



REPORT OF THE AUDITOR GENERAL OF THE REPUBLIC OF TRINIDAD AND TOBAGO ON THE FINANCIAL STATEMENTS OF THE LAND SETTLEMENT AGENCY FOR THE YEAR ENDED 30TH SEPTEMBER 2012

The accompanying Financial Statements of the Land Settlement Agency for the year ended 30th September 2012 have been audited. The statements, as set out on pages 1 to 14, comprise a Statement of Financial Position as at 30th September 2012, a Statement of Comprehensive Income, a Statement of Cash Flows and a Statement of Changes in Equity for the year then ended 30th September 2012, and Notes to the Financial Statements numbered 1 to 13.

MANAGEMENT'S RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

2. The management of the Land Settlement Agency is responsible for the preparation and fair presentation of these Financial Statements in accordance with International Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of Financial Statements that are free from material misstatement, whether due to fraud or error.

AUDITOR'S RESPONSIBILITY

3. The Auditor General's responsibility is to express an opinion on these financial statements based on the audit. The audit which was carried out in accordance with section 116 of the Constitution of the Republic of Trinidad and Tobago and section 33 of the State Land (Regularisation of Tenure) Act, Chapter 57:05 was conducted in accordance with International Standards on Auditing which require that ethical requirements be complied with and that the audit be planned and performed to obtain reasonable assurance about whether the financial statements are free from material misstatement.

4. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity'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 entity'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 the financial statements.

5. It is my view that the audit evidence obtained is sufficient and appropriate to provide a basis for the audit opinion.

OPINION

6. In my opinion, the financial statements present fairly, in all material respects, of the financial position of the Land Settlement Agency as at 30th September 2012 and its financial performance and its cash flows for the year ended 30th September 2012, in accordance with International Financial Reporting Standards.

SUBMISSION OF REPORT

7. This Report is being submitted to the Speaker of the House of Representatives, the President of the Senate and the Minister of Finance in accordance with the requirements of sections 116 and 119 of the Constitution of the Republic of Trinidad and Tobago.



**18TH JANUARY 2024
PORT-OF-SPAIN**

Jaiwantie Ramdass
**JAIWANTIE RAMDASS
AUDITOR GENERAL**



Land Settlement Agency
Financial Statements
For year ended 30th September 2012

MEMBERS OF THE LAND SETTLEMENT COMMITTEE

CORPORATE SECRETARY

Neil Bhagan

BANKERS

Republic Bank of Trinidad and Tobago
Independence Square,
PORT OF SPAIN.

AUDITORS

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**LAND SETTLEMENT AGENCY
STATEMENT OF FINANCIAL POSITION
AS AT 30TH SEPTEMBER 2012**

		2012	2011
ASSETS	NOTES		
NON-CURRENT ASSETS		\$	\$
Development of Housing Sites	11	-	11,287,931
Development of Housing Sites - IDB Program	11	-	223,946,889
Property, Plant and Equipment	3 (b), 13	10,549,547	9,918,636
		<u>10,549,547</u>	<u>245,153,456</u>
CURRENT ASSETS			
Trade and Other Receivables	7	186,038	211,382
Cash and Cash Equivalents	3 (j), (l)	34,155,529	34,493,890
		<u>44,891,114</u>	<u>279,858,728</u>
TOTAL ASSETS			

The accompanying notes form an integral part of these Financial Statements

**LAND SETTLEMENT AGENCY
STATEMENT OF FINANCIAL POSITION
AS AT 30TH SEPTEMBER 2012**

CONTINUED

EQUITY AND LIABILITIES	NOTES	2012	2011
CAPITAL AND RESERVES		\$	\$
Ministry of Housing - Grant	10	-	1,629,149
Government Grant	10	-	11,066,334
Ministry of Housing - Initial Capital Grant	2	7,000,000	7,000,000
Government Grant - IDB Loan	10	-	223,462,184
Accumulated Fund		10,148,135	9,412,703
Accumulated Profits / (Loss)		19,331,602	20,773,865
		<u>36,479,737</u>	<u>273,344,235</u>
 NON-CURRENT LIABILITIES			
 CURRENT LIABILITIES			
Trade and Other Payables	8	8,411,377	6,514,493
 TOTAL EQUITY AND LIABILITIES		<u><u>44,891,114</u></u>	<u><u>279,858,728</u></u>

