

Overview

The Ministry is responsible for the formulation of social housing policies and strategies to facilitate access to affordable and decent housing by low and middle income families. It is also responsible for national land use planning and management.

Key Challenges	Strategies
Access to affordable housing by low and middle income households	Adopt new construction technologies
	Collaborate with relevant authorities to develop a regulated rental market
Maintenance of NHDC housing estates	Revamp the functioning of syndics
	Outsource the maintenance of housing estates, including common areas
Land use planning	Consolidate and modernise legislation on land use planning
	Adoption of a digitalised platform for smarter land use planning
	Develop a comprehensive regulatory framework for hydrography

Programme Outcomes

Programmes	Outcomes	Outcome Indicator	2024/25 Provisional	2025/26 Target	2027/28 Target	2029/30 Target
0401: Policy and Strategy for Housing and Lands	Enabling framework supporting housing and land development	National Development Strategy adopted		Mar-26		
0402: Social Housing Development	Increased access to affordable housing	Percentage of housing programme completed	0.7%	64%	100%	-
0403: Land Management and Physical Planning	Efficient land use planning and management	Percentage of land use with respect to built-up areas, roads and infrastructure	< 24%	< 24%	< 24%	< 25%

Ministry of Housing and Lands - *continued*

Programmes	Outcomes	Outcome Indicator	2024/25 Provisional	2025/26 Target	2027/28 Target	2029/30 Target
0404: Valuation of Immovable Properties	Properties valued in a timely manner	Average time to carry out valuation following request by Registrar General's Department (Weeks)	20	18	16	14

Financial Resources

Summary by Programmes

Rs 000

Programmes	2024/25 Estimates	2025/26 Estimates	2026/27 Planned	2027/28 Planned
0401: Policy and Strategy for Housing and Lands	131,700	137,500	138,800	139,800
0402: Social Housing Development	1,101,200	1,210,000	1,129,800	742,300
0403: Land Management and Physical Planning	817,100	1,023,500	997,200	989,600
0404: Valuation of Immovable Properties	151,200	151,000	149,600	151,500
TOTAL	2,201,200	2,522,000	2,415,400	2,023,200

Ministry of Housing and Lands - continued

Summary by Economic Categories

Rs 000

Code	Economic Categories	2024/25 Estimates	2025/26 Estimates	2026/27 Planned	2027/28 Planned
Recurrent Expenditure		825,300	902,500	929,700	937,300
20	National Assembly Allowances	2,472	2,400	2,400	2,400
21	Compensation of Employees	404,228	414,000	422,500	429,700
22	Goods and Services	195,300	227,600	206,400	206,800
25	Subsidies	22,400	26,800	66,700	66,700
26	Grants	180,900	190,200	190,200	190,200
28	Other Expense	20,000	41,500	41,500	41,500
Capital Expenditure		1,375,900	1,619,500	1,485,700	1,085,900
28	Other Expense	858,600	885,200	400,400	197,100
31	Acquisition of Non-Financial Assets	517,300	734,300	680,900	652,000
32	Acquisition of Financial Assets	-	-	404,400	236,800
TOTAL EXPENDITURE		2,201,200	2,522,000	2,415,400	2,023,200

Programme 0401: Policy and Strategy for Housing and Lands

Rs 000

Details	2024/25 Estimates	2025/26 Estimates	2026/27 Planned	2027/28 Planned
TOTAL EXPENDITURE [Appropriation]	131,700	137,500	138,800	139,800
Recurrent Expenditure	131,600	137,500	138,800	139,800
Capital Expenditure	100	-	-	-

Accounting Officer: Senior Chief Executive

Outcome: Enabling framework supporting housing and land development

Main Service/Delivery Unit	Key Performance Indicator	2024/25 Provisional	2025/26 Target	2026/27 Target	2027/28 Target
Develop policies and strategies for social housing and land use planning <i>Office of the Senior Chief Executive</i>	New Hydrographic Services Bill finalised		Mar-26		

