



# SAMOA HOUSING CORPORATION



# ANNUAL REPORT 2011

**LISI O MATAUPU**

TUSI I LE PALEMENE .....1

RIPOTI – TAITAIFONO .....2

RIPOTI – PULE SILI.....4

FAAMATALAGA O TUPE MO LE TAUSAGA FAAIUINA 30 IUNI 2011 .....8

**TABLE OF CONTENTS**

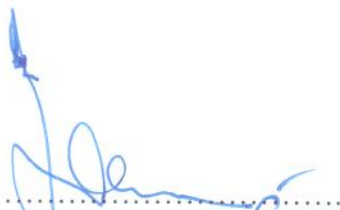
STATEMENT TO PARLIAMENT .....1

CHAIRMAN’S REPORT .....3

CHIEF EXECUTIVE OFFICER’S REPORT .....5

Afioga i le Fofoga Fetalai  
Palemene  
MULINUU

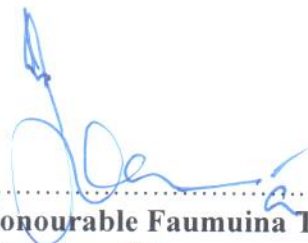
E tusa ai ma aiaiga i le Vaega 40 o le Tulafono a le Faalapotopotoga o Mea Tau Fale 2010 ou te tuuina atu ai le Lipoti o le tausaga faaletupe na mae'a i le aso 30 Iuni 2011 i le Fono Aoaofaitulafono.



.....  
**Afioga Faumuina Tiatia Faaolatane Liuga**  
**Minisita o Tupe**  
**TAITAIFONO – Komiti Faatonu**

Mr Speaker  
Legislative Assembly  
MULINUU

In pursuant of Section 40 of the Housing Corporation Act 2010, I present to the Legislative Assembly the Annual Report for the Samoa Housing Corporation for the financial year ending 30 June 2011.



.....  
**Honourable Faumuina Tiatia Faaolatane Liuga**  
**Minister of Finance**  
**CHAIRMAN – Board of Directors**

## RIPOTI A LE TAITAIFONO



O le faatupeina o Maota ma Laoa o Samoa o le ioimata e unaia ai le atinae o le fausaga o le atunuu i lona vaaiga lautele. O le siisii o le atunuu o le faaleleia o o tatou tagata nuu o se vaaiga lautele lea i le iai o le eletise, o telefoni, ma auala lelei ae e le faaitiitia ai le lelei o apitaga o le atunuu. Ma o lo o faatinoina pea e le Faalapotopotoga o Maota ma Laoa o Samoa lea auaunaga taua, o le ave o le avanoa i o tatou tagata e le ausia manaoga o Faletupe o fefaatauaiga e pei ona masani ai.

O le 80% o nonogatupe a le Faalapotopotoga e faatino i luga o eleele faaleaganuu. Ma o le agaga tonu lea, o le unaia o o tatou tagata i afioaga i tua, e faaaoga lenei avanoa ua tapena e le Malo e atinae ai i le siisii a'e o apitaga o le atunuu. Ma o se avanoa e le au maua, aua e le talia se nonogatupe a aunoa ma se aseta e pei o fanua umia saoloto i faletupe o fefaatauaiga. Talu ai la le galulue faatasi o le Faalapotopotoga ma le atunuu, ua maitauina ai le faatupula'ia o i latou ua naunau e faaaoga lenei auaunaga. O ia la galuega lelei ua faamauina ai tupe faasili \$397,906 i le aso 30 Iuni 2011, ma ua faapea ai ona faafoi atu e le Faalapotopotoga i le Malo le tino i tupe \$390,610 o le sea o uluai tupe na amata ai lenei Faalapotopotoga i lona amata mai.

O le nono atu o tupe i soo se tagata e faalagolago tele i le mafai ona toe totogi mai, ma o lea foi ua galulue faatasi ai le Faalapotopotoga ma le Faletupe Tutotonu o Samoa ua faamatuu mai ai se vaega tupe e nono atu i le atunuu. O le toe silasila ma faalelei le tulafono a le Faalapotopotoga ua mafai ai ona siisii le lelei o le auaunaga. O le faafitauli tuga lava o aliali mai pea i lenei auaunaga o le aoina mai o aitalafu, ma o le tele lava o tupe faaalua o o tatou tagata e mafua mai i fesuiaga o le siosiomaga ma tiute tauave o le soifuaga. Ou te talitonu e vaaia pea ataata o taulelei i le agai i luma pe a silafia lelei faasoa ma faamuamua manaoga talafeagai.

O le galulue pea o le Komiti a Faatonu, o le Pulega, ma le aufaigaluega i aoaoga e faaleleia ai le auaunaga o le ki lea i lenei auaunaga lelei tele.

Avea ai lenei avanoa e faafetaia ai i latou uma o galulue punouai e siisii a'e lenei auaunaga, ia manuia o outou faiva o le tautua mo Samoa ma lona agai atu i le lumanai.

## CHAIRMAN'S REPORT

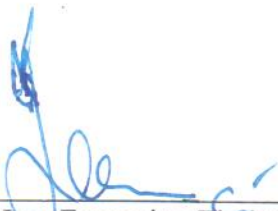
Home financing plays a crucial role as catalyst to facilitate development in the infrastructure sector. Improvement to the welfare of our people requires a holistic approach with the provision of electricity, telephone, roads just to mention a few services besides the actual physical shelter. The Corporation continues to play that pivotal role in providing financial assistance readily accessible for most people and in particular those who are not eligible for loans from commercial banks.

Some 80% of the Corporation lending goes to projects on customary lands. This provides the incentives for people to undertake home developments in their village communities. The increasing demand for loans from the public indicates the huge potential the Corporation has in terms of its lending business. Conversely, its niche market has flourished and persistently accommodates the need for shelters of the low-income earners. However, the Corporation continues trying to strike a balance to ensure viability of business and meeting its mandated obligation. To that effect, a Net profit of \$397,906 was reached at 30 June 2011 and a milestone has been achieved by the Corporation when it paid its first ever dividend to the Government of \$390,610 since it was established.

Financial assistance depends largely on one's capacity to repay and with employing the Central Bank of Samoa's credit line facility, the Corporation's lending capability continues to strengthen. The passing of the Housing Corporation Act 2010 further gives assurance of its business viability. The arrears problem however creates unnecessary expense and denies timely assistance to the public. There is no short-term solution to this as people struggle against all sorts of pressure on limited earnings. The many problems encountered in debt collection indicate changes in circumstances and more obviously the many social and traditional obligations people are pressured to meet. I am confident however the arrears problem will improve over time with better budgeting and once people are confident to prioritise the use of limited earnings.

The Board of Directors, management and staff continue to undertake trainings to further substantiate good governance and accountability in the execution of duties and responsibilities of the Corporation.

I wish to thank all the stakeholders for their support and cooperation throughout the year. The Directors, Management and staff of the Corporation have all contributed tremendously to another successful year.



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Hon. Faumuina Tiatia F. Liuga  
**CHAIRMAN**

## RIPOTI A LE OFISA SILI



E tumau pea le tepa taula'i o galuega faatino a le Faalapotopotoga i ana manulauti ma le silasila mamao e fesoasoani i le mamalu o le atunuu e le matua malosi lo latou tamaoaiga, ia lelei ma saogalemu o latou apitaga i maota ma laoa e soifua ai. O se tautua e matua faaeteete i lona faatino ma faagasolo, ona o le maaleale o le maketi o tautua ai, ae e matua tatau lava foi ona mafai ona faaauau i se tulaga lelei. E ui lava la i ia uiga maaleale tuga e eseese ai ma isi ituaiga o faletupe, ae o lo o mafai lava ona tautua le Faalapotopotoga e faalelei le siisii a'e i luga o le lelei o maota ma laoa o le atunuu.

E \$8.55 miliona tala le tino i tupe ua nono atu i le 722 o e na talosaga mai, o se siitaga lea e 22% o e talosaga mai – ma o se faasiliga e 2% i le aofai o le tupe nono atu, faatusatusa i le 2010. O se siisii a'e lea e iloa ai le faatupula'ia o le mamalu o le atunuu o lo o gasolo mai e faaoga le auunaga, o se siitaga foi lea ua faalautele ai le faavae o tupe nono atu i le tulaga maaleale o le leai o ni meatotino e faamau ai nonogatupe. O lo o fetuunai lava auala talafeagai e faaitiitia ai le taimi e faagaioi ai talosaga faaulu mai ma le taimi e tala ai se nonogatupe ua faamalieina uma moomiaga a le Faalapotopotoga. O lo o faagasolo i se tulaga lelei le nono atu i le atunuu tupe na faamatuu mai e le Faletupe Tutotonu i ni feutagaina talafeagai e toe faola ai ia foi seleni o fesoasoani mai ai.

E tumau pea le faafitauli o le aoina mai o tupe totogi mai i masina taitasi, ae e le o faaitiitia ai le taupati malosi o le vaega o feagai ma lea matafaioi, ma o tumau ai pea le tulai mai i se tulaga lelei le (ROE) Return on Equity aofai o tupe foi mai e faatusatusa i tupe faaune atu. O le faatupulaia o tupe toe faola mai o lo o faatulagaina i se laasaga maualuga e \$21,701,448 i le aso 30 Iuni 2011, o se faasiliga e \$397,906 poo le 2% faasiliga mai i le 2010, o le faatumauiina lava lea o le 3% o le ROE (Return on Equity) e faagaioi ai le auunaga ia olaola ma faatupulaia mo le agai i luma. I le o gatasi ai foi ma taiala o tulafono i le faagaioina o Faalapotopotoga a le Malo, na totogi atu ai i le Malo mo le taimi muamua le \$390,160 o le 50% lea o ana tupe faasili mai i le tolu tausaga sosoo muamua atu.

O le tausaga 2010 na toe iloilo ai ma toe fetuunai le tulafono o Maota ma Laoa o Samoa talu mai le 1989, ma o lea ua faalautele ai foi ni isi itu lelei o le auunaga mo le agai i luma.

O lo o faaauau pea ma faataua e le Faalapotopotoga le faia o aoaoga a le aufaigaluega, ia o latou malamalama lelei i le ma'aleale o le galuega o o latou tautua ai ona o le nono atu o tupe e aunoa ma ni aseta-meatotino e faamau ai aitalafu. O le faataua o le tautuaina o le atunuu, ia vave, tiotio ma laufofoga fiafia, ae faapea le manatunatu i auala lelei e ave a'e ai i luga le aoina o aitalafu. O le fefaasoaa'i foi o le Faalapotopotoga ma isi Sosaiete o Faletupe i le lalolagi, ua atili siitia ai le silafia ma le tomai o le aufaigaluega, aemaise lona tulaga i le li'o o Sosaiete o Faletupe i le lalolagi.

