividends paid	-	-	-	-	(1.288)
Net cash from operating Activities		**(874.278)**	**(9.781)**	**(884.059)**	**(564.236)**
Cash flows from investing activates					
Purchase Of property Plant & Equipment	(50.372)	-	(42.117)	(92.489)	(58.767)
Increase / Decrease in development Assets& loan prog.	(1,933.714)	-	-	(1,933.714)	(3,101.123)
Proceeds from sale of fixed assets	6.513	-	17.058	23.571	9.397
Additions to Investment property	-	-	(7.022)	(7.022)	(5.987)
Interest received	51.679	-	1.098	52.777	41.915
Interest received	-	-	1.995	1.995	5.460
Net proceeds from investment	-	-		-	(0.055)
Dividends received	17.377	-	-	17.377	-
Gratuity fund	3.420	-	-	3.420	14.642
Investors funds	-	(1,905.097)	24.500	24.500	-
Net cash used in investing activities		**(2,779.375)**	**(14.269)**	**(2,793.644)**	**(3,658.754)**
Cash flows from financing Activities					
Grant Received	4,664.671	-	-	4,664.671	2,556.631
Grant payment	(515.707)	4,148.964	-	(515.707)	(1,238.575)
Loans Received	743.641	-	-	743.641	3,039.760
Loans payment	(880.734)	(137.093)	-	(880.734)	(449.536)
Net Additions finance lease liabilities	-	-	16.830	16.830	2.212
Net increase in cash & cash equivalents		**1,232.496**	**2.561**	**1,235.057**	**251.738**
Cash & Cash equivalent as at beginning of period		891.957	11.514	903.471	651.733
Cash & Cash equivalent at end of period		**2,124.453**	**14.075**	**2,138.528**	**903.471**

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 :

	2015	2014
Cash on hand and balance with bank	1,069.894	223.069
Short - term investments	1,068.634	680.402
	2138.528	**903.471**

Location Map



District Offices

Names and Addresses, telephone and fax numbers and email addresses

1. District Office – Colombo City (North)
   Address : Environment Avenue, Maligawatta, Colombo 10
   Telephone No : 011-2445546
   Fax No : 011-2435146
   E-Mail Address : dmccity@nhda.lk

2. District Office - Colombo City (South)
   Address : No. 280/11, Elvitigala Flats, Colombo 08
   Telephone No : 011-2679857
   Fax No : 011-2669753
   E-Mail Address : dmmtown@nhda.lk

3. District Office – Colombo District Office
   Address : No. 190 Horana Road, Kottawa
   Telephone No : 011-2178226
   Fax No : 011-2178224
   E-Mail Address : dmcolombo@nhda.lk

4. District Office – Gampaha
   Address : Walawwatta, Gampaha
   Telephone No : 033-2226017
   Fax No : 033-2234265
   E-Mail Address : dmgampaha@nhda.lk

5. District Office – Kalutara
   Address : 3rd Floor, General Secretariat, Kalutara
   Telephone No : 0342222298
   Fax No : 034-2222298
   E-Mail Address : dmkalutara@nhda.lk

6. District Office – Kandy
   Address : Yatinuwara Street, Kandy
   Telephone No : 081-2234967
   Fax No : 081-222313
   E-Mail Address : dmkandy@nhda.lk

7. District Office – Matale
   Address : Kachcheri Complex, Matale
   Telephone No : 066-2222134
   Fax No : 066-2222134
   E-Mail Address : dmmatale@nhda.lk

8. District Office – NuwaraEliya
   Address : HavaEliya, NuwaraEliya
   Telephone No : 052-2222925
   Fax No : 052-2222925
   E-Mail Address : dmneliya@nhda.lk

9. District Office – Galle
   Address : E-Courts Building, Fort, Galle
   Telephone No : 091-2234373
   Fax No : 091-2234232
   E-Mail Address : dmgalle@nhda.lk

10. District Office – Matara
    Address : Station Road, Matara
    Telephone No : 041-2222986
    Fax No : 041-2229257
    E-Mail Address : dmmatara@nhda.lk