Ministry of Housing and Lands - continued

Rs 000

Item No.	Details	2024/25 Estimates	2025/26 Estimates	2026/27 Planned	2027/28 Planned
Recurrent Expenditure		131,600	137,500	138,800	139,800
20	National Assembly Allowances	2,472	2,400	2,400	2,400
20100	Annual Allowance				
(i)	Deputy Prime Minister	2,472	-	-	-
(ii)	Minister	-	2,400	2,400	2,400
21	Compensation of Employees	103,228	106,600	108,500	109,500
21110	Personal Emoluments	93,153	96,297	98,197	99,197
	<i>of which</i>				
.001	Basic Salary	68,902	67,300	69,054	69,980
.002	Salary Compensation	7,800	8,851	8,851	8,851
.004	Allowances	3,500	3,500	3,500	3,500
.005	Extra Assistance	3,160	4,000	4,000	4,000
.006	Cash in lieu of Leave	3,400	3,400	3,400	3,400
.009	End-of-year Bonus	6,391	6,346	6,492	6,566
21111	Other Staff Costs	8,825	8,983	8,983	8,983
.002	Travelling and Transport	7,100	7,258	7,258	7,258
.100	Overtime	1,700	1,700	1,700	1,700
.200	Staff Welfare	25	25	25	25
21210	Social Contributions	1,250	1,320	1,320	1,320
.001	Contribution to the National Savings Fund	1,250	1,320	1,320	1,320
22	Goods and Services	25,900	28,500	27,900	27,900
22010	Cost of Utilities	4,040	4,040	4,040	4,040
22020	Fuel and Oil	1,200	1,200	1,200	1,200
22030	Rent	11,710	13,770	13,770	13,770
22040	Office Equipment and Furniture	800	800	800	800
22050	Office Expenses	1,025	1,025	1,025	1,025
22060	Maintenance	2,440	3,080	2,480	2,480
22070	Cleaning Services	300	460	460	460
22090	Security	430	430	430	430
22100	Publications and Stationery	2,080	2,080	2,080	2,080
22120	Fees	900	640	640	640
22900	Other Goods and Services	975	975	975	975
Capital Expenditure		100	-	-	-
31	Acquisition of Non-Financial Assets				
31122	Other Machinery and Equipment	100	-	-	-
TOTAL		131,700	137,500	138,800	139,800

Human Resources

SN	Position Titles	Funded	
		2024/25	2025/26
1	Deputy Prime Minister	1	-
2	Minister	-	1
3	Permanent Secretary	1	1
4	Deputy Permanent Secretary	3	3
5	Assistant Permanent Secretary	6	6
6	Chief Technical Officer	1	1
7	Manager, Financial Operations	1	1
8	Assistant Manager, Financial Operations	2	2
9	Principal Financial Operations Officer	2	3
10	Financial Operations Officer/Senior Financial Operations Officer	1	2
11	Assistant Financial Operations Officer	7	7
12	Manager (Procurement and Supply)	1	1
13	Procurement and Supply Officer/Senior Procurement and Supply Officer	1	1
14	Assistant Procurement and Supply Officer	2	2
15	Manager, Internal Control	1	1
16	Principal Internal Control Officer	1	1
17	Internal Control Officer/Senior Internal Control Officer	3	3
18	Manager, Human Resources	1	1
19	Assistant Manager, Human Resources	1	1
20	Human Resource Executive	3	3
21	Office Management Executive	3	3
22	Office Management Assistant	12	12
23	Office Supervisor	2	2
24	Management Support Officer	71	68
25	Confidential Secretary	11	11
26	Senior Word Processing Operator	1	-
27	Word Processing Operator	8	5
28	Executive Officer (Ex-SMEDA)	1	1
29	Clerical Officer/Higher Clerical Officer (Ex-SMEDA)	1	1
30	Receptionist/Telephone Operator	4	4
31	Head Office Auxiliary	2	2
32	Office Auxiliary/Senior Office Auxiliary	19	18
33	Driver	21	21
34	Stores Attendant	2	2
35	General Worker	8	8
TOTAL		205	199

Ministry of Housing and Lands - continued

Programme 0402: Social Housing Development

Rs 000

Details	2024/25 Estimates	2025/26 Estimates	2026/27 Planned	2027/28 Planned
TOTAL EXPENDITURE [Appropriation]	1,101,200	1,210,000	1,129,800	742,300
Recurrent Expenditure	217,700	252,900	283,100	283,500
Capital Expenditure	883,500	957,100	846,700	458,800