MANAGER - CORPORATE SERVICES:

Lacey Panchovalke 5.12.2023

CHIEF EXECUTIVE OFFICER:

[Signature] 5/12/2023



The accompanying notes form an integral part of these Financial Statements

**LAND SETTLEMENT AGENCY
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30TH SEPTEMBER 2012**

INCOME	NOTES	2012	2011
		\$	\$
Water Processing Fees		2,380	1,960
Electrical Processing Fees		2,060	2,960
Sale of Tender Documents		17,000	89,000
Interest on Bank Account		53,904	91,072
Depreciation Income		984,265	891,532
Miscellaneous Income	4	3,900	380
Gain on Disposal of Asset - Accumulated Fund		19,841	74,249
Subvention:			
Goods and Services		13,483,625	12,832,170
Personnel Expenditure		500,000	416,000
Minor Equipment		637,679	741,609
Current Transfers and Subsidies		1,920,000	1,354,700
Public Sector Investment Programme		8,588,387	3,750,000
TOTAL INCOME		<u>26,213,042</u>	<u>20,245,633</u>
EXPENDITURE			
Cost of Administration	6	14,519,902	14,853,086
Depreciation	6	1,071,175	1,013,574
Development Programme	6	12,987,075	3,267,984
TOTAL EXPENDITURE		<u>28,578,152</u>	<u>19,134,644</u>
NET PROFIT / (LOSS)		<u>(2,365,109)</u>	<u>1,110,989</u>

The accompanying notes form an integral part of these Financial Statements

LAND SETTLEMENT AGENCY
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30TH SEPTEMBER 2012

		2012	2011
CASH FLOWS FROM OPERATING ACTIVITIES	NOTES	\$	\$
Net Profit from Operating Activities	I.S.	(2,365,109)	1,110,989
Adjustment for:			
Depreciation	3 (b), 6, 13	1,071,175	1,013,574
(Gain) / Loss on Disposal of PPE		37,452	47,623
OPERATING CAPITAL BEFORE WORKING CAPITAL CHANGES		(1,256,482)	2,172,187
(Increase) / Decrease in Trade and Other Receivables	7	25,344	(25,653)
Increase / (Decrease) in Trade Payables	8	1,896,884	(4,099,099)
NET CASH FLOW FROM OPERATING ACTIVITIES		<u>665,746</u>	<u>(1,952,566)</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase of Property, Plant and Equipment	13	(1,739,539)	(9,924,719)
Proceeds from Sale of Property, Plant & Equipment		-	150,300
Net Cash From Investing Activities		<u>(1,739,539)</u>	<u>(9,774,419)</u>
CASH FLOWS FROM FINANCING ACTIVITIES			
PSIP - IDB Loan	12	-	11,500,000
Accumulated Fund		735,432	1,178,741
Net Cash Used in Financing Activities		<u>735,432</u>	<u>12,678,741</u>
NET INCREASE/ (DECREASE) IN CASH AND CASH EQUIVALENTS		(338,361)	951,756
Cash And Cash Equivalents At Beginning Of Period	3 (j), (l)	34,493,890	33,542,134
CASH AND CASH EQUIVALENTS AT END OF PERIOD		<u>34,155,529</u>	<u>34,493,890</u>

The accompanying notes form an integral part of these Financial Statements

**LAND SETTLEMENT AGENCY
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30TH SEPTEMBER 2012**

	NOTES	Retained Earnings
		\$
Financial Year ended 30 September 2011		
Balance as at 1 October 2010		19,662,876
Net Profit		1,110,989
Balance as at 30 September 2011		<u><u>20,773,865</u></u>
Financial Year ended 30 September 2012		
Balance as at 1 October 2011		20,773,865
Net Profit		(2,365,109)
Prior Period Adjustments	9	922,847
Balance as at 30 September 2012		<u><u>19,331,602</u></u>