11. District Office – Hambantota
    Address : No. 42 New Road, Hambantota
    Telephone No : 047-2222013
    Fax No : 047-2222013
    E-Mail Address : dmhambantota@nhda.lk

12. District Office – Jaffna
    Address : Kandy Road, Jaffna
    Telephone No : 021-2222203
    Fax No : 021-2222039
    E-Mail Address : dmjaffna@nhda.lk

13. District Office – Mannar
    Address : Pallimona Road, Oppukulam, Mannar
    Telephone No : 023-2222315
    Fax No : 023-2222141
    E-Mail Address : dmmannar@nhda.lk

14. District Office – Mulativu
    Address : Kandy Road (A9) Mankulam (Mulativu)
    Telephone No : 0212060033
    Fax No : 021-2060022
    E-Mail Address : dmmulativu@nhda.lk

15. District Office – Batticaloa
Address : KalAdi, Batticaloa
Telephone No : 065-2224473
Fax No : 065-2227310
E-Mail Address : dmbatticaloa@nhda.lk

16. District Office – Ampara
Address : National Housing Development Authority, Ampara
Telephone No : 063-2222045
Fax No : 063-2222045
E-Mail Address : dmampara@nhda.lk

17. District Office – Trincomalee
Address : Power Station Road, Trincomalee
Telephone No : 026-2222162
Fax No : 026-2222503
E-Mail Address : dmtrinco@nhda.lk

18. District Office – Kurunegala
Address : No. 05 Mihindu Avenue, Kurunegala
Telephone No : 037-2222014
Fax No : 037-2222014
E-Mail Address : dmkurunegala@nhda.lk

19. District Office – Puttalam
Address : Gam Udawa, Anamaduwa
Telephone No : 032-2263427
Fax No : 032-2263425
E-Mail Address : dmputtalam@nhda.lk

20. District Office – Anuradhapura
Address : Bandaranaike Avenue, Anuradhapura
Telephone No : 025-2222558
Fax No : 025-2222649
E-Mail Address : dmanuradhapura@nhda.lk

21. District Office – Polonnaruwa
Address : Pulathisigama, Hingurakgoda
Telephone No : 027-2246362
Fax No : 027-2246362
E-Mail Address : dmpolonnaruwa@nhda.lk

22. District Office – Badulla
Address : Clinic Road, Badulla
Telephone No : 055-2222113
Fax No : 055-2223163
E-Mail Address : dmbadulla@nhda.lk

23. District Office – Monaragala
Address : District Office, Monaragala
: 055-2276202
Telephone No : 055-2276202
Fax No : dmmonaragala@nhda.lk
E-Mail Address

24. District Office – Ratnapura
Address : New Town, Ratnapura
Telephone No : 045-2228724
Fax No : 045-2228996
E-Mail Address : dmrathnapura@nhda.lk

25. District Office – Kegalle
Address : Ambanpitiya, Galigamuwa Town, Kegalle
Telephone No : 035-2229737
Fax No : 035-2229737
E-Mail Address : dmkegalle@nhda.lk

26. District Office – Kilinochchi
Address : No. 155, A-9 Road, Kilinochchi
Telephone No : 021-2285757
Fax No : 021-2285757
E-Mail Address : dmkilinochchi@nhda.lk

27. District Office - Vavuniya
Address : Park Road, Vavuniya
Telephone No : 024 2222214
Fax No : 024 2222050
E-Mail Address : dmvavuniya@nhda.lk

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கணக்காய்வாளர் தலைமை அதிபதி திணைக்களம்
AUDITOR GENERAL'S DEPARTMENT

මගේ අංකය எனது இல. My No. } HUD/A/NHDA/1/15/01 මගේ අංකය உமது இல. Your No. } දිනය திகதி Date } 10 March 2017

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 31 December 2015 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 31 December 2015 comprising the statement of financial position as at 31 December 2015 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, will be issued to the Chairman of the Authority in due course.

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.

