

Financial Performance of Commercial Public Enterprises - 2003

1 Name & Address of the Enterprise: **Urban Development Authority**
"Sethsiripaya",
Battaramulla

2 Mission:

"Guide, facilitate & regulate urban development through innovative integrated planning with the objective of achieving economically sustainable development"

3 Major Activities:

1. Carrying out integrated planning and physical development in declared urban areas.
2. Formulating and submitting development plans including capital investment plans.
3. Undertaking the execution of development projects and schemes.
4. Formulating and implementing urban land use policy.
5. Developing environmental improvement standards & preparing environmental improvement schemes.
6. Providing planning services & technical assistance to local authorities.

4 Brief comments on financial performance

Despite marginal improvement in the Revenue generation, the Authority has incurred heavy losses during the year mainly due to the write off of investments amounting to Rs.300mn.

The loss during the year was Rs.205mn as against the profit of Rs.13mn in the previous year.

Debtors represent 1.9 times of the total income mostly dues from Government Institutions.

Current liabilities represent 88% of the current assets reflecting a very poor working capital management.

There has been a substantial decline in the total assets and the equity.

The Authority had invested surplus funds amounting to Rs.200mn without the required approval in terms of the Finance Act No. 38 of 1971.

The Authority does not contribute to the Consolidated Fund.

The Authority needs to be restructured for improved performance and contribute to the national economy by way of dividend or levy to the Consolidated Fund.

5 Performance Trend

ABSOLUTE VALUES			2000	2001	2002	2003	2004 B
1	Total Non-Current Assets (WDV) as at end of yr.	(Rs.' 000)	5,655,399	5,776,866	5,423,744	5,094,866	5,688,289
2	Total Current Assets as at end of year	(Rs.' 000)	2,006,141	2,522,970	2,452,108	2,626,847	2,716,715
3	Total Equity as at end of year	(Rs.' 000)	4,517,657	4,582,200	4,337,156	4,132,534	4,522,215
4	Total Non-Current Liabilities as at end of year	(Rs.' 000)	1,528,742	1,450,122	1,349,054	1,276,858	1,727,603
5	Total Current Liabilities as at end of year	(Rs.' 000)	1,615,141	2,267,514	2,189,636	2,312,321	2,155,186
6	Total Revenue for the year	(Rs.' 000)	542,283	624,202	672,770	717,845	675,161
7	Gross Profit for the year	(Rs.' 000)	-	-	-	-	-
8	Net Profit bef. Tax for the year	(Rs.' 000)	2,989	2,870	13,435	(205,494)	23,920
9	Financial Charges for the year	(Rs.' 000)	94,055	107,159	79,380	52,396	41,753
10	Total Capital Expenditure for the year	(Rs.' 000)	18,345	105,626	728,604	81,251	32,112
11	Total Cost of Employment for the year	(Rs.' 000)	206,044	250,062	272,205	256,281	270,673
12	Total Number of Employees as at end of year	(Nos.)	1,466	1,443	1,449	1,394	1,360
RATIOS							
a)	Net Profit bef. Tax to total Equity	(%)	0.07%	0.06%	0.31%	-4.97%	0.53%
b)	Net Profit before tax & Fin. Charges to Tot. Assets	(%)	1.27%	1.33%	1.18%	-1.98%	0.78%
c)	Total Cost of Employment per employee	(Rs.' 000)	140.55	173.29	187.86	183.85	199.02

7,721,713
7,721,713
7,875,852
7,875,846

88.02648194

1.11987
1.136022

7,661,540	
7,661,540	781,730,966
8,299,836	76,000,000
8,299,836	6,591,280
7,875,852	1,447,998,391
7,875,846	2,312,320,637
7,721,713	838,844,629
7,721,713	76,000,000
8,405,004	38,553,659
8,405,004	1,236,243,720
	2,189,642,008