



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 2013

The accompanying Financial Statements of the Land Settlement Agency for the year ended 30th September 2013 have been audited. The statements, as set out on pages 1 to 14, comprise a Statement of Financial Position as at 30th September 2013, a Statement of Comprehensive Income, a Statement of Cash Flows and a Statement of Changes in Equity for the year then ended 30th September 2013, and Notes to the Financial Statements numbered 1 to 15.

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 2013 and its financial performance and its cash flows for the year ended 30th September 2013, 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 2013

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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Eric Williams Finance Building
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**LAND SETTLEMENT AGENCY
STATEMENT OF FINANCIAL POSITION
AS AT 30TH SEPTEMBER 2013**

		2013	2012
ASSETS	NOTES		
NON-CURRENT ASSETS		\$	\$
Property, Plant and Equipment	3 (b), 15	11,802,746	10,549,547
		<u>11,802,746</u>	<u>10,549,547</u>
CURRENT ASSETS			
Trade and Other Receivables	7	113,050	186,038
Cash and Cash Equivalents	3 (j), (l)	58,311,280	34,155,529
NON-CURRENT ASSETS HELD FOR SALE			
Motor Vehicles	10	5,129	-
TOTAL ASSETS		<u>70,232,205</u>	<u>44,891,114</u>
EQUITY AND LIABILITIES			
CAPITAL AND RESERVES		\$	\$
Ministry of Housing - Initial Capital Grant	2	7,000,000	7,000,000
Accumulated Fund		11,288,551	10,148,135
Accumulated Profits / (Loss)		22,228,711	19,331,602
		<u>40,517,262</u>	<u>36,479,737</u>
NON-CURRENT LIABILITIES			
Deferred Government Grant	14	18,482,541	-
CURRENT LIABILITIES			
Deferred Government Grant	14	3,085,603	-
Trade and Other Payables	8	8,146,799	8,411,377
TOTAL EQUITY AND LIABILITIES		<u>70,232,205</u>	<u>44,891,114</u>

MANAGER - CORPORATE SERVICES:

5.12.2013
Raymond C. C.

CHIEF EXECUTIVE OFFICER:

John - Stone *Stinson*



The accompanying notes form an integral part of these Financial Statements

**LAND SETTLEMENT AGENCY
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30TH SEPTEMBER 2013**

INCOME	NOTES	2013	2012
		\$	\$
Water Processing Fees		1,040	2,380
Electrical Processing Fees		2,480	2,060
Sale of Tender Documents		34,400	17,000
Interest on Bank Account		59,316	53,904
Depreciation Income		1,035,246	984,265
Miscellaneous Income	4	940	3,900
Gain on Disposal of Asset - Accumulated Fund		-	19,841
Gain on Disposal of Asset		99,643	-
<u>Subvention:</u>			
Goods and Services		18,608,904	13,483,625
Personnel Expenditure		297,446	500,000
Minor Equipment		493,550	637,679
Current Transfers and Subsidies		550,000	1,920,000
Public Sector Investment Programme		20,700,613	8,588,387
TOTAL INCOME		<u>41,883,578</u>	<u>26,213,042</u>
EXPENDITURE			
Cost of Administration	6	19,488,579	14,519,902
Depreciation	6	1,128,084	1,071,175
Development Programme	6	18,374,306	12,987,075
TOTAL EXPENDITURE		<u>38,990,969</u>	<u>28,578,152</u>
NET PROFIT / (LOSS)		<u>2,892,609</u>	<u>(2,365,109)</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 2013

		2013	2012
CASH FLOWS FROM OPERATING ACTIVITIES	NOTES	\$	\$
Net Profit from Operating Activities	15	2,892,609	(2,365,109)
Adjustment for:			
Depreciation	3 (b), 6, 15	1,128,084	1,071,175
(Gain) / Loss on Disposal of PPE		(99,643)	37,452
OPERATING CAPITAL BEFORE WORKING CAPITAL CHANGES		3,921,050	(1,256,482)
(Increase) / Decrease in Trade and Other Receivables	7	72,987	25,345
Increase / (Decrease) in Trade Payables	11	(260,078)	1,896,884
NET CASH FLOW FROM OPERATING ACTIVITIES		3,733,959	665,746
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase of Property, Plant and Equipment	15	(2,391,869)	(1,739,539)
Proceeds from Sale of Property, Plant & Equipment		105,100	-
Net Cash From Investing Activities		(2,286,769)	(1,739,539)
CASH FLOWS FROM FINANCING ACTIVITIES			
Deferred Government Grant	14	21,568,144	-
Accumulated Fund		1,140,416	735,432
Net Cash Used in Financing Activities		22,708,560	735,432
NET INCREASE/ (DECREASE) IN CASH AND CASH EQUIVALENTS		24,155,750	(338,360)
Cash And Cash Equivalents At Beginning Of Period	3 (j), (l)	34,155,530	34,493,890
CASH AND CASH EQUIVALENTS AT END OF PERIOD		58,311,280	34,155,530

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 2013**

	NOTES	Retained Earnings
		\$
Financial Year ended 30 September 2012		
Balance as at 1 October 2011		20,773,865
Net Profit/(Loss) for yr. ended 30.09.12		(2,365,109)
Prior Period Adjustments		922,847
Balance as at 30 September 2012		<u><u>19,331,602</u></u>
Financial Year ended 30 September 2013		
Balance as at 1 October 2012		19,331,602
Net Profit/(Loss) for yr. ended 30.09.13		2,892,609
Prior Period Adjustments	9	4,500
Balance as at 30 September 2013		<u><u>22,228,711</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 2013**

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 2013**

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 2013 amounted to one hundred and fifty one (151).