අංක 306/72, පොල්දුව පාර, බත්තරමුල්ල, ශ්‍රී ලංකාව. . - இல. 306/72, பொல்துவ வீதி, பத்தரமுல்லை, இலங்கை. - No. 306/72, Polduwa Road, Battaramulla, Sri Lanka
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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 judgement, 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 – 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 31 December 2015 and its financial performance and cash flows for the year then ended in accordance with Sri Lanka Public Sector Accounting Standards.

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 31 December 2015 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 could not 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 31 December 2015 of the Ocean View Development Ltd., which is the Subsidiary of the National Housing Development Authority and the net assets of the Subsidiary represented about 18 per cent of the net assets of the Authority.

(c.) The ownership of the minority shareholders of the Ocean view Development Company Limited, the subsidiary company of the National Housing Development Authority, had been understated by a sum of Rs. 526,096 in the accounts.

2.3 Comments on Financial Statements – Authority

2.3.1 Sri Lanka Public Sector Accounting Standards

The instances of non-compliance with the Sri Lanka Public Sector Accounting Standards, are as follows.

(a.) Sri Lanka Public Sector Accounting Standard 03.

(i) In case of the unavailability of a specific Sri Lanka Public Sector Accounting Standard that govern a transaction, other incident or an affair, the management should formulate an accounting policy relating thereto. Nevertheless, the accounting policy applied in connection with the accounting of Property, Plant and Equipment purchased on the Government grants, had not been disclosed in the financial statements.

(ii) As an accounting policy had not been formulated for accounting the financial assets, the financial assets representing 74 per cent of the assets belonging to the Authority, had not been shown to its fair value in the financial statements.

(b.) Sri Lanka Public Sector Accounting Standard 09

Although it was stated in accordance with the Accounting Standard 4.3 that the stocks would be accounted at cost or the net realizable value, whichever is lower, the stock of houses costing Rs. 69.57 million had been accounted at cost without computing and reconciling the net realizable value.

2.3.2 Accounting Deficiencies

The following observations are made.

(a.) The value of the plots of land further remained at the housing schemes, lands of 445.2 hectares in extent vested for housing schemes, and 29 plots of land belonging to the Authority where office buildings had been permanently built at, had not been assessed and shown in the financial statements.

(b.) The balance sum of Rs. 13.31 million from the grants of the National Livestock Development Board for constructing houses, had been shown under other aids instead of being shown as accounts payable in the financial statements.

(c.) The gratuity provision for the year under review, had been overstated by a sum of Rs. 929,302 in the accounts.

(d.) Although provisions for doubtful debts in respect of the housing loans under the debtors in the year under review, had been shown in the financial statements as Rs. 1,947,138,813, according to the computations of the audit, the provision for doubtful debts amounted to Rs. 1,952,023,561. Accordingly, provision for doubtful debts had been understated by a sum of Rs. 4,884,748 in the accounts.

(e.) The contribution from the lottery income receivable to the Sevna Fund had not been identified on accrual basis. Instead, a sum of Rs. 112.7 million received during the year under review, had been accounted on cash basis.

2.3.3 Unexplained Differences

The following observations are made.

(a.) A difference of Rs. 6,723,299 had existed between the current accounts maintained by the Head Office for the District Offices and the current accounts maintained at the District Offices for the Head Office.

(b.) According to the financial statements, the value of the bank loans obtained by the Authority amounted to Rs. 3,249,996,938, but according to the letters of confirmation of balances, the value of the loans payable amounted to Rs. 3,256,226,641. Accordingly, a difference of Rs. 6,229,703 existed between the balances shown in the financial statements, and the balances confirmed by the banks.

2.3.4 Lack of Evidence for Audit

The loan agreements, and the supporting documents for the confirmation of balances in respect of the loan balance of Rs. 220,091,573 payable to the Ministry of Rehabilitation, and the Ministry of Fisheries had not been made available to audit.

2.4 Accounts Receivable and Payable

The following observations are made.

(a.) 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 Millennium Housing Programmes on a Cabinet Decision. Although the Treasury had not confirmed that the money would be given back to the Authority, the Authority had shown this amount in the financial statements continuously as a value receivable from the Consolidated Fund.