Avea ai lenei avnaoa e faafetaia ai le Malo, le Taitaifono, o Faatonu, ma le aufaigaluega mo le galulue e ave a'e le manulauti aemaise le tautuaina o Samoa, ua molimauina e tupe faasili ma le taulelei o le auunaga ma lana tautua.

## CHIEF EXECUTIVE OFFICER'S REPORT

The Corporation as in the past continued to be guided by its long term vision of providing affordable homes for all the Samoan people on modest income. It is also mindful of the need to be successful as a business whilst operating in a risk prone sector of the housing market. Despite the challenge on the Corporation to improve profitability and efficiency while meeting head on the housing requirements of the low income earners, it has successfully delivered its service for enhancement of living standards regardless the pressure on the economy as to the effects of the global financial crisis.

Total approvals amounted to \$8.55 million for 722 clients indicating increases of 22% and 2% by amount and number respectively in comparison to 2010 as the effect of meeting the public. Simultaneously, the Corporation increased its mortgaged base clients to offset inevitable risks on unsecured portfolio by increasing its loan ceiling. With streamlining the pipeline, loans applications are dispensed as soon as appropriate information is made available for decision-making. In sourcing the demand for loans, the Corporation utilized the Central Bank of Samoa credit line facility on concessional borrowing terms.

Notwithstanding the constant challenge in responding to risks derived from the nonperforming unsecured portfolio, the Corporation persistently maintained its focus on maximizing profit aiming at improving its Return on Equity (ROE) and financial capacity to sustain viability. Cash collection remained on the increase, an impact of concerted effort on recovery work. The loan servicing portfolio also continued its uninterrupted growth reaching a new high of \$21,701,448 at 30 June 2011. Net Profit of \$397,906 recorded a 2% increase from 2010 with the ROE being maintained at 3%. In compliance with the governing legislation, the Corporation paid to the government of Samoa the first ever dividend of \$390,160 derived from 50% of net profits for the past three consecutive years.

Housing Corporation Act 2010 (review of Housing Corporation 1989 Act) was passed by Parliament and enacted on October 2010. This has broadened the scope of the Corporation since its establishment.

The Corporation has persistently up-skilled its personnel, enhanced risk assessment and management capability, improved operational efficiency and further developed recovery work strategies. Affiliation with international financial institutions further improved exposure and caliber of its personnel and more importantly the Corporation's status globally.

I would like to thank the Government, Chairman, Board of Directors and staff for their support and assistance which has reflected in a successful and productive year.



**Matautia Rula Levi**  
**CHIEF EXECUTIVE OFFICER**

THE DIRECTORS OF THE CORPORATION DURING 2011:



*Faumuina Tiatia Liuga*  
**CHAIRMAN**



*Tuilaepa Eti Faolotoi*  
*Public Representative*



*Leu Toaono Ng Lam*  
*Public Representative*



*Aumua Ming Leung Wai*  
*Attorney General*



*Taulealeausumai Laavasa Malua*  
*CEO Ministry of Natural Resources & Environment*



*Tupaimatuna Iulai Lavea*  
*CEO Ministry of Finance*



*Vaaelua Nofu Vaaelua*  
*CEO Ministry of Works Trade & Infrastructure*



*Matautia Rula Levi*  
*Chief Executive Officer*



MANAGEMENT

The Management Team during the year was as follows:



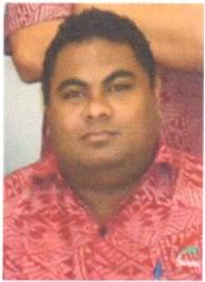
*Chief Executive Officer  
Matautia Rula Levi*



*Deputy Chief Executive Officer  
Fulumoa Su'a*



*Manager Loans Operations  
Leitufia Mati Luamanuvae*



*Manager Finance & IT  
Seulu Aleki Afoa*



*Manager Corporate Services  
Palolo Patu*



*Acting Manager Legal Services  
Alosio Leota*

MAOTA MA LAOA NA FESOASOANI I AILE FAALAPOTOPOTOGA I NONOGATUPE



**FAALAPOTOPOTOGA O MEA TAU FALE  
FAAMATALAGA O TUPE  
MO LE TAUSAGA FAAIUINA 30 IUNI 2011**

<b>LISI O TOTOGA</b>	<b>Itulau</b>
Ripoti a le Suetusi	1
Faamaoniga e Faatonu	2
Faamatalaga o le Tulaga o Tupe	3
Faamatalaga o le Faatinoga o Galuega o Tupe	4
Faamatalaga o suiga o saofaga	5
Faamatalaga o tupe fetafeai	6
Faamatalaga i Faamatalaga o Tupe	7 - 15

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EMAIL: info@audit.gov.ws  
Website: www.audit.gov.ws

P.O. Box 13  
APIA, SAMOA



Please address all correspondences  
to the Controller and Chief Auditor

## AUDIT OFFICE

### LIPOTI A LE OFISA SUETUSI

#### FONO FAATONU – FAALAPOTOPOTOGA O MEA TAU FALE O SAMOA

Ua mae'a ona matou su'eina faamatalaga tautupe o lo'o faapipi'i faatasi atu a le Faalapotopotoga o Mea Tau Fale o Samoa, e aofia ai faamatalaga o tulaga tautupe e pei ona iai i le aso 30 Iuni 2011, ma faamatalaga o tupe maua ma tupe faaalu, faamatalaga o fesuia'iga o tupe faavae, ma faamatalaga o tupe fetafea'i, mo le tausaga lea na faai'uina ai, ma se oototoga o faiga-faavae iloga faatausitusi ma isi faailo faamalalama.

#### Matafaioi Mo Faamatalaga Tautupe

O le Fono Faatonu, e ia te i latou le matafaioi mo le saunia ma le tu'uina aloaia mai o nei faamatalaga tautupe ina ia tusa ai ma Aiaiga Faavaomalo i le Faalauiloina o Tala Faaletupe ma faapea ai faamatalaga manaomia e le Tulafono o Faalapotopotoga a le Malo (Faatinoga o Galuega ma le Mafai ona Tali atu) 2001. O lenei matafaioi e aofia ai le fuafuaina, le faatinoina, ma le faaauuina o pulega faalotoifale talafeagai ma le saunia ma le tuuina aloaia mai o faamatalaga tautupe e faapea ua saoloto mai sese matuia, pe ono mafua mai le sasi poo amio piopio; le filifilia ma le faaogaina o faiga faavae faatausitusi ua talafetai; ma le faiga o tala-faatatau faatausitusi e talafeagai ma le tulaga ua i ai.

#### Matafaioi a le Suetusi

O la matou matafaioi, o le fa'aalia lea o se manatu i luga o nei faamatalaga tautupe e faavae i luga o la matou su'ega. Sa faagasolo le matou su'ega e tusa ai ma Aiaiga Faasu'etusi Fa'avaomalo. O na aiaiga e manaomia ai matou ina ia tausisia manaoga faasu'etusi, ma fuafua ma faatino le suega ina ia maua ai se mautinoga talafeagai e faapea ai o faamatalaga tautupe ua sao mai ni faamatalaga sese matuia.

O se suega fo'i e aofia ai auala faatino ina ia maua mai ai ni mau faasuetusi e faatatau i aofaiga ma folasaga i totonu o faamatalaga tautupe. O auala na filifilia e fua lava i le faamasinoga a le suetusi lava ia, e aofia ai le iloiloiloina o fa'afitauli tau faamatalaga sese matuia, pe mafua mai ni amio piopio po'o ni sasi. I le faiga o ia iloilogaga tau-faafitauli, e aiaia e le suetusi puipuiga faalotoifale talafeagai a le faalapotopotoga, i le saunia ma le tuuina tonu mai o faamatalaga tautupe i le tulaga e fuafua ai auala faasuetusi talafetai ma le tulaga o i ai. peitai e le mo se faamoemoe e faaalua ai se manatu i le saogalemu o ia puipuiga faalotoifale a le faalapotopotoga. O se suega fo'i, e aofia ai le lauliliuina o le talafetai o faiga faavae faatausitusi o loo faaogaina, ma le talafeagai ai o talafaatatau faatausitusi o faia e le Fono Faatonu, atoa ai ma le lauliliuina o le faataatiaga i le aotetele o faamatalaga tautupe.

Matou te talitonu e faapea, o mau faasuetusi ua matou aoina, ua lava lea ma talafetai e lagolago ai le faavae o lo matou manatu.

#### Manatu

I lo matou manatu, ua tuuina mai e faamatalaga tautupe se vaaigna e tonu ma talafeagai le tulaga tautupe a le Faalapotopotoga o Mea Tau Fale o Samoa, e pei ona i ai i le 30 Iuni 2011, ma ana faatinoga faaletupe ma ana tupe fetafea'i mo le tausaga na faai'uina ai e tusa ai ma Aiaiga Faavaomalo i le Faalauiloina o Lipoti Faaletupe, ma faapea ai faamatalaga manaomia e le Tulafono o Faalapotopotoga a le Malo (Faatinoga o Galuega ma le Mafai ona Tali atu) 2001.

Apia, Samoa  
9 Novema 2011

*C. Afele*  
Fuimaono Papali'i Camillo Afele  
PULE MA SUETUSI SILI

**FAALAPOTOPOTOGA O MEA TAU FALE  
FAAMAONIGA E FAATONU  
MO LE TAUSAGA FAAIUINA 30 IUNI 2011**

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Ua matou faamaonia o Faamatalaga o Tupe o loo faapipii faatasi atu e aofia ai Faamatalaga o le Tulaga o Tupe, faamatalaga o le lavelave o tupe maua, faamatalaga i suiga o saofaga, faamatalaga o tupe fetafeai, faamatalaga i faamatalaga o tupe mo le tausaga faaiiuna 30 Iuni 2012.

- a) ua tuuina mai i se vaaiaga e tonu ma talafeagai i mataupu e fitoitonu iai; ma
- e) saunia ia tusa ai ma Tulaga o le Ripoti ina o Tupe Faava o Mamlo; ma
- i) mulimulitai i le Tulafono o le Pulega o Tupe 2001 ma le Tulafono o Kamupani 2001 (sua 2006) ma ia fesootai ma le faasologa o totoga o faamatalaga o tupe sa faia ia tusa ai ma le Tulafono o Faalapotopotoga a le Malo (Faatinoina o Galuega ma le Mafai ona Tali Atu)2001.