Accounting Officer: Senior Chief Executive

Outcome: Increased access to affordable housing

Main Service/Delivery Unit	Key Performance Indicator	2024/25 Provisional	2025/26 Target	2026/27 Target	2027/28 Target
Construction of social housing units <i>National Housing Development Company Ltd (NHDC)/New Social Living Development Ltd</i>	Number of housing units delivered to beneficiaries (Cumulative)	58	5,550	8,349	8,619
Rehabilitation of Housing Estates <i>NHDC</i>	Number of NHDC housing estates rehabilitated	5	2	2	2

Rs 000

Item No.	Details	2024/25 Estimates	2025/26 Estimates	2026/27 Planned	2027/28 Planned
Recurrent Expenditure		217,700	252,900	283,100	283,500
21	Compensation of Employees	7,800	8,000	8,300	8,700
21110	Personal Emoluments	7,115	7,190	7,490	7,890
	<i>of which</i>				
.001	Basic Salary	5,717	5,580	5,849	6,218
.002	Salary Compensation	408	411	411	411
.004	Allowances	100	100	100	100
.006	Cash in lieu of Leave	380	380	380	380
.009	End-of-year Bonus	510	492	523	554
21111	Other Staff Costs	605	730	730	730
.002	Travelling and Transport	575	700	700	700
.100	Overtime	20	20	20	20
.200	Staff Welfare	10	10	10	10
21210	Social Contributions	80	80	80	80
.001	Contribution to the National Savings Fund	80	80	80	80
22	Goods and Services	3,500	13,100	3,100	3,100
22010	Cost of Utilities	130	130	130	130
22020	Fuel and Oil	40	40	40	40

Ministry of Housing and Lands - continued

Rs 000

Item No.	Details	2024/25 Estimates	2025/26 Estimates	2026/27 Planned	2027/28 Planned
22030	Rent	1,950	2,050	2,050	2,050
22040	Office Equipment and Furniture	40	40	40	40
22050	Office Expenses	60	60	60	60
22060	Maintenance	180	180	180	180
22070	Cleaning Services	100	100	100	100
22100	Publications and Stationery	100	100	100	100
22120	Fees	850	10,350	350	350
	<i>of which</i>				
.008	Fees to Consultants (<i>Housing Strategy</i>)	500	10,000	-	-
22900	Other Goods and Services	50	50	50	50
25	Subsidies	22,400	26,800	66,700	66,700
25110	Non-Financial Public Corporations				
.004	National Housing Development Co. Ltd	22,400	26,800	66,700	66,700
26	Grants	165,000	165,000	165,000	165,000
26313	Extra-Budgetary Units				
.154	New Social Living Development Ltd	165,000	165,000	165,000	165,000
28	Other Expense	19,000	40,000	40,000	40,000
28212	Transfers to Households				
.023	Maintenance of NHDC Housing Estates	19,000	40,000	40,000	40,000
	<i>(a) Contribution to Syndics</i>	19,000	-	-	-
	<i>(b) National Syndic Scheme (New)</i>	-	40,000	40,000	40,000
Capital Expenditure		883,500	957,100	846,700	458,800
28	Other Expense	858,500	885,100	400,300	197,000
28222	Transfers to Households	858,500	885,100	400,300	197,000
.012	Casting of Roof Slab Grant Scheme	100,000	120,000	120,000	120,000
.013	Rehabilitation of Infrastructure of NHDC Housing Estates	71,400	110,000	93,960	67,180
	<i>of which</i>				
	<i>(a) Waterproofing works</i>	-	75,000	65,000	40,000
	<i>(b) Operation and Maintenance Cost in relation to Wastewater Management</i>	23,000	23,000	23,000	23,000
.015	Transfer of Title deeds of ex-CHA Houses	100	100	100	100
.017	Construction of Social Housing Units	675,000	655,000	186,240	9,720
.018	Rehabilitation of ex-CHA Housing Estates	12,000	-	-	-
31	Acquisition of Non-Financial Assets	25,000	72,000	42,000	25,000
31113	Other Structures				
.037	Off-site Infrastructure Works for Social Housing	25,000	72,000	42,000	25,000
32	Acquisition of Financial Assets	-	-	404,400	236,800
32145	Loans				
.506	National Housing Development Co. Ltd	-	-	404,400	236,800
TOTAL		1,101,200	1,210,000	1,129,800	742,300