(b.) According to the information made available, the total of the loan balances receivable as at 31 December of the year under review amounted to Rs. 4,186 million. The loan balances included therein that had been brought forward over a period of 05 years, totaled Rs. 2,505 million representing 60 per cent of the total value. The progress in the recovery of those monies had been at a very low level.

(c.) Out of the advances paid to contractors, stores advances, travelling advances, stores 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. 20.74 million brought forward for over a period of 02 years.

(d.) A sum of Rs. 77.83 million had remained recoverable by the Authority in respect of the employees of the Authority who had been deployed in the other Government institutions. A sum of Rs. 71.82 million thereof, had not been recovered for a period of over 05 years.

(e.) Action had not been taken to recover a sum of Rs. 1,882,604 receivable to the Authority in respect of a land of 726.35 perches in extent granted by the

Authority in the year 1988 from Athnawala Estate to a private social welfare organization for a housing project consisting of 60 houses.

(f.) Although a sum of Rs. 21.52 million had been provided on the tax in arrears amounting to Rs. 15.33 million and the fine of Rs. 7.12 million relating thereto that remained payable to the Inland Revenue Department on behalf of National Institute of Machinery, action had not been taken to settle those liabilities up to the end of the year under review.

(g.) The total of the loan balances that remained payable as at the end of the year under review amounted to Rs. 1,822.54 million, and action had not been taken for a period of over 05 years to settle a sum of Rs. 644.43 therefrom.

(h.) The outstanding loan installments amounting to Rs. 718.23 million and the interest in arrears amounting to Rs. 264.45 million payable for loans obtained from 07 private and public institutions for projects, had remained unsettled over a long period of time.

(i.) Land compensation amounting to Rs. 293.27 million that had existed for a period of over 05 years as at 31 December 2015, had not been settled.

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

The following non-compliances were observed.

Reference to Laws, Rules, and Regulations	Non-compliances
(a) Section 11 (b) of the Finance Act, No.38 of 1971	Concurrence of the Minister of Finance had not been obtained in connection with investments of Rs. 1,068.63 million.
(b) Financial Regulation of the Democratic Socialist Republic of Sri Lanka	
(i) Financial Regulation 104(2)	Losses relating to 27 vehicle accidents had not been reported to the Auditor General .
(ii) Financial Regulation 371(2)	Advances should be settled immediately after the completion of the intended purpose. Nevertheless, advances amounting to Rs.

		294,430 obtained in 10 instances, had been settled after a period of over one month.
	(iii) Financial Regulation 396	Cheques that had exceeded 06 months from the date of issue and not presented to the bank, should be credited to the income, but action had not been taken in that manner on 10 cheques valued at Rs. 162,243 relating to the Head Office of the Authority and 04 District Offices.
(c)	Paragraph 3.3 of the Public Enterprises Circular, No.02/2013, dated 11 September 2013.	The PAYE tax amounting to Rs. 320,349 that should have been paid by deducting from the salaries of the relevant officers, had been paid by the Authority.
(d)	Internal Circular of Property Management No. 02 dated 22 December 2011	In case that the first lessee had not made a transfer, and several heirs claimed rights for lease, the property should be transferred with the concurrence of all the heirs. Nevertheless, the lease rights of a house claimed by several heirs, had been transferred to a single heir without concurrence of all the heirs.

3. Financial Review

3.1 Financial Results

According to the financial statements presented, the deficit of the Group and the Authority for the year ended 31 December 2015 had been Rs. 1,010 million and Rs. 1,028 million respectively as compared with the corresponding deficit of Rs. 591 million and Rs. 633 million for the preceding year, thus indicating an increase of Rs. 419 and Rs. 395 million respectively in the deficit for the year under review as compared with the preceding year. As compared with the preceding year, the increase in the deficit had mainly been attributed by the decrease in the other income of the Group and the Authority by Rs. 523 million and Rs. 462 million respectively.

In analyzing the financial results of the year under review and the 04 preceding years, a continuous deficit in the financial result of the Authority was observed. The deficit of the year 2011 amounting to Rs. 518,293,152 had increased up to Rs. 1,027,969,195 by the year under review. However, by taking into account of employee remuneration, tax paid to the Government, and the depreciation on non-current assets, the contribution of the Authority that had amounted to Rs. 324,193,053 in the year 2011, had reached to Rs. 445,636,668 by the end of the year under review.