Matou te le o iloaina nisi mataupu o loo aofia i auililiga i le faamatalaga o tupe e ono le sao ma tau faasese.

Ua matou taliaina le Faamatalaga o Tupe o loo faapipii i le Aso..... Mo Faatonu o le Faalapotopotoga o Mea Tau Fale.



*Saini*

*MATAUTIA RULA LEVI*  
**FAATONU**  
Faalapotopotoga o Mea Tau Fale  
Apia, Samoa

/ /



*Saini*

*TUILAEPA ETI FAAOLOTOI*  
**FAATONU**  
Faalapotopotoga o Mea Tau Fale  
Apia, Samoa

/ /

FAALAPOTOPOTOGA O MEA TAU FALE  
 FAAMATALAGA O LE TULAGA O TUPE  
 MO LE TAUSAGA FAAIUNA 30 IUNI 2011

	Faamatalaga	2011 \$	2010 \$
<b>MEATOTINO</b>			
<b>Meatotino i Taimi Umi</b>			
Faaunegatupe i Taimi Umi	6	11,010,289	10,959,680
Meatotino i Taimi Umi	13	2,162,855	2,268,668
<b>Aofai o Meatotino i Taimi Umi</b>		<b>13,173,144</b>	<b>13,228,348</b>
<b>Meatotino o Iai Nei</b>			
Tupe taulimaina & tupe i Faletupe	4	3,158,344	669,527
Tupe totogi muamua ma isi aitalafu totogi mai	5	42,582	103,418
Faaunegatupe i totonu o le 12 masina o lumanai	6	7,971,068	7,697,930
<b>Aofai o Meatotino o Iai Nei</b>		<b>11,171,994</b>	<b>8,470,875</b>
<b>Aofai Meatotino</b>		<b>24,345,138</b>	<b>21,699,223</b>
<b>AITALAFU, TUPE FAAVAE MA TUPE FAAAGAGA</b>			
<b>Aitalafu i Taimi Umi</b>			
Nonogatupe i taimi umi (tua atu ole 12 masina o lumanai).	8	7,379,718	5,235,013
<b>Aofai Aitalafu i Taimi Umi(tua atu o le 12 masina o lumanai).</b>		<b>7,379,718</b>	<b>5,235,013</b>
<b>Aitalafu o Iai Nei</b>			
Nonogatupe i totonu o le 12 masina o lumanai	8	995,401	781,994
Isi Aitalafu ma tupe faaalu o lo o loma le totogiina	11	145,977	141,770
Saofaga faaputu mo faaunegatupe		-	3,700
Tivi e totogi mo le au fai sea	12	394,348	586,005
<b>Aofai o Aitalafu o Iai Nei</b>		<b>1,535,726</b>	<b>1,513,469</b>
<b>Tupe Faavae ma Tupe Faaagaga</b>			
Tupe Faavae ua totogi mai	3	10,000,000	9,720,000
Tupe Faaagaga Lautele	9	5,108,512	4,909,559
Tau fetuunai o meatotino faaagaga	10	321,182	321,182
<b>Aofai Tupe Faavae ma Tupe Faaagaga</b>		<b>15,429,694</b>	<b>14,950,741</b>
<b>Aofai Aitalafu, Tupe Faavae ma Tupe Faaagaga</b>		<b>24,345,138</b>	<b>21,699,223</b>

*O nei faamatalaga e faitauina faatasi ma faamatalaga faapipii o Faamatalaga o Tupe i le itulau e 7 i le 15.*

FAALAPOTOPOTOGA O MEA TAU FALE  
 FAAMATALAGA O FAATINOGA O GALUEGA O TUPE  
 MO LE TAUSAGA FAAIUINA 30 IUNI 2011

		2011	2010
	Faamatalaga	\$	\$
<b>Tupe Maua</b>			
Tului maua i tupe faaune		2,610,840	2,508,992
Lafoga maua i tupe faaune	14 (i)	454,760	501,837
O isi tupe maua	14 (ii)	43,230	78,193
<b>Aofai Tupe Maua</b>		<u>3,108,830</u>	<u>3,089,022</u>
<b>Tupe Faaalu</b>			
Suetusi	11	19,550	19,550
Tuualalo o tau o Meatotino	13	118,851	149,696
Lafoga ma Isi tupe faaalu i faatonu	19	77,477	123,809
Tupe faaalu patino i le aufaigaluega	15	1,084,973	991,152
Tau o le anofale ma le lotoifale	16	70,956	65,580
Tupe faaalu patino i le ofisa	17	430,554	297,061
Tupe faaune ua faaleaogaina		28,781	148,916
Tupe faaune ua faaletonu	7	394,024	331,850
Tului totogi mo Nonogatupe	18	476,752	570,532
Tului totogi mo aitalafu tupe i Faletupe i taimi pupuu		9,006	86
<b>Aofai Tupe Faaalu</b>		<u>2,710,924</u>	<u>2,698,232</u>
<b>Tupe Maua Faasili mai Tupe Faaalu</b>		<b>397,906</b>	<b>390,790</b>
<b>Aveina atu i Faaputugatupe Lautele Faaagaga</b>		<u>(397,906)</u>	<u>(390,790)</u>
		<u>SNil</u>	<u>SNil</u>

*O nei faamatalaga e faitauina faatasi ma faamatalaga faapipii o Faamatalaga o Tupe i le itulau e 7 i le 15.*

FAALAPOTOPOTOGA O MEA TAU FALE  
 FAAMATALGA I SUIGA O SAOFAGA FAAPUTU  
 MO LE TAUSAGA FAAIUINA 30 IUNI 2011

	<b>Faamatalaga</b>	<b>Tupe Faavae \$</b>	<b>Tupe Faaagaga Lautele \$</b>	<b>Tau Fetuunai Faaagaga o Mea Totino \$</b>	<b>Aofai \$</b>
Paleni 1 Iulai 2009		9,520,000	4,714,164	-	14,234,164
Tupe faavae tuuina mai		200,000	-	-	200,000
Tupe maua faasili i le piriota	12	-	390,790	-	390,790
Toese: Tivi mo le au fai sea	12	-	(195,395)	-	(195,395)
Aofai faateleina/faaitiitia	10	-	-	321,182	321,182
<b>Paleni 30 Iuni 2010</b>		<u><u>9,720,000</u></u>	<u><u>4,909,559</u></u>	<u><u>321,182</u></u>	<u><u>14,950,741</u></u>
Tupe faavae tuuina mai		280,000	-	-	280,000
Tupe maua faasili i le piriota	12	-	397,906	-	397,906
Toese: Tivi mo le au fai sea	12	-	(198,953)	-	(198,953)
<b>Paleni 30 Iuni 2011</b>		<u><u>10,000,000</u></u>	<u><u>5,108,512</u></u>	<u><u>321,182</u></u>	<u><u>15,429,694</u></u>

*O nei faamatalaga e faitauina faatasi ma faamatalaga faapipii o Faamatalaga o Tupe i le itulau e 7 i le 15.*



FAALAPOTOPOTOGA O MEA TAU FALE  
 FAAMATALAGA O TUPE FETAFAEI  
 MO LE TAUSAGA FAAIUINA 30 IUNI 2011

	2011	2010
Faamatalag	\$	\$
<b>Tupe Fetafeai i Galuega Faatino</b>		
Tupe totogi mai e paaga	3,430,486	2,568,750
Totogi o le aufaigaluega	(1,084,973)	(945,126)
O isi tupe Faaalu	(1,348,230)	(548,236)
<b>Tupe Fetafeai Totoe Mai i Totonu/(Fetafea'i i Fafu) i Galuega Faatino</b>	<b><u>997,283</u></b>	<b><u>1,075,388</u></b>
<b>Tupe Fetafeai i Tupe o lo o Faafaigaluegaina</b>		
Faatauina mai o meatotino mo taimi umi	13 (39,408)	(221,093)
Tupe maua i le faataueseina o meatotino mo taimi umi	-	20,800
Tului maua mai i tupe teu faavaitaimi	8,670	35,276
<b>Tupe Fetafeai Totoe Mai i Totonu/(Fetafea'i i Fafu) i I Tupe o loo Faigaluegaina</b>	<b><u>(30,738)</u></b>	<b><u>(165,017)</u></b>
<b>Tupe Fetafeai i Galuega Faaletupe</b>		
Tupe Faavae mai i le Malo	280,000	200,000
Tupe Nono mai i le Faaletupe Tutotonu o Samoa	4,000,000	-
Tului o tupe aitalafu i taimi pupuu mai Faaletupe	(9,006)	(86)
Tupe faasili totogi i tupe nono faatusa i tupe totogi mai i tupe faaune	(2,358,112)	(1,287,360)
Tivi ua totogi i le au fa'i sea	12 (390,610)	-
<b>Tupe Fetafeai Totoe Mai i Totonu/(Fetafea'i i Fafu) i Galuega Faaletupe</b>	<b><u>1,522,272</u></b>	<b><u>(1,087,446)</u></b>
Tupe totoe faateleina/faaitiitia	2,488,817	(177,075)
Paleni o tupe i le amataga o le tausaga	669,527	846,602
<b>Tupe i le Faaiuga o le Tausaga</b>	<b><u>3,158,344</u></b>	<b><u>669,527</u></b>
<i>Faailoaina faapea:</i>		
<b>Tupe o loo Taulimaina ma Tupe i Faaletupe</b>	<b>4 <u>3,158,344</u></b>	<b><u>669,527</u></b>

*O nei faamatalaga e faitauina faatasi ma faamatalaga faapipii o Faamatalaga o Tupe i le itulau e 7 i le 15.*

## 1. FAAMATALAGA LAUTELE

Sa faavaeina le Faalapotopotoga o Mea Tau Fale ia Me 1990 i le Tulafono (Faalapotopotoga o Mea Tau Fale 1989). O le Tulafaono fou o le 2001 a Faalapotopotoga a le Malo ua fulisia ai le uluai tulafono. Ua taliaina e le Palemene i le 2010 le iloiloa o le Tulafono o le Faalapotopotoga o Mea Tau Fale 1989 ua suia i le Tulafaono o le Faalapotopotoga o Mea Tau Fale 2010 ma ua faamamaluina. O le faamoemoe autu o le Faalapotopotoga ia faaleleia maota ma laoa ma siitia le tulaga o le soifuaga aemaise ie e lima vaivai, e faaune atu i ai tupe i luga o mokesi poo isi puipuiga tino mai i ni tagata ua manatu ua talafeagai e fesoasoani ai i le fausia o fale fou, faafou, faatele, faamaea poo le faatauina o se fale, poo se fanua e faatapulaa i le kuata eka (1/4) mo lea lava faamoemoe.