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 2013**

3 SIGNIFICANT ACCOUNTING POLICIES (Cont'd)

I) Cash at Bank

	2013	2012
	\$	\$
Main Account:		
(1) Recurrent Estimates	9,745,519	7,397,958
(2) Development Programme	<u>47,327,917</u>	<u>25,620,688</u>
	57,073,436	33,018,646
Lease Payment Account	1,237,844	1,136,883
TOTAL	<u>58,311,280</u>	<u>34,155,529</u>

This represents the reconciled certified bank balances of the Agency's Bank Accounts as at 30/09/2013.

4 MISCELLANEOUS INCOME

	2013	2012
	\$	\$
Unidentified deposit	940	3,900
TOTAL	<u>940</u>	<u>3,900</u>

**LAND SETTLEMENT AGENCY
NOTES TO THE FINANCIAL STATEMENT (continued)
FOR THE YEAR ENDED 30TH SEPTEMBER 2013**

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

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 2013

	2013	2012
	\$	\$
6 EXPENDITURE Administrative Expenses		
Remuneration to Board Members	297,445	497,000
Travelling	-	41,216
Uniforms	24,194	10,904
Electricity	147,229	154,900
Telephones	411,957	403,019
Rent/ Lease Office Accommodation & Storage	7,387	7,300
Office Stationery and Supplies	433,367	342,715
Books and Periodicals	3,637	17,388
Maintenance of Vehicles	276,413	217,880
Repairs and Maintenance - Equipment	225,011	220,947
Contract Employment	12,242,669	9,066,850
Training	52,695	45,880
Repairs and Maintenance - Building Expenses	329,310	87,195
	31,174	1,750
Janitorial Services	67,355	44,590
Fees	9,250	62,971
Official Overseas Travel	-	41,785
Other Contracted Services	463,740	155,756
Security Services	473,119	305,978
Postage	4,094	3,244
Insurance	233,329	284,367
Promotion, Publicity and Printing	322,530	156,082
Hosting of Conferences and Seminars	384,526	139,600
Bank Charges	5,033	5,944
Gratuity	867,453	427,650
Loss on Disposal	-	37,452
Extraordinary Expenses - Capital	2,175,662	1,739,539
Sub Total	19,488,579	14,519,902
Depreciation		
Buildings	187,210	146,274
Building Improvements	188,366	186,497
Furniture and Furnishings	69,396	53,902
Motor Vehicles	228,514	307,768
Office Equipment	56,836	65,504
Computer Hardware	224,986	188,611
Computer Software	34,304	20,243
Other Minor Equipment	102,578	71,462
Electronic Equipment	14,615	15,327
Surveying Equipment	21,279	15,587
Sub Total	1,128,084	1,071,175
Development Programme		
Survey of Squatter Sites	708,172	2,038,847
Squatter Regularisation Programme	356,069	10,948,227
Residential Lots Programme - Land for the Landless	16,632,741	-
Resettlement of Squatters	677,324	-
Sub Total	18,374,306	12,987,075
TOTAL	38,990,969	28,578,152

**LAND SETTLEMENT AGENCY
NOTES TO THE FINANCIAL STATEMENT (continued)
FOR THE YEAR ENDED 30TH SEPTEMBER 2013**

7	RECEIVABLE	2013	2012
		\$	\$
	Prepayment	101,820	227,683
	Accounts Receivable - General	11,230	9,354
	Advances	-	(51,000)
	Sub Total	<u>113,050</u>	<u>186,038</u>
	TOTAL	<u>113,050</u>	<u>186,038</u>
8	CURRENT LIABILITIES		
	Accounts Payable		
	Minor Equipment	15,797	-
	Goods And Services	140,397	116,429
	Households	877,315	217,233
	Accruals General	1,133	1,133
		<u>1,034,642</u>	<u>334,796</u>
	Stale Dated Cheques	912,871	779,348
	Sub Total	<u>1,947,513</u>	<u>1,114,144</u>
	Prepayments by Customers		
	Lease Premiums : Vacant Lots	2,632,742	2,536,587
	A/R Suspense	60,908	9,880
	Sub Total	<u>2,693,650</u>	<u>2,546,467</u>
	Contracts		
	Retention Fees	412,683	944,004
	Contracts Payable Current	3,085,603	3,799,413
	Transport	7,350	7,350
	Sub Total	<u>3,505,636</u>	<u>4,750,766</u>
	TOTAL	<u>8,146,799</u>	<u>8,411,377</u>