4. Operating Review

4.1 Performance

The National Housing Development Authority had been established in terms of National Housing Development Authority Act, No. 17 of 1979 to execute the functions such as : 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, and to make land available for housing development. In addition to the Head Office, the Authority functions island wide with 26 District Offices and 03 Urban Offices.

(a.) According to the Annual Action Plan, it had been planned to build 101,797 housing units during the year under review. Nevertheless, only 78,426 housing units representing 77 per cent , had been completed by the end of the year under review. Particulars are as follows.

(i) Despite being planned to build 679 housing units at 05 housing schemes under the Public Private Contribution Project, no housing unit whatsoever had been built by the end of the year under review.

(ii) Despite being planned to repair 6,349 houses under the programme "Nagamu Purawara", only 1,305 houses had been repaired. Furthermore, it had been planned to commence the repair of 40 houses under the Rehabilitation of new hawses Programme, repairs had been commenced only on 20 houses by the end of the year.

(iii) Although it had been planned to grant aids for 2,500 housing units under the Sevana special aid programme, aids had been granted only for 08 housing units by the end of the year under review indicating a progress of 0.32 per cent.

(iv) Although a sum of Rs. 2.67 million had been incurred during the period from 1998 – 2001 by the District Office in Kandy for the construction of 16 housing units under the Galaha Hosing Scheme, the construction of those houses had not been completed even by the end of the year under review.

4.2 Management Activities

The following observations are made.

(a.) Even though the Authority had taken over the tenure of lands under Section 38(a) of the Land Acquisition Act, various parties had filed cases versus the Authority against for taking over of certain lands. However, a long period had been taken to acquire the tenure of certain lands due to the problems such as a duration of 11-38 years had been taken by the trials. Accordingly, the compensation that remained payable as at 31 December 2015, amounted to Rs. 233,315,880, whilst the interest in arrears payable thereon amounted to Rs. 47,132,014. The following observations are further made in this connection.

(i) The Authority had taken over the tenure of 58 plots of land in extent of 159.93 hectares in extent by the end of the year under review for which compensation had either been paid or scheduled to be paid. As the process of acquiring lands had taken a long period of time, those lands had been encroached.

(ii) Due to failure in taking action to pay compensation in a timely manner for lands 165.20 hectares in extent taken over during the period from 1979-2015, the value of compensation that remained payable as at 31 December 2015 for private lands, amounted to Rs. 276.5 million.

(iii) Although a sum of Rs. 60 million had been allocated for the year under review by the Treasury to acquire lands, the Authority had incurred only a sum of Rs. 32.9 million on acquiring lands. Furthermore, a sum of Rs. 11.15 million therefrom had been incurred for paying the interest resulted in due to delay in paying compensation.

(b.) The approval for the building plans should be obtained from the relevant Local Authorities prior to the implementation of the housing schemes. However, as houses had been built without doing so, problems had arisen by the end of the year under review in obtaining Certificates of Conformity for 2,247 houses in 39 housing schemes. Accordingly, due to failure in establishing management Corporations by vesting the houses of the housing schemes in the owners, the Authority itself further had to carry out the maintenance and repairs of those housing schemes, and the Authority had to incur sums of Rs. 16.43 million and Rs. 167.64 million respectively in the year under review.

(c.) Of the loan amounting to Rs. 4,097,171 granted during the years 1989-1994 in order to purchase solar panels for 526 families in Kurunegala district, any amount had not been recovered in the year under review, and a specific methodology had not been implemented as well to recover those monies.

(d.) Although the Authority had incurred a construction cost of Rs. 20 million on the Mahaiyawa Housing Project consisting of 32 houses implemented by the Authority on a land belonging to the Kandy Municipal Council, the monies relating thereto had not been recovered from the Kandy Municipal Council even by the end of the year under review.