O lo o faafoeina le Faalapotopotoga e le Komiti Faatonu e tovalu ona sui. O le Taitaifono o le Minisita o Tupe, Faatonu e toafa (4) o Ofisa Sili mai Matagaluega a le Malo - Ofisa o Tupe, Loia Sili, Ofisa Punaoa & Siosiomaga, Ofisa o Galuega, o Faatonu e toafa (4) mai le atunuu lautele ma le Pule Sili a le Faalapotopotoga.

## 2. Faamatalaga o Taiala taua i le Tausiga o Tusi

O le aotelega o taiala taua i le tausiga o tusi sa faaogaina i le sauniaina o faamatalaga o tupe a le faalapotopotoga.

### a) Faamatalaga o le mulimulitai i taiala

O le faamatalaga o tupe sa saunia ia tusa ai ma le Tulafono ole Pulega o Tupe 2001, e moomia le mulimulitai i Tulaga o le Ripoti ina o Tupe Faava o Malo e pei ona aiaaia e le Komiti o Tausiga o Tusi Faava o Malo (IASB).

E tusa ai ma le Vaega 91 o le Tulafono o Pulega o Tupe 2001, o le Faalapotopotoga o Mea Tau Fale ua tuumatamaga o le Faalapotopotoga a le Malo, e faamalosia ai le faamalieina o aiaiga o le Tulafono o Faalapotopotoga a le Malo (Faatinoina o Galuega ma le Mafai onaTali Atu) 2001 i le tuuina atu o ripoti..

### e) Faiga Faavae o le Sauniaina o le Ripoti

O lo o faaogaina tau faavae i faamatalaga o le tala o tupe. O le ripoti ole Faamatalaga o Tupe ia tusa ai ma le IFRS, e tatau i le pulega ona fai faatofalaiga i tau o meatotino,aitalafu, tupe maua ma tupe faaalu ua folasia i le ripoti. E ono le tutusa faamaumauga o galuega ua faatino ma faatofalaiga. O faatofalaiga e iloiloina mai lea taimi i lea taimi. O le toe fuafuaina o tofalaiga e iloa tino i le piriota e faatino ai ma piriota i le lumanai.

### i) Faamaumauga Faatusatusa

Ua folasia foi faamaumauga faatusatusa ina ia atagia ai le faatumauina o faavae o folasaga i le tausaga faaletupe o i ai nei.

### o) Tupe o lo o faaogaina

O faamatalaga o tupe o lo o folasia i le Tala Samoa (SAT) ma o le tupe lea oloo faaogaina e le Faalapotopotoga.

### u) Tupe mai Fafu

O feafaatauaiga e taulimaina ai tupe mai fafu e faaliliuina ma faamauina i le tau o lo o faaogaina i lena taimi. Tupe o le a totogi mai ma totogi atu e faaliliuina i le tau o lo o taulimaina i le aso ua faaiuina ai le tausaga faaletupe. O se eseese o fesuiaga o tupe mai fafu e faamauina i le faamatalaga o tupe maua ma tupe faaalu.

### f) Faaunegatupe ua faaleaogaina ma le faaagaga mo faaletonu

Ua faamatuuese e le Faalapotopotoga i tausaga taitasi le lua pasene mai faaunegatupe ua talia i le tausaga e faaagaga mo faaunegatupe e faaleaogaina ma faaletonu le totogiina seia ausia le sefulu pasene (10%) o le tuufaatasiga o faaunegatupe, ma faatumau ai loa i lea tulaga i tausaga uma. E toe iloilo uma faaunegatupe ua faaletonu e faaagaga mo le faamauina e tusa ai ma aiaiga na faavae ai le faaunegatupe. O faaunegatupe ua faaleaogaina e faamauina ma toese mai i Faaunegatupe faaagaga ina ua mautinoa e le toe faaolaina.

**2. Faamatalaga o Taiala taua i le Tausiga o Tusi(faaauau)**

**g) Tului Maua**

O tului maua mai i faaunegatupe ma tupe faafaigaluegaina ua faamauina i tupe o loma le totogi ina mai. O tului i faaunegatupe ua faaleaogaina e faatoa faamauina pea a totogi mai.

**Lafoga o faaunegatupe**

O lafoga e faamauina pea totogi mai ae o lafoga i faaunegatupe ua faaletonu e le faamauina sei loga ua totogi ina mai

**l) Tupe o Taulimaina**

O le Faamatalaga o le Tulaga o Tupe o lo o aofia ai tupe o lo o taulimaina, tupe i Faletupe, ma tupe o lo o teu faavaitaimi i le umi e i lalo ifo o le tausaga.

**m) Aitalafu Totogi Mai**

O lo o faamauina aitalafu totogi mai i tinoi tupe talafeagai i le maea ai ona toesea faaunegatupe ua le totogiina. E iloiloaina foi pe faamaonia o Faaunegatupe ia ua le mafai ona toe totogiina mai, ona faamauina lea i le faamatalaga o faatinoina o galuega o tupe.

**n) Fuafuaina o Tau Talafeagai**

O tau talafeagai e iloiloaina faapea:

- O tino i tupe e faamauina i tau talafeagai
- O aitalafu totogi mai e faamauina i tau ua iai i tusi ona e vave ona totogi ina mai
- O faaunegatupe ua faamauina i tau ua maea ona toesea aofaiga faaagaga o faaunegatupe faaletonu

**p) O Meatotino Tau Tupe**

E vaevaeina e le Faalapotopotoga ana meatotino tau tupe i faaunegatupe ma isi aitalafu totogi mai. E faalagolago le vaevaega i le iloga o lona aoga.

**Faaunegatupe ma aitalafu totogi mai**

O faaunegatupe ma isi aitalafu totogi mai o meatotino tau tupe e le aafia i feafaatauiga i le maketi. O faaunegatupe e i totonu o le 12 masina le taimi e totogi mai ai e faavasega o meatotino taimi nei, ao faaunegatupe e silia i le 12 masina le umi e totogi mai ai, ua faavasega o meatotino i taimi umi.

**Mea Totino Tau Tupe e faatau ese**

O mea totino tau tupe e faatau ese e le aafia i vaega o feafaatauiga i le maketi. O loo aafia i mea totino i taimi umi sei vagana ua finagalo le pulega e faamatuu ese i totonu o le ole 12 masina ae lei maea le aso mulimuli o le tausaga faale tupe

**s) Faaagaga**

O faaagaga e faailoa i le faamatalaga o tulaga o tupe pe a o iai se aafiaga faaletulafono e afua mai i taimi ua tuana'i ma e atagia mai le totogi ina maea o ia faaunega tupe.

**t) Aitalafu totogi atu**

Aitalafu totogi atu o lo o iloga tau aofai i oloa ma auaunaga sa tuuina mai i le Faalapotopotoga ae lei maea le tausaga faaletupe - e atagia pea toe faia faatau o nei lava oloa ma auaunaga i le lumanai.

**2. Faamatalaga o Tulafono taua i le Tausiga o Tusi(faaauau)**

**v) Meatotino**

Ua fuaina tau aofai o meatotino i uluai tau na faatau mai ai e aofia ai ma tau o gaoiga faapipii i meatotino i le amataga. O lo o faaaogaina le fua tuusao e tuualalo ai tau faavae o meatotino e fua i le umi e aoga ai. O le tuualalo e afua mai i le aso na faatau mai ai.

O le lisi o pasene tuualalo i meatotino

Fale	2.5%
Taavale	20% & 33%
Meafale a le Ofisa	20%
Masini a le Ofisa	33%
Polokalame Komepiuta	33%
Tagavai a le Faalapotopotoga	5%

**h) Tivi**

O tivi e faailoina i aitalafu totogi atu i le piriota ua fuaina e totogi ai ina ia o gatusa ma le Tulafono Faatonutonu o Faalapotopotoga a le Malo(Faatinoga o Galuega ma le Mafai Ona Tali Atu) 2002.

**k) Tau o Nonogatupe**

O tau o tupe nono e faailoina i le faamatalaga o le faatinoga o galuega o tupe i le piriota na faatino ai le nonogatupe.

**r) Faamanuiaga a le Aufaigaluega**

E fai saofaga le Faalapotopotoga i le SNPF mo le faamalieina o le tulafono i saofaga mo le aufaigaluega. O se matafaioi ua maioio lelei lona fuafuaina ma e faailoina i le faamatalaga o le faatinoga o galuega o tupe.

O totogi o le aufaigaluega e le i totogi ina e aofia ai aso malolo ma isi faamanuiaga (ua fuafuaina e totogi i totonu o le 12 masina) ua faamaunua aofaiga i le ripoti o aitalafu e le i totogia.

**3. Tupe Faavae Faatagaina ma Tupe Faavae ua Totogiina**

	2011 \$	2010 \$
Tupe Faavae Faatagaina (10,000,000 sea - \$1 i le sea)	10,000,000	10,000,000
Tupe Faavae e le i totogiina mai	-	280,000
Tupe Faavae ua totogiina mai e le Malo o Samoa	<u>10,000,000</u>	<u>9,720,000</u>

O tupe faavae faatagaina a le Faalapotopotoga e na o le Malo o Samoa e aumai ai e tusa ai ma le Vaega 24 (4) o le Tulafono o le Faalapotopotoga o Mea Tau Fale 1989.