Human Resources

SN	Position Titles	Funded	
		2024/25	2025/26
1	Chief Housing Development Officer	1	1
2	Principal Housing Development Officer	2	2
3	Housing Development Officer	8	8
TOTAL		11	11

Ministry of Housing and Lands - continued

Programme 0403: Land Management and Physical Planning

Rs 000

Details	2024/25 Estimates	2025/26 Estimates	2026/27 Planned	2027/28 Planned
TOTAL EXPENDITURE [Appropriation]	817,100	1,023,500	997,200	989,600
Recurrent Expenditure	337,300	367,800	359,500	363,900
Capital Expenditure	479,800	655,700	637,700	625,700

Accounting Officer: Senior Chief Executive

Outcome: Efficient land use planning and management

Main Service/Delivery Unit	Key Performance Indicator	2024/25 Provisional	2025/26 Target	2026/27 Target	2027/28 Target
Land use planning and management <i>Planning Division</i>	Implementation of LAVIMS 2.0 (a new digital geospatial data sharing platform) (Cumulative)	-	10%	25%	50%
	Digital Twin software developed (Percentage)	-	10%	50%	100%

Rs 000

Item No.	Details	2024/25 Estimates	2025/26 Estimates	2026/27 Planned	2027/28 Planned
Recurrent Expenditure		337,300	367,800	359,500	363,900
21	Compensation of Employees	180,600	181,900	184,000	188,000
21110	Personal Emoluments	161,355	162,605	164,705	168,705
	<i>of which</i>				
.001	Basic Salary	115,958	114,657	116,629	117,825
.002	Salary Compensation	11,200	11,500	11,500	11,500
.004	Allowances	3,600	3,600	3,600	3,600
.005	Extra Assistance	15,000	12,300	12,300	15,000
.006	Cash in Lieu of Leave	5,000	5,500	5,500	5,500
.009	End-of-year Bonus	10,597	10,548	10,676	10,780
21111	Other Staff Costs	17,445	17,445	17,445	17,445
.002	Travelling and Transport	17,200	17,200	17,200	17,200
.100	Overtime	225	225	225	225
.200	Staff Welfare	20	20	20	20
21210	Social Contributions	1,800	1,850	1,850	1,850
.001	Contribution to the National Savings Fund	1,800	1,850	1,850	1,850
22	Goods and Services	139,800	159,200	148,800	149,200
22010	Cost of Utilities	1,900	1,900	1,900	1,900
22020	Fuel and Oil	1,300	1,300	1,300	1,300

Ministry of Housing and Lands - continued

Rs 000					
Item No.	Details	2024/25 Estimates	2025/26 Estimates	2026/27 Planned	2027/28 Planned
22030	Rent	26,140	28,130	28,130	28,130
22040	Office Equipment and Furniture	450	450	450	450
22050	Office Expenses	660	660	660	660
22060	Maintenance	61,260	80,800	80,200	80,200
	<i>of which</i>				
.003	Plant and Equipment	6,500	2,800	2,800	2,800
.013	LAVIMS	52,000	75,240	75,240	75,240
22070	Cleaning Services	260	8,420	8,420	8,420
.006	Cleaning of Office Premises	260	420	420	420
.011	Cleaning of Islets	-	8,000	8,000	8,000
22100	Publications and Stationery	3,055	3,055	3,055	3,055
22120	Fees	14,500	24,210	14,610	15,010
	<i>of which</i>				
.008	Fees to Consultants	3,500	10,200	250	250
.023	Fees icw Oracle License (LAVIMS)	4,090	4,335	4,685	5,085
.037	Fees icw Licenses	5,250	6,000	6,000	6,000
22130	Studies and Surveys	25,400	3,800	3,600	3,600
.002	Hydrographic Surveys by Indian Navy	3,600	3,600	3,600	3,600
.003	Land Use Planning and Management	21,800	200	-	-
22900	Other Goods and Services	4,875	6,475	6,475	6,475
	<i>of which</i>				
.986	Expenses icw Land Research and Monitoring Unit	3,000	4,600	4,600	4,600
26	Grants	15,900	25,200	25,200	25,200
26210	Contribution to International Organisations				
.129	International Hydrographic Organisation	650	650	650	650
.182	Regional Centre for Mapping of Resources for Development	2,600	2,600	2,600	2,600
.209	UN Habitat	2,350	2,350	2,350	2,350
26313	Extra-Budgetary Units				
.091	Town and Country Planning Board	6,900	7,400	7,400	7,400
.153	Real Estate Agent Authority	3,400	12,200	12,200	12,200
28	Other Expense	1,000	1,500	1,500	1,500
28211	Transfers to Non-Profit Institutions				
.070	Professional Land Surveyors Council	500	500	500	500
.072	Town Planner's Council	500	1,000	1,000	1,000