(e.) According to the report of the land survey conducted on the lands taken over/owned by the Authority in the year 2015, lands of 445.2 hectares in extent had been identified, but 111.52 hectares of land therefrom had been encroached by the end of the year under review. The survey on the lands in 04 districts pertaining to the Northern Province, had not been conducted even up to the end of the year under review.

(f.) Although a sum of Rs. 8,686,000 had been paid to the Urban Development Authority on 20 March 2012 for taking over the land in Ratnapura, named as Galkaduwawatta on an assessment obtained on 19 April 2000, the Authority had decided not to take over the land on 07 July 2014. However, action had not been taken up to the end of the year under review to recover amount paid

(g.) The stock of houses had comprised of reserved houses valued at Rs. 43,823,559, the remaining houses, and shops for a period of over 05 years. Action had not properly been taken by the Authority to recover the dues in arrears receivable with respect to the reserved houses, and sell the remaining houses and shops in the stock promptly.

(h.) The Authority had not taken proper action to recover or settle 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.

(i.) Two motor vehicles costing Rs. 1,765,000 existed in the pool of vehicles of the Authority had remained misplaced since the year 2008, but action had not been taken by the Authority to conduct a formal inquiry and recover the loss from the officers responsible.

(j.) A sum of Rs. 5,459,920 had been spent by the Authority for printing diaries and calendars for the year 2015. However, the Authority had received diaries and calendars valued only at Rs. 2,877,920. Action had not been taken by the Authority to recover the sum of Rs. 2,582,000 paid for the diaries and calendars that had not been received by the Authority.

(k.) The total of the loans granted to the Housing Loan Programme amounted to Rs. 19,410 million by the end of the year under review, and it comprised 340,880 debtors. Of the said loan balance, a sum of Rs. 3,103 million had reached maturity, and the sum scheduled to reach maturity amounted to Rs. 16,307 million. A sum of Rs. 54.75 million had been incurred in the year on

loan recovery commissions, but the progress in the recovery of loans had increased only by 2 per cent. The percentage of the dormant debtors had been 75 per cent by the end of the year under review.

4.3 Transactions of Contentious Nature

Despite a separate Engineering Division comprising 93 personnel had functioned under the Authority and the possibility of executing the relevant constructions through the subcontractors, the repairs on condominiums valued at Rs. 167.64 million had been assigned to the State Engineering Corporation.

4.4 Uneconomic Transactions

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.

4.5 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. As the lease rents had been decreased without any justifiable reason in accordance with a new assessment made on 01 January 2008, a cumulative lease rent income amounting to Rs. 37,249,606 had been deprived of by the end of the year under review.

(b.) It had been stated that the valuation of the immediate year should be obtained in disposing properties to the encroachers 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.

(c.) Despite having the methodologies approved by the Cabinet of Ministers for the regularization of encroachers, three encroachers of the Gampaha, Wewalduwa Housing Scheme had been regularized contrary to it, and a loss of Rs.3,772,499 had been sustained by the Authority.

(d.) As competitive bidding had not been followed by the Authority for printing calendars for the year 2015 contrary to Guideline 2.7.5 of the Procurement Guidelines, the Authority had sustained a loss of about Rs. 1.18 million as a calendar had been printed for Rs. 190 of which the printing cost at the open market would have been Rs. 85.

(e.) As the car parks C and D, and A and B of the Housing Scheme in Maligawatta had been closed without any justifiable reason for periods of 12 months and 06 months respectively, the income that the Authority had been deprived of in the year under review, amounted to Rs. 925,200.

(f.) Construction and disposal of flats should be carried out in accordance with Property Management Circular, No. 2011/ ඉදි.ක/07. Nevertheless, buyers had been selected on the approval of the Chairman of the Authority without transparence by considering only the requests directly made by the buyers. The housing scheme that had been planned by the Authority to sell on the pre sales basis, had been sold on installment basis. As the remaining 04 houses of the said scheme the estimated selling price of which had been Rs. 58,650,000 had been sold for a sum of Rs. 47,359,000 on the Decision No. 16/2013, of the Board of Directors, dated 10 September 2013, a loss of Rs. 11,291,000 had been sustained by the Authority.