**4. Tupe**

	2011 \$	2010 \$
<b>Teuga Tupe Faavaitaimi</b>		
Faletupe - Samoa Commercial Bank	1,500,000	200,999
Faletupe - ANZ Bank (Samoa) Ltd	50,939	50,197
Faletupe - Westpac Bank (Samoa) Ltd	703,004	-
Faletupe - National Bank of Samoa	502,685	-
	<u>2,756,628</u>	<u>251,196</u>
<b>Tupe o lo o i Faletupe ma Taulimaina</b>		
Faletupe - ANZ Bank (Samoa) Ltd	27,175	4,377
Faletupe - National Bank of Samoa	45,459	13,146
Faletupe - Samoa Commercial Bank	271,472	391,362
Faletupe - Westpac Bank (Samoa) Ltd	56,710	8,226
Tupe mo Mataupu Vave	900	700
Tupe mo Meli	-	20
Faailoga Tusi a le malo	-	500
<b>Aofai</b>	<u>3,158,344</u>	<u>669,527</u>

<b>5. Isi Aitalafu Totogi Mai ma Tupe Totogi Muamua</b>		<b>2011</b>	<b>2010</b>
		<b>\$</b>	<b>\$</b>
Aitalafu a le aufaigaluega ma isi aitalafu totogi mai		15,990	83,038
Tupe totogi muamua		26,592	20,380
<b>Aofai</b>		<b>42,582</b>	<b>103,418</b>
<b>6. Faaunegatupe</b>		<b>2011</b>	<b>2010</b>
		<b>\$</b>	<b>\$</b>
Aofaiga o Faaunegatupe i le faaiuga o le tausaga		21,701,448	21,204,256
Toese: Faaagaga mo faaunegatupe faaletonu(silasila i le faamatalaga e 7)		(2,720,091)	(2,546,646)
		<b>18,981,357</b>	<b>18,657,610</b>
<b>Faaunegatupe i totonu o le 12 masina o lumanai</b>		<b>7,971,068</b>	<b>7,697,930</b>
<b>Faaunegatupe i tua atu o le 12 masina o lumanai</b>		<b>11,010,289</b>	<b>10,959,680</b>
E iloga tonu tinoi tupe o faaunegatupe e toe totogi mai i le maea ona iloilo faaagaga mo faaunegatupe faaletonu. E toe fetuunai tulaga faavae o faaunegatupe pe afai ua le ausia e le e ana le faaunegatupe tuutuuga faavae.			
<b>7. Faaagaga mo Faaunegatupe Faaletonu</b>		<b>2011</b>	<b>2010</b>
		<b>\$</b>	<b>\$</b>
Paleni i le amataga o le tausaga		2,546,646	2,490,803
Faaopopo: Faaagaga faaopopo ina		394,024	331,850
		2,940,670	2,822,653
Toese: Faaunegatupe ua faaleaogaina		(220,579)	(276,007)
<b>Paleni faaiuga o le tausaga</b>		<b>2,720,091</b>	<b>2,546,646</b>
<b>8. Nonogatupe</b>		<b>2011</b>	<b>2010</b>
<b>Faaputuga Tupe Lumanai Manuia(SNPF)</b>		<b>\$</b>	<b>\$</b>
(i) Nonogatupe E0408: 12 masina o lumanai		-	386,643
Tua atu o le 12 masina o lumanai		-	158,331
		-	544,974
(ii) Nonogatupe E0416: 12 masina o lumanai		99,008	90,445
Tua atu o le 12 masina o lumanai		816,218	916,063
		915,226	1,006,508
(iii) Nonogatupe 411206: 12 masina o lumanai		205,804	189,097
Tua atu o le 12 masina o lumanai		3,254,089	3,459,809
		3,459,893	3,648,906
<b>Faletupe Atinae o Samoa(DBS):</b>			
12 masina o lumanai		-	115,809
Tua atu o le 12 masina o lumanai		-	700,810
		-	816,619
<b>Faletupe Tutotonu o Samoa(CBS):</b>			
12 masina o lumanai		690,589	-
Tua atu o le 12 masina o lumanai		3,309,411	-
		4,000,000	-
<b>Aofai</b>		<b>995,401</b>	<b>781,994</b>
Tua atu o le 12 masina o lumanai		7,379,718	5,235,013
		<b>8,375,119</b>	<b>6,017,007</b>

O nonogatupe e totogi tai masina o loo aofia ai tului ma tupe nono. O loo faaogaina fanua ma fale o le Faalapotopotoga i ona tulaga ua iai i le maea ona faaleleia e faamau faa-mokesi ai nei nonogatupe faatasi ai ma le faamaoniga a le Malo.

**9. Tupe Faaagaga Lautele**

	2011	2010
	\$	\$
Tupe faaagaga amata	4,909,559	4,714,164
Aumai mai tupe maua ma tupe faaalu	397,906	390,790
Toese: Tivi e totogi	(198,953)	(195,395)
	<u>5,108,512</u>	<u>4,909,559</u>

I le Vaega 29 o le Tulafono o le Faalapotopotoga o Mea Tau Fale 1989, e moomia le faavaeina ma faauuina o tupe faaagaga lautele.

**10. Meatotino Toe Iloilo Faaagaga**

Faamatalaga	Uluai	Tuualalo	Aofai	Aofai	2011	2010
	Tau	Faaputu	Mama	Iloilo		
	\$	\$	\$	\$	\$	\$
Fanua	412,000	-	412,000	588,000	176,000	176,000
Fale	1,453,161	(148,343)	1,304,818	1,450,000	145,182	145,182
	<u>1,865,161</u>	<u>(148,343)</u>	<u>1,716,818</u>	<u>2,038,000</u>	<u>321,182</u>	<u>321,182</u>

O le tau toe iloilo (fanua ma fale) sa faafoeina e Kaisara Real Estate ia Fepuari 2010. Sa faaaogaina taiala o maketi e pei o tau faatusatusa o fanua ma fale tuaoi, tupe maua ma tau fesui ai o mea totino ua iai tuualalo ua faamau ai tau talafeagai o loo taua i luga. O nei mea totino sa toesea tuualalo faaputu ma faamauina le faateleina poo le faaitiitia mai tau toe iloilo. O faasiliga o tau toe iloilo o loo faailogaina i Tau Toe Iloilo o Mea Totino Faaagaga i lalo o Tupe Faavae Faaagaga.

**11. Aitalafu ma Auaunaga e le i Totogia**

	2011	2010
	\$	\$
Auaunaga e le i totogia	53,415	60,104
Faaagaga mo le Suetusi	19,550	19,550
Isi Aitalafu	67,294	62,116
Faatau faaaitalafu i masini tekonolosi.	5,718	-
<b>Aofai</b>	<u>145,977</u>	<u>141,770</u>

- O aso malolo ua faamatuu mo le aufaigaluega, e lei faaaogaina ua faaliliu faatino o tupe e tusa ma totogi ua iai ua faamauina i tusi o isi aitalafu.
- Aofai e faagata ai faatau faaitalafu i masini tekonolosi e \$20,000 i le Faletupe o le ANZ Bank (Samoa) Ltd. O loo faaaogaina le teuga tupe faavaitaimi e \$50,000 e faamauina ai. E lei se aitalafu e le i totogia o faamauina i faatau faaaitalafu i masini tekonolosi i le aso o le ripoti.

**12. Tivi e Totogi**

O le Tulafono Faatonutonu o Faalapotopotoga a le Malo (Faatinoina o Galuega ma le Mafai ona Tali Atu) 2002 i le Vaega 6 parakarafa 6.2.1 (d), ia aofia le faailo i le ripoti faaletausaga le tivi e totogi i le Malo e Faalapotopotoga a le Malo i le tausaga faaletupe e fitoitonu iai.

O le Vaega 7 (parakarafa 25.2) foi o le Tulafono o Kamupani, e tatau i kamupani ona totogi tivi ia tusa ai ma taiala o tivi a le Malo e pei ona fautuaina e le Ofisa Sili o le Matagaluega o Tupe mai lea i taimii lea taimi. Ia Me 2005, sa fautuaina e le Ofisa Sili o le Matagaluega o Tupe e faapea o le matafaioi a Faalapotopotoga a le Malo le totogi o tivi e 50% o tupe mama i le maea ona toesea o lafoga. I le 30 Iuni 2011, o loo iai tivi e le i totogia a le Faalapotopotoga o Mea Tau Fale e 50% o tupe mama toese ai tivi ua totogi.

**Tivi e Totogi**

	Tupe Mama	2011	2010
	\$	\$	\$
Paleni Amata		586,005	390,610
Tausaga Faaletupe: 30 Iuni 2010	390,790	-	195,395
30 Iuni 2011	397,906	198,953	-
		198,953	586,005
Toese: Tivi ua totogi		(390,610)	-
<b>Tivi e totogi i le Malo o Samoa</b>		<u>394,348</u>	<u>586,005</u>

FAALAPOTOPOTOGA O MEA TAU FALE  
 FAAMATALAGA I FAAMATALAGA O TUPE  
 MO LE TAUSAGA FAAIUNA 30 IUNI 2011

13. Meatotino

Tau	Polokalame		Fanua	Taavale	Masini	Meaafale	Tagavai	Aofai
	Fale	Komepiuta			Ofisa	Ofisa		
	\$	\$	\$	\$	\$	\$	\$	\$
Paleni 1 Iulai 2009	1,453,161	68,488	412,000	317,774	135,221	27,852	9,761	2,424,257
Faatau mai	-	3,000	26,370	174,076	12,795	4,852	-	221,093
Tau Iloilo	145,182	-	176,000	-	-	-	-	321,182
Faamatu e	(148,343)	(4,006)	-	(147,254)	-	-	-	(299,603)
<b>Paleni 30 Iuni 2010</b>	<b>1,450,000</b>	<b>67,482</b>	<b>614,370</b>	<b>344,596</b>	<b>148,016</b>	<b>32,704</b>	<b>9,761</b>	<b>2,666,929</b>
Paleni 1 Iulai 2010	1,450,000	67,482	614,370	344,596	148,016	32,704	9,761	2,666,929
Faatau mai	-	6,985	-	-	30,933	1,490	-	39,408
Faamatu e	-	-	(26,370)	-	-	-	-	(26,370)
<b>Paleni 30 Iuni 2011</b>	<b>1,450,000</b>	<b>74,467</b>	<b>588,000</b>	<b>344,596</b>	<b>178,949</b>	<b>34,194</b>	<b>9,761</b>	<b>2,679,967</b>
<b>Tuualalo Faaputu</b>								
Paleni 1 Iulai 2009	127,151	66,135	-	237,993	95,819	18,854	976	546,928
Tuualalo	36,296	1,251	-	77,453	28,822	5,386	488	149,696
Faamatu e	(148,343)	(2,765)	-	(147,254)	-	-	-	(298,362)
<b>Paleni 30 Iuni 2010</b>	<b>15,103</b>	<b>64,621</b>	<b>-</b>	<b>168,192</b>	<b>124,641</b>	<b>24,240</b>	<b>1,464</b>	<b>398,261</b>
Paleni 30 Iuni 2010	15,103	64,621	-	168,192	124,641	24,240	1,464	398,261
Tuualalo	36,250	2,262	-	53,642	21,313	4,896	488	118,851
Faamatu e	-	-	-	-	-	-	-	-
<b>Paleni 30 Iuni 2011</b>	<b>51,353</b>	<b>66,883</b>	<b>-</b>	<b>221,834</b>	<b>145,954</b>	<b>29,136</b>	<b>1,952</b>	<b>517,112</b>
<b>Aofai Tauave</b>								
30 Iuni 2010	1,434,897	2,861	614,370	176,404	23,375	8,464	8,297	2,268,668
30 Iuni 2011	1,398,647	7,584	588,000	122,762	32,995	5,058	7,809	2,162,855