The accompanying notes form an integral part of these Financial Statements

**LAND SETTLEMENT AGENCY
NOTES TO THE FINANCIAL STATEMENT
FOR THE YEAR ENDED 30TH SEPTEMBER 2012**

1 PRINCIPAL ACTIVITIES OF THE AGENCY

The LAND SETTLEMENT AGENCY (L.S.A.) was enacted by Parliament in the Republic of Trinidad and Tobago.

The LSA is mandated under the State Land "(Regularisation of Tenure) Act, Chapter 57:05 1998" to:

- (I) regularize all squatters living on State lands prior to January 1st, 1998;
- (II) contain further squatting

2 INITIAL CAPITAL

Our initial capital came from the Ministry of Housing / Housing Development Corporation formerly the (N.H.A.) grant of seven million dollars (\$7,000,000).

3 SIGNIFICANT ACCOUNTING POLICIES

a) Basis of Preparation

These financial statements have been prepared under the historical cost convention. The accounting policies in all material respects conform with International Accounting Standards adopted by the Institute of Chartered Accountants of Trinidad and Tobago. All material income and expenditure items are accounted for on an accrual basis.

b) Fixed Assets

Fixed assets are stated at cost less accumulated depreciation. Depreciation is computed on the declining balance method at rates expected to apportion the cost of the assets over their estimated useful lives.

Purchase of Fixed Assets and Depreciation have been treated in accordance with Ministry of Finance Circular No. F 22/8/43 dated 1969 July 23.

The rates used are as follows:-

	Per Annum
Computer Hardware & Software -	20%
Furniture & Furnishings -	10%
Office Equipment -	20%
Motor Vehicles -	25%
Equipment Electronic -	20%
Equipment Surveying -	10%
Other Minor Equipment -	20%
Aerial Photography -	15%
Building Improvements -	5%
Buildings -	5%

Depreciation is not provided on freehold land.
The cost of maintenance and repairs are charged to expenses.

**LAND SETTLEMENT AGENCY
NOTES TO THE FINANCIAL STATEMENT (continued)
FOR THE YEAR ENDED 30TH SEPTEMBER 2012**

3 SIGNIFICANT ACCOUNTING POLICIES (Cont'd)

c) Employee Benefits

Employees are employed on a contract basis for periods of two (2) and three (3) years. Each is entitled to a 20% gratuity of gross salary over the period which is payable after the end of the contract period.

d) LSA Fund:- Section 30. (1)

A Land Settlement Fund (hereinafter referred to as "The Fund"), administered by the Agency, has been established for the purposes of this Act.

e) The Agency is not subject to Corporation Tax.

f) The Agency is not registered for Value Added Tax (VAT) and does not charge VAT on its products and services.

g) Employees

The number of employees with the Agency at 30th September 2012 amounted to one hundred and thirty two (132).

h) Capital Grants received from the former Ministry of Housing and Settlements are recorded as Government Grants.

i) It is the policy of the Agency to treat all bank interest received as income and utilize the sums received against the operating expenses of the Agency.

j) Cash and Cash Equivalents

For the purpose of presentation in the Statement of Cash Flows, cash equivalents are short term, highly liquid investments that are both readily convertible to known amounts of cash and so near to maturity that they present insignificant risk of changes in value due to changing interest rates.

k) Use of Estimates

The preparation of financial statements in conformity with International Accounting Standards requires management to make estimates and assumptions that affect the reported amount of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**LAND SETTLEMENT AGENCY
 NOTES TO THE FINANCIAL STATEMENT (continued)
 FOR THE YEAR ENDED 30TH SEPTEMBER 2012**

3 SIGNIFICANT ACCOUNTING POLICIES (Cont'd)

1) Cash at Bank	30.9.2012	30.9.2011
	\$	\$
Main Account:		
(1) Recurrent Estimates	7,397,958	6,817,122
(2) Development Programme	<u>25,620,688</u>	<u>26,659,536</u>
	33,018,646	33,476,658
Lease Payment Account	<u>1,136,883</u>	<u>1,017,232</u>
TOTAL	<u>34,155,529</u>	<u>34,493,890</u>

This represents the reconciled certified bank balances of the Agency's Bank Accounts as at 30/09/2012.