**LAND SETTLEMENT AGENCY
 NOTES TO THE FINANCIAL STATEMENT (continued)
 FOR THE YEAR ENDED 30TH SEPTEMBER 2013**

9	PRIOR PERIOD ADJUSTMENT FINANCIAL YEAR 2012-2013	\$	\$
	Retained Earnings b/f		19,331,602
	Prior Period Adjustments:		
	1) Reduction in contract employment for years ended 30.09.10 & 30.09.11	4,500	
	Total prior period adjustment		4,500
	Revised Balance		19,336,102

**LAND SETTLEMENT AGENCY
NOTES TO THE FINANCIAL STATEMENT (continued)
FOR THE YEAR ENDED 30TH SEPTEMBER 2013**

10 NON-CURRENT ASSETS HELD FOR SALE

Vehicle registration number PBJ 3683 has been classified as held for sale following the approval by the L.S.C. to dispose of this asset as it can provide no future use to the Agency. The completion date for the sale of this vehicle is carded for the financial year 2013-2014. The net book value for this asset as at 30 September 2013 is Five Thousand One Hundred and Twenty Nine Dollars (\$5,129)

11 INCREASE/(DECREASE) IN TRADE PAYABLES

	NOTES	\$	\$
Total Liabilities for the year ended 30 September 2013	9		8,146,799
Add: Removal of prior period adjustments:			
1) Cancellation of stale dated cheques and the reduction of expenditure for the years ending 30 September 2010 and 30 September 2011		<u>4,500</u>	4,500
Sub-Total			8,151,299
Current liabilities for the period 31 October 2012 - 30 September 2013			8,151,299
Less: Total Liabilities for the year ended 30 September 2012	9		8,411,377
Increase / (Decrease) in Trade Payables			<u>(260,078)</u>

12 RESIDENTIAL LOTS PROGRAMME

The Residential Lots (LFL) Programme was established during the Financial Year 2012/2013 as it was observed that the provision of State funded housing units did not adequately satisfy the overwhelming and increasing demand for housing.

Individuals who satisfied specific criteria would be offered serviced lots at subsidized rates and would be able to construct their homes incrementally based on the availability of resources. These lots would be provided with road access, water, electricity, drainage and provision for sewage disposals, where necessary.

13 RESETTLEMENT OF SQUATTERS

The Resettlement of Squatters vote, implemented in the Financial Year 2012/2013, was established to deal with squatter relocation. Over the years squatter relocation/resettlement has become a necessity as many squatters cannot be regularised on their original plots. Lands occupied by squatters may be required for a public purpose and as such the Agency, as one of its strategies, relocates squatters where possible as a means of freeing valuable state land.

**LAND SETTLEMENT AGENCY
NOTES TO THE FINANCIAL STATEMENT (continued)
FOR THE YEAR ENDED 30TH SEPTEMBER 2013**

14 DEFERRED GOVERNMENT GRANT

The Agency received excess releases/grants of \$21,568,144 under its Development Programme for the Financial Year.

The excess releases received will therefore be deferred, but it should be noted that the Agency currently has invoices on hand totalling \$3,085,603 that it is projecting to pay in the Financial Year 2013/2014.

The Deferred Government Grant will therefore be split as follows:

Non-Current Liabilities:	18,482,541
Current Liabilities :	<u>3,085,603</u>
Total	<u>21,568,144</u>

LAND SETTLEMENT AGENCY
 NOTES TO THE FINANCIAL STATEMENT (continued)
 FOR THE YEAR ENDED 30TH SEPTEMBER 2013

SUMMARY SHEET
 FIXED ASSETS SCHEDULE
 30TH SEPTEMBER 2013

15 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 2012	1,962,529	300,338	637,131	340,720	344,700	412,616	1,446,282	96,490	1,071,760	3,239,581	4,449,309	3,750,768	18,052,224
Additions	610,680	264,409	111,366	4,600	399,979	19,435	-	-	273,286	-	95,550	612,564	2,391,869
Disposals	-	-	-	-	-	-	-	-	-	(354,793)	-	-	(354,793)
As at 30th September 2013	2,573,209	564,747	748,497	345,320	744,679	432,051	1,446,282	96,490	1,345,046	2,884,787	4,544,859	4,363,332	20,089,299
DEPRECIATION													
Accumulated Depreciation													
As at 1st October 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
Charge for the year	224,986	34,304	56,836	14,615	69,445	21,279	31,690	1,443	69,396	228,514	188,366	187,210	1,128,084
Disposals	-	-	-	-	-	-	-	-	-	(344,208)	-	-	(344,208)
As at 30th September 2013	1,328,973	253,670	431,948	285,178	252,992	230,376	1,266,705	90,719	581,944	2,200,582	925,816	437,650	8,286,553
NET BOOK VALUE													
As at 30th September 2012	858,542	80,973	262,018	70,157	161,152	203,520	211,267	7,213	559,212	923,305	3,711,859	3,500,328	10,549,547
As at 30th September 2013	1,244,236	311,077	316,548	60,142	491,687	201,675	179,577	5,770	763,102	684,205	3,619,043	3,925,682	11,802,746