14. Tupe Maua

	2011	2010
	\$	\$
<i>(i) Lafoga Totogi Mai mo Faaunegatupe</i>		
Lafoga totogi mai mo talosaga	38,344	32,859
Lafoga totogi mai mo le faapepaina o faaunegatupe	60,300	61,100
Lafoga totogi mai mo le faavaeina o le faaunegatupe	76,688	65,068
Lafoga totogi mai mo faaunegatupe ua le totogia	119,617	186,409
Lafoga totogi mai i le faafoeina o faaunegatupe	159,811	156,401
	<b>454,760</b>	<b>501,837</b>
<i>(ii) O isi Tupe Maua</i>		
Tului maua - Teugatupe Faavaitaimi	24,607	16,678
O isi Tupe Maua	18,623	61,515
	<b>43,230</b>	<b>78,193</b>

15. Tupe Alu Patino i Tagata Faigaluega

	2011	2010
	\$	\$
<i>Auililiga o tupe alu e patino i tagata faigaluega:</i>		
Totogi o le aufaigaluega	1,023,559	935,048
Saofaga 5% - SNPF	51,178	46,753
Lafoga mo Faalavelave Faafuasei 1% - ACC	10,236	9,351
	<b>1,084,973</b>	<b>991,152</b>

O le aofai ole aufaigaluega a le Faalapotopotoga mo le tausaga ua faaiuna e 30 (2010:30)

FAALAPOTOPOTOGA O MEA TAU FALE  
 FAAMATALAGA I FAAMATALAGA O TUPE  
 MO LE TAUSAGA FAAIUNA 30 IUNI 2011

16. Tupe faaalu i le anofale ma le lotoifale	2011	2010
	\$	\$
<i>Auililiga o tupe faaalu i le anofale ma le lotoifale</i>		
Eletise	37,739	35,694
Suavai	2,052	2,095
Lisi Totogi	8,556	7,130
Meli ma Telefoni	22,609	20,661
	<u>70,956</u>	<u>65,580</u>

17. Tupe faaalu e patino i mataupu a le ofisa	2011	2010
	\$	\$
<i>Auililiga o tupe faaalu e patino i mataupu a le ofisa</i>		
Isi tupe faaalu i le aufaigaluega	61,495	-
Faasalalauaga	3,931	8,288
Alauni	18,525	11,870
Tupe faaalu i mataupu a le Ofisa	119,357	99,376
Pepa, Lomiga ma Isi	19,354	15,675
Inisiua	15,669	14,618
Galuega Faaleleia	42,967	42,872
Tupe faaalu i taavale	42,772	48,048
Aotauina o le aufaigaluega ma fonotaga	96,419	44,174
Lafoga totogi mo le faamaoniga o nonogatupe i le SNPF	10,065	10,899
Tupe pau i meatotino faatau ese	-	1,241
	<u>430,554</u>	<u>297,061</u>

18. Tului e totogi i Tupe Nono	2011	2010
	\$	\$
<i>Auililiga o tului e totogi i tupe nono:</i>		
Tului - Nonogatupe DBS	58,710	93,036
Tului - Nonogatupe SNPF	418,042	477,496
	<u>476,752</u>	<u>570,532</u>

19. Fefaatauaiga Fecaiaa'i

i) **Tau i Faatonu**

O Faatonu a le Faalapotopotoga i le tausaga faaletupe:

- Hon. Niko Lee Hang (Taitaifono o le Komiti Faatonu ma Minisita a le Faalapotopotoga)
- Tuilaepa Eti (Sui o le atunuu lautele)
- Leu Toaono Ng Lam (Sui o le atunuu lautele)
- Vaelua Nofo Vaelua (Ofisa Sili, Matagaluega o Galuega)
- Aumua Ming Leung Wai (Loia Sili, Ofisa o le Loia Sili)
- Tupa'imatuna Iulai Lavea (Ofisa Sili, Matagaluega o Tupe)
- Taulealeausumai Laavasa Malua (Ofisa Sili, Matagaluega o Punaoa ma le Siosiomaga)

Lafoga totogi i Faatonu e \$13,000(2010: \$13,000) i le tausaga e aofia ai alauni auai i fonotaga e \$16,047 (2010: \$29,477). Aofai o tupe faaalu i le Komiti e \$48,430 (2010: \$81,332). O Faatonu, o sui ua filifilia mai Faalapotopotoga ma Matagaluega a le Malo e le maua ni lafoga ae na o alauni i le auai i fonotaga. O le lafoga ua faatulafonoina e \$6,500 i le tausaga ma le alauni o le auai i fonotaga e \$250 i le fonotaga.



FAALAPOTOPOTOGA O MEA TAU FALE  
 FAAMATALAGA I FAAMATALAGA O TUPE  
 MO LE TAUSAGA FAAIUINA 30 IUNI 2011

19. Fefaatauaiga Feaiaa'i(faaauau)

	2011 \$	2010 \$
<i>Tau i Faatonu ma le Pulega</i>		
Lafoga i Faatonu	13,000	13,000
Alauni i le auai i Fonotaga	16,047	29,477
Taumafa mo fonotaga	9,602	4,110
Meaalofa ma Faamanuiaga mo Faatonu ua mavae	-	5,605
Isi	38,828	71,617
	<u>77,477</u>	<u>123,809</u>
ii) Tupe faaalu i le pulega		
<i>O totogi o le pulega i le tausaga:</i>		
Totogi ma faamanuiaga pupuu	505,128	460,458
<i>Saofaga a le Faalapotopotoga:</i>		
Saofaga i le SNPF	25,256	23,023
Lafoga o Faalavelave Faafuasei ma Tau(ACC)	5,051	4,605
	<u>535,436</u>	<u>488,085</u>

iii) O aiaiga o fefaatauaiga ma e e feaiaa'i

O fefaatauaiga ie e feaiaa'i sa faatautaia i tau masani i le maketi i aiaiga faapisinisi.

20. Mataupu Faaletupe

O le vaega lenei e folasia ai le auivi i le feagai ai o le Faalapotopotoga ma faafitauli faaletupe ma faamatala ai metotia sa faaaogaina e le pulega e pulea ma mataituina ai ia faafitauli. O faafitauli ogaoga e aofia ai aitalafu, o le faaliutupeina o aitalafu, tau o tului i le maketi ma le tau o tupe mai fafo.

a) Pulega o Faafitauli o Aitalafu

O faafitauli e faamatalaina faapea, o le le totogiina e le paaga o lana aitalafu, ua le tusa ai ma tuutuga , ua iu ai ina pau tupemaua a le Faalapotopotoga.

Ua faaoga e le Faalapotopotoga paaga e totogi aitalafu lelei ma tapa ia fanua ma fale e faamau ai aitalafu ia foia ai tupe pau e afua mai i aitalafu le totogia. O loomatituina pea e le Faalapotopotoga tau o faatinoga o aitalafu i ana paaga ma faaaogaina faasiliga mai fefaatauaiga e faasafua i paaga ua talia ina. O faafitauli o faaunegatupe o loo mataituina e le Vaega e Pulea ia Faaunegatupe ma le Vaega o Tulafono i le faia o iloiloga ma sailiga faaauau e iloa tino ai tulaga o loo iai ma poo mulimulitai i taiala faatulagaina a le Faalapotopotoga.

e) Pulega o Faafitauli i le Faaliu Tupeina o Aitalafu Faaletonu

O le matafaioi patino a Faatonu le faavaeina o fuafuaga e gafa taulimaina ai faafitauli i le faaliu tupeina o mataupu faaletonu e talafegai ma aiaiga i taimi pupuu ma le umi e le pulega o le Faalapotopotoga.

O le puleaina o le faafitauli i le faaliu tupeina o aitalafu faaletonu e faaputu tupe faaagaga, faasoa i Faletupe ma taofiofi tupe nono i le mataituina faaauau o tupe fetafeai ma fuafua mo le lumanai ma faafetaui i teuga tupe ma aitalafu faavaitaimi.

**FAALAPOTOPOTOGA O MEA TAU FALE  
FAAMATALAGA I FAAMATALAGA O TUPE  
MO LE TAUSAGA FAAIUINA 30 IUNI 2011**

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**21. MEA TOTINO OGAOGA E FAATAUINA MA FUAFUAGA O LAVELAVE O AITALAFU MA MEA TOTINO.**

E leai ni mea totino na faatauina i le 30 Iuni 2011(2010: \$Nil)

I le aso 30 Iuni 2011, e leai ni lavelave i aitalafau poo mea totino.(2010:\$Nil).

**22. MEA NA TUTUPU INA UA MAEA LE ASO FAATULAGAINA O TUSI**

Ina ia tusa ai ma le Tulafono o Faalapotopotoga a le Malo 2001 ma le avanatau o le totogiina o tivi e 50% o tupe mama, ua atofaina e le Faalapotopotoga le totogiina o tivi 2010 e \$394,348 o loo faailoa i le faamatalaga 12 ma o le a totogiina i le maea ai o le 30 Iuni 2011.

**SAMOA HOUSING CORPORATION  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2011**

**SAMOA HOUSING CORPORATION  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2011**

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<b>CONTENTS</b>	<b>Page</b>
<b>Auditor's Report</b>	1
Certification by directors	2
Statement of financial position	3
Statement of financial performance	4
Statement of changes in equity	5
Statement of cash flows	6
Notes to financial statements	7 - 15



Please address all correspondences  
to the Controller and Chief Auditor

## AUDIT OFFICE

### REPORT OF THE AUDIT OFFICE

#### TO THE BOARD OF DIRECTORS – SAMOA HOUSING CORPORATION

We have audited the accompanying financial statements of the Samoa Housing Corporation, which comprise the statement of financial position as at 30 June 2011, the statement of financial performance, the statement of changes in equity and cash flow statement for the year then ended, and a summary of significant accounting policies and other explanatory notes.

#### **Responsibility for the Financial Statements**

The Board of Directors is responsible for the preparation and fair presentation of these financial statements in accordance with International Financial Reporting Standards and also the Public Bodies (Performance and Accountability) Act 2001. This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

#### **Auditor's Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.


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 the Board of Directors, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### **Opinion**

In our opinion, the financial statements give a true and fair view of the financial position of the Samoa Housing Corporation as at 30 June 2011, and of its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards, and also give in the prescribed manner the information required by the Public Bodies (Performance & Accountability) Act 2001.