4 MISCELLANEOUS INCOME

	30.9.2012	30.9.2011
	\$	\$
Unidentified deposit	3,900.00	380.00
TOTAL	<u>3,900.00</u>	<u>380.00</u>

**LAND SETTLEMENT AGENCY
NOTES TO THE FINANCIAL STATEMENT (continued)
FOR THE YEAR ENDED 30TH SEPTEMBER 2012**

5 FIXED ASSETS FROM OROPUNE CONTRACT

The under mentioned assets were purchased for the use of the Project Manager, that is - The L.S.A., for the Oropune Gardens Phase 1 Development Project.

The list of items are as follows:

- 1 AMERICAN POWER CONVERSION BACK UPS 350VA
- 1 21" ANTIGLARE FILTER SCREEN
- 1 LOMEGA 250MB EXTERNAL ZIP DRIVE
- 1 ALTEC LANSING ACS340 CUBES W/SUB WOOFER
- 1 SONY DCRTR V 820 DIGITAL HI 8MM CAMCORDER
- 1 SHARP MICROWAVE
- 1 SAMSUNG 1800 BTV AIR CONDITION
- 1 EDGE TRIMMER
- 1 LAWNMOWER
- 1 SAMSUNG ICE WORLD REFRIGERATOR
- AUTODESK SURVEY RELEASE 2
NETWORKING
- 1 FAX MACHINE - KXFP101
- 1 MITSUBISHI PAJERO 110 SUV

As per contract agreement these assets became the property of the L.S.A. upon the completion of the contract. The Land Settlement Committee has agreed to account for these assets at a nominal value of \$1.00 each.

**LAND SETTLEMENT AGENCY
NOTES TO THE FINANCIAL STATEMENT (continued)
FOR THE YEAR ENDED 30TH SEPTEMBER 2012**

6 EXPENDITURE	2012	2011
Administrative Expenses	\$	\$
Remuneration to Board Members	497,000	407,378
Travelling	41,216	-
Uniforms	10,904	15,156
Electricity	154,900	163,632
Telephones	403,019	475,325
Rent/ Lease Office Accommodation & Storage	7,300	7,415
Office Stationery and Supplies	342,715	292,936
Books and Periodicals	17,388	4,267
Maintenance of Vehicles	217,880	234,530
Repairs and Maintenance - Equipment	220,947	224,658
Contract Employment	9,066,850	8,430,985
Training	45,880	47,604
Repairs and Maintenance - Building	87,195	(119,378)
Expenses	1,750	80,613
Janitorial Services	44,590	24,611
Fees	62,971	406,299
Official Overseas Travel	41,785	45,413
Other Contracted Services	155,756	104,066
Security Services	305,978	251,337
Postage	3,244	1,763
Insurance	284,367	242,558
Promotion, Publicity and Printing	156,082	236,828
Hosting of Conferences and Seminars	139,600	83,040
Bank Charges	5,944	4,769
Gratuity	427,650	995,136
Loss on Disposal	37,452	47,623
Extraordinary Expenses - Capital	1,739,539	2,144,522
Sub Total	14,519,902	14,853,086
Depreciation		
Buildings	146,274	103,446
Building Improvements	186,497	181,848
Furniture and Furnishings	53,902	54,707
Motor Vehicles	307,768	331,097
Office Equipment	65,504	55,110
Computer Hardware	188,611	152,570
Computer Software	20,243	22,643
Other Minor Equipment	71,462	78,192
Electronic Equipment	15,327	17,604
Surveying Equipment	15,587	16,357
Sub Total	1,071,175	1,013,574
Development Programme		
Survey of Squatter Sites	2,038,847	3,267,984
Squatter Regularisation Programme	10,948,227	-
Sub Total	12,987,075	3,267,984
TOTAL	28,578,152	19,134,644