4.6 Contract Administration

It had been decided to build 560 housing units of the Mihindupura Housing Scheme for the duration 2014-2015 at a cost of Rs. 6,300 million under the Public Private contribution Project. The works thereon had been halted when the progress of the construction had been 2 per cent due to the delay of the contractor in taking action to renew the performance bond of the project.

4.7 Resources of the Authority Released to other Public Institutions

Salaries amounting to Rs. 2,540,836 had been paid by the end of the year under review to 07 officers released to the Line Ministry contrary to the provisions of Paragraph 9.4 of the Public Enterprises Circular, No. PED/12, dated 02 June 2003.

4.8 Personnel Administration

According to the Human Resources Plan of the Authority, the number of approved cadre had been 1,376, but the actual cadre had been 2,180 as at 31 December of the year under review, thus observing an excess cadre of 804. Particulars are as follows.

(a.) Although 47 vacancies had existed in the executive, middle, and junior management levels, the cadre of the Management Assistant and the primary level comprised of 851 employees in excess of the cadre approved by the Department of Management Services.

(b.) Contrary to the provisions in Section 9.3.1 of the Public Enterprises Circular No. PED/12 of 02 June 2003, thirty five officers had been deployed in acting capacity and to covering up duties over periods ranging from 03 months to 09 years.

(c.) According to the Scheme of Recruitment of the Authority, a public notice should be published in the newspapers when making recruitments for the post of Deputy General Manager (Human Resource Management, and Administration), but this recruitment had been made without doing so. In recruiting for the said post, it was necessary to have obtained minimum educational qualifications stated in the Scheme of Recruitment of the Authority – a degree in the relevant field and a postgraduate degree together with a service period of at least 15 years at a post in managerial level of a Public institution. However, the officer recruited had not fulfiled the said educational qualifications and the service experience, but 15 salary increments had been granted to him.

5. Accountability and Good Governance

5.1 Corporate Plan

Although one million houses should have been built according to the One Million House Programme introduced by the Government under the Janasevana Housing Programme in the year 2011, the number of houses expected to be built by the Authority for the period 2015-2019 for achieving those targets, represented only 34.32 of the total number of houses.

5.2 Internal Audit

Although the approved cadre for the Internal Audit Unit had been 47, only 31 had been employed therein by the end of the year under review. Emphasis had not adequately been placed on the performance audit through the functions included in the Annual Audit Programme. Some of the District Offices had not been audited by the Internal Audit Unit over several years.

5.3 Budgetary Control

As significant variances were observed between the budgeted and the actual expenditure, the budget had not been made use of as an effective instrument of financial control.

5.4 Tabling of Annual Reports

Reports for the years 2012 and 2013 had not been tabled in Parliament even up to 30 July 2016 by the Authority.

5.5 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 Ocean View Development Pvt. Ltd. without obtaining the valuation of Government Valuer. However, the value of the valuation of the Government Valuer obtained later relating to the said property had been Rs. 11,520,000, whereas the selling price had been Rs. 9,000,000. This situation had been discussed at the COPE meeting held on 23 November 2012, and in accordance with the Directive therein, it was ordered to take disciplinary action against the officers responsible for the said irregular transaction. Nevertheless, action had not been taken in that connection even up to 30 June 2016.

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.

Areas of Systems and Controls		Observations
(a.)	Control of Advances	(i) Failure to maintain a Register for the advances granted for purchasing spare parts.
		(ii) Granting advances again even when the advances obtained had remained unsettled.
		(iii) When obtaining advances an estimate prepared properly, had not been presented, making it possible for the officer obtaining advances to retain an extensive amount of balance money in hand.
(b.)	Procurement Procedure	Failure to follow the National Competitive Bidding method

(c.)	Human Resource Management	Making recruitments contrary to the Scheme of Recruitment, and for the posts not included therein.
(d.)	Budgetary Control	(i) Failure to prepare the budget in a realistic manner. (ii) Failure to follow a proper methodology to control expenses.

H.M. Gamini Wijesinghe.

Auditor General

Sgd./ H.M. GAMINI WIJESINGHE
Auditor General



National Housing Development Authority

Ministry of Housing & Construction