Apia, Samoa  
9<sup>th</sup> November 2011

  
Fuimaono Papali'i Camillo Afele  
CONTROLLER AND CHIEF AUDITOR

SAMOA HOUSING CORPORATION  
CERTIFICATION BY DIRECTORS  
FOR THE YEAR ENDED 30 JUNE 2011

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We certify that the attached financial statements for Samoa Housing Corporation comprising of the statement of financial position, statement of financial performance, statement of changes in equity, statement of cash flows and note to financial statements for the year ended 30 June 2011:

- a) give a true and fair view of the matters to which they relate; and
- b) have been prepared in accordance with International Financial Reporting Standards; and
- c) comply with the Public Finance Management Act 2001 and Companies Act 2001 (amended 2006) in relation to the form or content of financial statements made under the Public Bodies (Performance and Accountability) Act 2001.

We are not aware of any circumstance which would render any particulars included in the financial statements to be misleading or inaccurate.

We authorise the attached financial statements for issue on ...../...../..... on behalf of the directors of the Samoa Housing Corporation.



*Signature*

MATAUTIA RULA LEVI

**DIRECTOR**

Samoa Housing Corporation  
Apia, Samoa

09 / 11 / 2011



*Signature*

TUILAGA ETI FAALOTOI

**DIRECTOR**

Samoa Housing Corporation  
Apia, Samoa

09 / 11 / 2011

SAMOA HOUSING CORPORATION  
STATEMENT OF FINANCIAL POSITION  
AS AT 30 JUNE 2011

	Notes	2011 \$	2010 \$
<b>ASSETS</b>			
<b>Non Current Assets</b>			
Loan portfolio-long term portion	6	11,010,289	10,959,680
Property, plant and equipment	13	2,162,855	2,268,668
<b>Total Non Current Assets</b>		<u>13,173,144</u>	<u>13,228,348</u>
<b>Current Assets</b>			
Cash and cash equivalents	4	3,158,344	669,527
Other debtors and prepayments	5	42,582	103,418
Loan portfolio-current portion	6	7,971,068	7,697,930
<b>Total Current Assets</b>		<u>11,171,994</u>	<u>8,470,875</u>
<b>Total assets</b>		<u>24,345,138</u>	<u>21,699,223</u>
<b>LIABILITIES, CAPITAL AND RESERVES</b>			
<b>Non Current Liabilities</b>			
Borrowings-long term portion	8	7,379,718	5,235,013
<b>Total Non Current Liabilities</b>		<u>7,379,718</u>	<u>5,235,013</u>
<b>Current Liabilities</b>			
Borrowings-current portion	8	995,401	781,994
Other creditors and accruals	11	145,977	141,770
Equity deposit		-	3,700
Dividend payable	12	394,348	586,005
<b>Total Current Liabilities</b>		<u>1,535,726</u>	<u>1,513,469</u>
<b>Capital and Reserves</b>			
Paid up capital	3	10,000,000	9,720,000
General reserve fund	9	5,108,512	4,909,559
Asset revaluation reserve	10	321,182	321,182
<b>Total Capital and Reserves</b>		<u>15,429,694</u>	<u>14,950,741</u>
<b>Total Liabilities, Capital and Reserves</b>		<u>24,345,138</u>	<u>21,699,223</u>

*This statement is to be read in conjunction with the accompanying notes to the financial statements on pages 7 to 15.*

SAMOA HOUSING CORPORATION  
 STATEMENT OF FINANCIAL PERFORMANCE  
 FOR THE YEAR ENDED 30 JUNE 2011

	Notes	2011 \$	2010 \$
<b>Income</b>			
Interest on loans		2,610,840	2,508,992
Loan fees	14 (i)	454,760	501,837
Other income	14 (ii)	43,230	78,193
<b>Total Income</b>		<u>3,108,830</u>	<u>3,089,022</u>
<b>Expenses</b>			
Audit fees	11	19,550	19,550
Depreciation	13	118,851	149,696
Directors fees and expenses	19	77,477	123,809
Personnel costs	15	1,084,973	991,152
Occupancy costs	16	70,956	65,580
Administration expenses	17	430,554	297,061
Bad debts		28,781	148,916
Doubtful debts	7	394,024	331,850
Interest on borrowings	18	476,752	570,532
Interest on overdraft		9,006	86
<b>Total Expenses</b>		<u>2,710,924</u>	<u>2,698,232</u>
<b>Net Profit</b>		<b>397,906</b>	<b>390,790</b>
<b>Transfer to General Reserve</b>		<u>(397,906)</u>	<u>(390,790)</u>
		<u><u>\$Nil</u></u>	<u><u>\$Nil</u></u>

*This statement is to be read in conjunction with the accompanying notes to the financial statements on pages 7 to 15.*



SAMOA HOUSING CORPORATION  
STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 30 JUNE 2011

	Notes	Capital \$	General Reserve Fund \$	Asset Revaluation Reserve \$	Total \$
Balance at 1 July 2009		9,520,000	4,714,164	-	14,234,164
Capital injection		200,000	-	-	200,000
Profit for the period	12	-	390,790	-	390,790
Less: Dividend provided	12	-	(195,395)	-	(195,395)
Net increase/ decrease	10	-	-	321,182	321,182
<b>Balance at 30 June 2010</b>		<u>9,720,000</u>	<u>4,909,559</u>	<u>321,182</u>	<u>14,950,741</u>
Capital injection		280,000	-	-	280,000
Profit for the period	12	-	397,906	-	397,906
Less: Dividend provided	12	-	(198,953)	-	(198,953)
<b>Balance at 30 June 2011</b>		<u>10,000,000</u>	<u>5,108,512</u>	<u>321,182</u>	<u>15,429,694</u>

*This statement is to be read in conjunction with the accompanying notes to the financial statements on pages 7 to 15.*

SAMOA HOUSING CORPORATION  
 STATEMENT OF CASH FLOWS  
 FOR THE YEAR ENDED 30 JUNE 2011

	Notes	2011 \$	2010 \$
<b>Cash Flows from Operating Activities</b>			
Cash received from customers		3,430,486	2,568,750
Cash paid for salaries and wages		(1,084,973)	(945,126)
Cash paid for other expenses		(1,348,230)	(548,236)
<b>Net Cash Inflow/(Outflow) from Operating Activities</b>		<u>997,283</u>	<u>1,075,388</u>
<b>Cash Flows to Investing Activities</b>			
Purchases of fixed assets	13	(39,408)	(221,093)
Proceeds from sales of fixed assets		-	20,800
Interest from investments		8,670	35,276
<b>Net Cash Inflow/(Outflow) from Investing Activities</b>		<u>(30,738)</u>	<u>(165,017)</u>
<b>Cash Flows from Financing Activities</b>			
Capital injection from Government		280,000	200,000
Proceeds from CBS loan		4,000,000	-
Interest on overdraft facility		(9,006)	(86)
Net repayments of loans		(2,358,112)	(1,287,360)
Dividends paid	12	(390,610)	-
<b>Net Cash Inflow/(Outflow) from Financing Activities</b>		<u>1,522,272</u>	<u>(1,087,446)</u>
Net increase/ decrease		<b>2,488,817</b>	<b>(177,075)</b>
Cash and cash equivalents at beginning of year		669,527	846,602
<b>Cash and Cash Equivalents at Year End</b>		<u><u>3,158,344</u></u>	<u><u>669,527</u></u>
<i>Represented by:</i>			
<b>Cash and Cash Equivalents</b>	4	<u><u>3,158,344</u></u>	<u><u>669,527</u></u>

*This statement is to be read in conjunction with the accompanying notes to the financial statements on pages 7 to 15.*

## 1. General Information

The Housing Corporation was established on May 1990 by an act of the legislature (Housing Corporation of Samoa Act 1989). The new legislation, Public Bodies Act 2001 overrules the initial Act. However, review of the Housing Corporation Act 1989 has been approved by Parliament in 2010 as Housing Corporation's Act 2010 and is now enacted. The main purpose of the Corporation is to improve housing and living conditions of lower moderate income persons and families by lending monies on mortgage or other securities to assist to build, extend, renovate or purchase land for the purpose of building a home thereon.

The Corporation's operations are directed by a 8 - member board of directors. The Board consists of a Chairman (Minister of Finance), 4 members who serve as ex-officio (the Chief Executive Officers of Government Ministries i.e., Ministry of Finance, Attorney General, Ministry of Natural Resources & Environment and Ministry of Works, Transport & Infrastructure), 2 appointed members from the public and the Chief Executive Officer of the Corporation.

## 2. Statement of Significant Accounting Policies

Set out below is a summary of significant accounting policies adopted by the corporation in the preparation of its financial statements.

### a) Statement of compliance

These financial statements have been prepared in accordance with the requirements of the Public Finance Management Act 2001 which requires the adoption of International Financial Reporting Standards issued by the International Accounting Standards Board (IASB).

In accordance with section 91 of the Public Finance Management Act 2001, Samoa Housing Corporation is designated as a Public Body, therefore it must also satisfy the reporting requirements under the Public Bodies (Performance & Accountability) Act 2001.

### b) Basis of preparation

The financial statements are prepared on the basis of historical costs. Reporting financial statements in accordance with IFRS requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period and future periods.

### c) Comparative information

Comparative information has been restated where necessary to achieve consistency in disclosure with current financial year amounts.

### d) Functional and presentation currency

The financial statements are presented in Samoan Tala (SAT\$), which is the corporation's functional currency and all values presented in Samoan Tala have not been rounded.

### e) Foreign currency

Transactions in foreign currency are translated to Samoan tala at the foreign exchange rate ruling at the date of the transaction. Amounts receivable and payable denominated in foreign currencies are translated at the rates of exchange ruling at balance sheet date. Foreign exchange differences arising on translation are recognised in the income statement.

### f) Bad and provision for doubtful loans

The Corporation sets aside in each year at least two percent to its approvals of loans in that year as a provision against bad and doubtful debts until such time as the provisions equal ten percent of its loans portfolio, and will thereafter set aside annually such amounts as are sufficient to maintain this provision at that level. However, a yearly review of the individual loans are carried out to recognise impairment on those loans with reasonable doubt that not all the principal and interest can be recovered in accordance with terms and conditions of the loan agreement. Bad debts are written off against the provision for doubtful debts in the period in which they are identified as unrecoverable.

**2. Statement of Significant Accounting Policies (continued)**

**g) Revenue recognition**

*Interest income*

Interest income on loans and investments are recognised on accruals basis. Interest on impaired loans is recognised only when income is received.

*Loan fees*

Loan fees are recorded when they are earned. Fees on impaired loans are recognised only when income is received.

**h) Cash and cash equivalents**

Cash and cash equivalents in the statement of financial position comprise cash at bank and on hand and short term deposits with maturities less than one year.