LAND SETTLEMENT AGENCY
 NOTES TO THE FINANCIAL STATEMENT (continued)
 FOR THE YEAR ENDED 30TH SEPTEMBER 2012

7	RECEIVABLE	2012	2011
		\$	\$
	Prepayment	227,683	249,445
	Accounts Receivable - General	9,354	12,936
	Advances	(51,000)	(51,000)
	Sub Total	<u>186,038</u>	<u>211,382</u>
	TOTAL	<u>186,038</u>	<u>211,382</u>
8	CURRENT LIABILITIES		
	Accounts Payable		87,547
	Minor Equipment	-	91,357
	Goods And Services	116,429	1,731,888
	Households	217,233	1,133
	Accruals General	1,133	1,133
		<u>334,796</u>	<u>1,911,926</u>
	Stale Dated Cheques	779,348	780,012
	Sub Total	<u>1,114,144</u>	<u>2,691,938</u>
	Prepayments by Customers		
	Lease Premiums : Vacant Lots	2,536,587	2,424,658
	A/R Suspense	9,880	6,970
	Sub Total	<u>2,546,467</u>	<u>2,431,628</u>
	Contracts		
	Retention Fees	944,004	1,097,089
	Contracts Payable Current	3,799,413	286,488
	Transport	7,350	7,350
	Sub Total	<u>4,750,766</u>	<u>1,390,926</u>
	TOTAL	<u>8,411,377</u>	<u>6,514,493</u>

**LAND SETTLEMENT AGENCY
NOTES TO THE FINANCIAL STATEMENT (continued)
FOR THE YEAR ENDED 30TH SEPTEMBER 2012**

**9 PRIOR PERIOD ADJUSTMENT
FINANCIAL YEAR 2011-2012**

	\$	\$
Prior Period Adjustments:		
1) Transfer of subventions/grants received for the development of sites to the Profit and Loss Account:		
(i) PSIP - IDB Loan	223,462,184	
(ii) Ministry of Housing - Grant	1,629,149	
(iii) Government Grant	11,066,334	236,157,667
2) Expensing of the cost of development works on LSA Sites:		
(i) Development of Housing Sites	(11,287,931)	
(ii) Development of Housing Sites - IDB Program	(223,946,889)	(235,234,821)
Total prior period adjustment		922,847

10 PSIP - IDB LOAN, MINISTRY OF HOUSING - GRANT & GOVERNMENT GRANT

During the years 1999 to 2011 the Agency received subsidies from the Ministry of Finance to assist with the development of sites within designated areas identified in Act No. 25 of 1998.

These subsidies were initially treated as government grants and the Capital Approach was applied whereby they were recognised as Equity and reflected in the Agency's Balance Sheet.

Although IAS 20 - Accounting for Government Grants and Disclosure of Government Assistance clause 13 states:

"There are two broad approaches to the accounting for government grants: the capital approach, under which which a grant is recognised outside profit or loss, and the income approach, under which a grant is recognised in profit or loss over one or more periods."

Clause 12 states:

"Government grants shall be recognised in profit or loss on a systematic basis over the periods in which the entity recognises as expenses the related costs for which the grants are intended to compensate."

Taking both clauses into consideration and the specific wording of clause 12 it was determined that the Agency would now recognise all subsidies received for the development of sites using the Income Approach.

**LAND SETTLEMENT AGENCY
NOTES TO THE FINANCIAL STATEMENT (continued)
FOR THE YEAR ENDED 30TH SEPTEMBER 2012**

11 DEVELOPMENT OF HOUSING SITES

During the years 1999 to 2011 the Land Settlement Agency provided infrastructural upgrading works, cadastral surveys, etc.. on designated Land Settlement Areas.