Ministry of Housing and Lands - continued

Rs 000

Item No.	Details		2024/25 Estimates	2025/26 Estimates	2026/27 Planned	2027/28 Planned
Capital Expenditure			479,800	655,700	637,700	625,700
28	Other Expense	Project Value Rs 000	100	100	100	100
28222	Transfer to Households					
.016	Transfer of Title deeds of Land/Houses		100	100	100	100
31	Acquisition of Non-Financial Assets		479,700	655,600	637,600	625,600
31121	Transport Equipment					
.801	Acquisition of Vehicles		2,500	3,300	-	-
31122	Other Machinery and Equipment					
.802	Acquisition of IT Equipment		19,200	13,600	4,000	-
.810	Acquisition of Land Surveying Equipment		5,800	1,100	1,100	1,100
.999	Acquisition of Other Machinery and Equipment		2,300	4,150	1,500	1,500
31132	Intangible Fixed Assets					
.101	LAVIMS Project		47,300	27,450	30,000	22,000
	of which					
	(a) Digital State Land Register	8,417	4,800	2,450	-	-
	(b) Scanning and Archiving	15,000	2,500	3,000	10,000	2,000
	(c) Enhancement of LAVIMS 1.0	40,000	20,000	12,000	-	-
	(d) LAVIMS 2.0 TURNKEY SOLUTIONS - Consultancy Services	60,000	-	10,000	20,000	20,000
.200	E-Projects (Consultancy for implementation of Digital Twin project)		-	5,000	-	-
.801	Acquisition of Software		2,600	1,000	1,000	1,000
31410	Non-Produced Assets					
.801	Acquisition of Land		400,000	600,000	600,000	600,000
TOTAL			817,100	1,023,500	997,200	989,600

Human Resources

SN	Position Titles	Funded	
		2024/25	2025/26
1	Chief Town and Country Planning Officer	1	1
2	Deputy Chief Town and Country Planning Officer	2	2
3	Principal Town and Country Planning Officer	6	6
4	Senior Town and Country Planning Officer	6	7
5	Town and Country Planning Officer	16	15
6	Chief Technical Design Officer	1	1
7	Principal Technical Design Officer	1	1
8	Senior Technical Design Officer	3	3
9	Technical Design Officer	7	9
10	Trainee Technical Design Officer	3	-
11	Senior Development Control Officer	2	2
12	Development Control Officer	9	9
13	Secretary, Morcellement Board	-	-
14	Secretary, National Planning and Development Commission (<i>New</i>)	-	-
15	Chief Surveyor	1	1
16	Deputy Chief Surveyor	3	3
17	Principal Surveyor	14	14
18	Senior Surveyor	17	17
19	Surveyor	34	30
20	Trainee Surveyor	20	20
21	Principal Survey Technician	3	3
22	Senior Survey Technician	10	10
23	Survey Technician	42	42
24	Chief Cartographer	1	1
25	Principal Cartographer	3	3
26	Cartographer/Senior Cartographer	17	13
27	Trainee Cartographer	-	2
28	Plans and Records Officer (<i>Personal</i>)	1	1
29	Archives Officer/Senior Archives Officer	1	1
30	Head Survey Field Worker	16	16
31	Survey Field Worker/Senior Survey Field Worker	57	54
32	Print Finishing/Book Binding Operator (<i>on roster</i>)	1	-
TOTAL		298	287

VALUATION DEPARTMENT

Programme 0404: Valuation of Immovable Properties

Rs 000

Details	2024/25 Estimates	2025/26 Estimates	2026/27 Planned	2027/28 Planned
TOTAL EXPENDITURE [Appropriation]	151,200	151,000	149,600	151,500
Recurrent Expenditure	138,700	144,300	148,300	150,100
Capital Expenditure	12,500	6,700	1,300	1,400