The initial treatment of the cost for these works was stated as Non-Current Assets in the Statement of Financial Position.

The Agency will now expense this cost as legal title to these lands was not passed to the LSA.

12 CASH FLOWS FROM FINANCING ACTIVITIES - PSIP - IDB LOAN

Government grants received for the development of sites within the designated areas identified in Act No. 25 of 1998 were recognized as Equity and were previously reflected in the Agency's Balance Sheet.

After review it was determined that all grants received for the development of these sites would be recognized using the Income Approach. This treatment was applied retroactively and affected the balance of the PSIP-IDB Loan account.

As these were prior period adjustments and the balance for the above mentioned Government Grant account reflected this, the following reconciliation was done to ensure that these adjustments were not reflected in the Statement of Cash Flows:

	\$ (a)	\$ (b)	\$ (c) (a) + (b)	\$ (d)	\$ (e) (c) - (d)
	Balance as at 30 Sep 12	Add: Removal of Prior Period Adjustment	Revised Balance as at 30 September 2012	Less: Balance B/F for the year ended 30 September 2011	Increase / (Decrease) in Grants for 2011/2012
PSIP - IDB Loan	-	223,462,184	223,462,184	223,462,184	-
	-	223,462,184	223,462,184	223,462,184	-

Column C shows what the balance for these accounts would have been if no prior period adjustments were made. When we deduct from this balance the brought forward figure from the previous Financial Year (Column D) we can now see the true increase or decrease for the Financial Year in these accounts (Column E).

LAND SETTLEMENT AGENCY
 NOTES TO THE FINANCIAL STATEMENT (continued)
 FOR THE YEAR ENDED 30TH SEPTEMBER 2012

SUMMARY SHEET
 FIXED ASSETS SCHEDULE
 30TH SEPTEMBER 2012

13 ASSETS PURCHASED UNDER GOV'T FUNDS, LSA FUNDS & OROPUNE

Rate	Computer Hardware 20%	Computer Software 20%	Office Equipment 20%	Electronic Equipment 20%	Other Minor Equipment 20%	Surveying Equipment 10%	Aerial Photography 15%	Computerisation 20%	Furniture & Furnishings 10%	Motor Vehicles 25%	Building Improvements 5%	Buildings 5%	Total
COST													
As at 1st October 2011	1,864,557	300,338	637,131	328,921	307,221	394,406	1,446,282	96,490	981,359	3,239,581	4,232,984	2,651,323	16,480,592
Additions	213,193	-	-	11,799	37,478	70,898	-	-	90,402	-	216,325	1,099,445	1,739,539
Disposals	(115,221)	-	-	-	-	(52,688)	-	-	-	-	-	-	(167,909)
As at 30th September 2012	1,962,529	300,338	637,131	340,720	344,698	412,616	1,446,282	96,490	1,071,760	3,239,581	4,449,309	3,750,768	18,052,222
DEPRECIATION													
Accumulated Depreciation													
As at 1st October 2011	1,007,844	199,123	309,608	255,236	151,172	231,499	1,197,733	87,473	458,646	2,008,507	550,952	104,166	6,561,958
Charge for the year	188,611	20,243	65,504	15,327	32,376	15,587	37,282	1,803	53,902	307,768	186,497	146,274	1,071,175
Disposals	(92,467)	-	-	-	-	(37,990)	-	-	-	-	-	-	(130,457)
As at 30th September 2012	1,103,987	219,365	375,112	270,563	183,548	209,096	1,235,015	89,277	512,548	2,316,275	737,450	250,440	7,502,677
NET BOOK VALUE													
As at 30th September 2011	856,713	101,215	327,523	73,685	156,049	162,907	248,549	9,016	522,713	1,231,074	3,682,032	2,547,157	9,918,634
As at 30th September 2012	858,542	80,973	262,019	70,157	161,150	203,520	211,267	7,213	559,212	923,305	3,711,859	3,500,328	10,549,545