Accounting Officer: Senior Chief Executive

Outcome: Properties valued in a timely manner

Main Service/Delivery Unit	Key Performance Indicator	2024/25 Provisional	2025/26 Target	2026/27 Target	2027/28 Target
Valuation of Immovable Properties <i>Valuation Department</i>	Number of requests for valuation of properties attended on a quarterly basis	2,000	2,250	2,500	2,750

Rs 000

Item No.	Details	2024/25 Estimates	2025/26 Estimates	2026/27 Planned	2027/28 Planned
Recurrent Expenditure		138,700	144,300	148,300	150,100
21	Compensation of Employees	112,600	117,500	121,700	123,500
21110	Personal Emoluments	97,977	102,700	106,720	108,670
	<i>of which</i>				
.001	Basic Salary	76,458	75,800	78,790	80,570
.002	Salary Compensation	7,144	9,500	10,000	10,000
.004	Allowances	3,750	3,750	3,750	3,750
.006	Cash in Lieu of Leave	3,500	3,550	3,600	3,650
.009	End-of-year Bonus	7,125	7,100	7,380	7,500
21111	Other Staff Costs	13,115	13,270	13,450	13,300
.002	Travelling and Transport	12,715	12,720	12,900	12,900
.100	Overtime	350	500	500	350
.200	Staff Welfare	50	50	50	50
21210	Social Contributions	1,508	1,530	1,530	1,530
.001	Contribution to the National Savings Fund	1,508	1,530	1,530	1,530
22	Goods and Services	26,100	26,800	26,600	26,600
22010	Cost of Utilities	2,224	2,000	2,050	2,050
22020	Fuel and Oil	190	250	250	250
22030	Rent	18,078	18,000	18,000	18,000
22040	Office Equipment and Furniture	350	600	350	350
22050	Office Expenses	470	495	495	495
22060	Maintenance	775	900	900	900
22070	Cleaning Services	408	500	500	500
22100	Publications and Stationery	655	845	845	845
22120	Fees	1,650	1,950	1,950	1,950
22170	Travelling within the Republic	550	450	450	450
22900	Other Goods and Services	750	810	810	810

Valuation Department - continued

Rs 000

Item No.	Details	2024/25 Estimates	2025/26 Estimates	2026/27 Planned	2027/28 Planned
Capital Expenditure		12,500	6,700	1,300	1,400
31	Acquisition of Non-Financial Assets	12,500	6,700	1,300	1,400
31121	Transport Equipment				
.801	Acquisition of Vehicles	-	2,600	-	-
31122	Other Machinery and Equipment				
.802	Acquisition of IT Equipment	5,500	4,100	1,300	1,400
31132	Intangible Fixed Assets				
.801	Acquisition of Software	7,000	-	-	-
TOTAL		151,200	151,000	149,600	151,500

Human Resources

SN	Position Titles	Funded	
		2024/25	2025/26
1	Director, Valuation Department	-	-
2	Deputy Director, Valuation Department	3	3
3	Lead Government Valuer	5	5
4	Senior Government Valuer	8	8
5	Government Valuer	19	19
6	Chief Property Valuation Inspector	5	5
7	Principal Property Valuation Inspector	20	20
8	Senior Property Valuation Inspector	42	40
9	Property Valuation Inspector	64	60
10	Systems Analyst	1	1
11	Assistant Manager, Financial Operations	1	1
12	Principal Financial Operations Officer	-	1
13	Financial Operations Officer/Senior Financial Operations Officer	1	1
14	Procurement and Supply Officer/Senior Procurement and Supply Officer	1	1
15	Assistant Procurement and Supply Officer	1	1
16	Assistant Manager, Human Resources	1	1
17	Human Resource Executive	1	1
18	Office Management Executive	1	1
19	Office Management Assistant	2	2
20	Office Supervisor	1	1
21	Management Support Officer	20	19
22	Confidential Secretary	1	1
23	Word Processing Operator	2	1
24	Receptionist/Telephone Operator	1	1
25	Office Auxiliary/Senior Office Auxiliary	9	8
26	Driver	1	1
TOTAL		211	203