**i) Accounts and other receivables**

Accounts and other receivables are recorded at fair value after providing for bad and doubtful debts. At the end of each reporting period, the carrying amounts of accounts and other receivables are reviewed to determine whether there is any objective evidence that the amounts are not recoverable. If so, an impairment loss is recognised immediately in the statement of financial performance.

**j) Fair value estimation**

Fair value is determined as follows:

- Cash assets are carried at fair value;
- Receivables are carried at book value, which is the best estimate of fair value as they are settled within a short period;
- Loans are net of provisions for impairment.

**k) Financial assets**

The Corporation classifies its financial assets in the following categories; loans & receivables and available for sale. The classification depends on the purpose for which the financial assets were acquired. Management determines the classification of its financial assets at initial recognition.

*Loans and receivables*

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted on an active market. They are included in current assets, except for maturities greater than 12 months after the balance sheet date which are classified as non-current assets.

*Available-for-sale financial assets*

Available-for-sale financial assets are non-derivatives that are either designated in this category or not categorised in any of the other categories. They are included in non-current assets unless management intends to dispose of the investment within 12 months of the balance sheet date.

**l) Provisions**

A provision is recognised in the balance sheet when the corporation has a present legal or constructive obligation as a result of past event, and it is probable that an outflow of economic benefits will be required to settle the obligation.

**m) Accounts and other payables**

Accounts payable and other payables are recognised at cost and represent liabilities for goods and services provided to the corporation before the end of the financial year that are unpaid and arise when the corporation becomes obliged to make future payments in respect of the purchase of these goods and services.

**n) Property, plant and equipment**

Items of property, plant and equipment are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is charged so as to allocate the cost of assets less their residual values over their

**2. Statement of Significant Accounting Policies (continued)**

**n) Property, plant and equipment (continued)**

estimated useful lives, using the straight-line method. All direct costs attributable to acquisition of assets have been capitalised. The following rates are used for the depreciation of property, plant and equipment:-

Buildings	2.5%
Motor vehicles	20% & 33%
Office furniture	20%
Office equipment	33%
Computer software	33%
SHC Logo	5%

**o) Dividends**

Dividends are recognised as a liability in the period in which they are due and payable pursuant to the Public Bodies (Performance & Accountability) Regulations 2002.

**p) Borrowing costs**

All borrowing costs are recognised in the statement of financial performance in the period in which they are incurred.

**r) Employee benefits**

The corporation contributes towards the Samoa National Provident Fund, a defined contribution plan in accordance with local legislation and to which it has no commitment beyond the payment of contribution. Obligations for contributions to the defined contribution plan are recognised immediately in the statement of financial performance.

Liabilities for employees' entitlements to salaries and wages, annual leave and other current employee entitlements (that are expected to be paid within twelve months) are accrued at undiscounted amounts, and calculated at amounts expected to be paid as at reporting date.

**3. Authorised and Paid up Capital**

	2011 \$	2010 \$
Authorised capital (10,000,000 shares of \$1 each)	10,000,000	10,000,000
Unpaid capital	-	280,000
Paid up capital (Government of Samoa)	<u>10,000,000</u>	<u>9,720,000</u>

The authorised capital of the Corporation can only be subscribed to by the Government of Samoa as per section 24(4) of the Housing Corporation Act 1989.

**4. Cash and Cash Equivalents**

	2011 \$	2010 \$
<b>Term deposits</b>		
Samoa Commercial Bank	1,500,000	200,999
ANZ Bank (Samoa) Ltd	50,939	50,197
Westpac Bank (Samoa) Ltd	703,004	-
National Bank of Samoa	502,685	-
	<u>2,756,628</u>	<u>251,196</u>
<b>Cash at bank and on hand</b>		
ANZ Bank (Samoa) Ltd	27,175	4,377
National Bank of Samoa	45,459	13,146
Samoa Commercial Bank	271,472	391,362
Westpac Bank (Samoa) Ltd	56,710	8,226
Petty cash imprest	900	700
Postage imprest	-	20
Stamp duty imprest	-	500
<b>Total</b>	<u>3,158,344</u>	<u>669,527</u>

SAMOA HOUSING CORPORATION  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2011

<b>5. Other Debtors and Prepayments</b>		<b>2011</b>	<b>2010</b>
		<b>\$</b>	<b>\$</b>
Other and staff debtors		15,990	83,038
Prepayments		26,592	20,380
<b>Total</b>		<b>42,582</b>	<b>103,418</b>
<b>6. Loans Portfolio</b>		<b>2011</b>	<b>2010</b>
		<b>\$</b>	<b>\$</b>
Total loans portfolio as at year end		21,701,448	21,204,256
Less provision for doubtful loans ( <i>refer to note 7 below</i> )		(2,720,091)	(2,546,646)
		<b>18,981,357</b>	<b>18,657,610</b>
<b>Loan portfolio-current portion</b>		<b>7,971,068</b>	<b>7,697,930</b>
<b>Loan portfolio-long term portion</b>		<b>11,010,289</b>	<b>10,959,680</b>
Loans are recognised at their recoverable values, after assessing provisions for impairment. Loans are restructured when the borrower is granted concession due to continuing difficulties in meeting the original terms and conditions.			
<b>7. Provision for Doubtful Debts</b>		<b>2011</b>	<b>2010</b>
		<b>\$</b>	<b>\$</b>
Balance at the beginning of the year		2,546,646	2,490,803
Add: Additional provision		394,024	331,850
		2,940,670	2,822,653
Less: Write offs charged against provision		(220,579)	(276,007)
<b>Balance at year end</b>		<b>2,720,091</b>	<b>2,546,646</b>
<b>8. Borrowings</b>		<b>2011</b>	<b>2010</b>
<b>Samoa National Provident Fund:</b>		<b>\$</b>	<b>\$</b>
(i) Loan E0408:	Current portion	-	386,643
	Long term portion	-	158,331
		-	544,974
(ii) Loan E0416:	Current portion	99,008	90,445
	Long term portion	816,218	916,063
		915,226	1,006,508
(iii) Loan 411206:	Current portion	205,804	189,097
	Long term portion	3,254,089	3,459,809
		3,459,893	3,648,906
<b>Development Bank of Samoa:</b>			
	Current portion	-	115,809
	Long term portion	-	700,810
		-	816,619
<b>Central Bank of Samoa:</b>			
	Current portion	690,589	-
	Long term portion	3,309,411	-
		4,000,000	-
<b>Total</b>	Borrowings-current portion	995,401	781,994
	Borrowings-long term portion	7,379,718	5,235,013
		<b>8,375,119</b>	<b>6,017,007</b>

All borrowings are repayable on a monthly basis including interest and principal. Securities for the borrowings are a first and second mortgage over land, building and improvements thereon with government guarantee.

SAMOA HOUSING CORPORATION  
 NOTES TO FINANCIAL STATEMENTS  
 FOR THE YEAR ENDED 30 JUNE 2011

**9. General Reserve Fund**

	2011	2010
	\$	\$
Opening reserve fund balance	4,909,559	4,714,164
Transfer from profit and loss	397,906	390,790
Less: Dividend provided	(198,953)	(195,395)
	<u>5,108,512</u>	<u>4,909,559</u>

Section 29 of the Housing Corporation Act 1989 requires the Corporation to establish and maintain a general reserve fund.

**10. Assets Revaluation Reserve**

Description	Original	Acc.dep at	Revalued		2011	2010
	cost	31/01/2010	Net Amount	Amount		
	\$	\$	\$	\$	\$	\$
Land	412,000	-	412,000	588,000	176,000	176,000
Building	1,453,161	(148,343)	1,304,818	1,450,000	145,182	145,182
	<u>1,865,161</u>	<u>(148,343)</u>	<u>1,716,818</u>	<u>2,038,000</u>	<u>321,182</u>	<u>321,182</u>

The revaluation (land and building) was carried out by Kaisara Real Estate Management an independent licensed valuer in February 2010. Market value approach i.e. sales comparison, income and depreciated replacement cost were used to determine the fair values of the above items. The cost method is used to account for revaluation of assets, where the original cost of assets less their accumulated depreciation and then determine whether there is an increase or decrease in assets revalued amounts from their carrying amounts. The above surplus is recognised in the Asset Revaluation Reserve under Capital and Reserves.

**11. Other Creditors and Accruals**

	2011	2010
	\$	\$
Accruals	53,415	60,104
Provision for audit fees	19,550	19,550
Other creditors	67,294	62,116
Master card	5,718	-
<b>Total</b>	<u>145,977</u>	<u>141,770</u>

- Leave entitlement benefits accruing to employees are measured at their present values using the relevant remuneration rates and are taken up as sundry creditors.

- Master card limit is \$20,000 at ANZ Bank (Samoa) Ltd and is secured by \$50,000 term deposit.

**12. Dividend Payable**

The Public Bodies (Performance and Accountability) Regulations 2002 Schedule 6 paragraph 6.2.1(d) specifies that the annual report shall include "the dividend payable by the Public Body to the State for the financial year to which the report relates". Furthermore, Schedule 7 (paragraph 25.2) requires "a company to pay dividend in accordance with the Government's dividend policy as advised by the Financial Secretary from time to time". In May 2005, the Chief Executive Officer, Ministry of Finance advised that Public Trading Bodies would be accountable for a dividend of 50% of Net profit after tax. Consequently as at 30 June 2011, Samoa Housing Corporation has a liability for dividend payable at 50% of Net Profit After Tax, less dividend payments made.

Dividend payable	Net Profit	2011	2010
	\$	\$	\$
Opening balance		586,005	390,610
Financial Years:			
30 June 2010	390,790	-	195,395
30 June 2011	397,906	198,953	-
		198,953	586,005
Less: Dividend payments		(390,610)	-
<b>Dividend payable to government of Samoa</b>		<u>394,348</u>	<u>586,005</u>

SAMOA HOUSING CORPORATION  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2011

13. Property, Plant and Equipment

Cost	Building \$	Computer Software \$	Land \$	Motor Vehicles \$	Office Equipment \$	Office Furniture \$	SHC Logo \$	Total \$
Balance as at 1 July 2009	1,453,161	68,488	412,000	317,774	135,221	27,852	9,761	2,424,257
Additions	-	3,000	26,370	174,076	12,795	4,852	-	221,093
Valuation	145,182	-	176,000	-	-	-	-	321,182
Disposals	(148,343)	(4,006)	-	(147,254)	-	-	-	(299,603)
<b>Balance as at 30 June 2010</b>	<b>1,450,000</b>	<b>67,482</b>	<b>614,370</b>	<b>344,596</b>	<b>148,016</b>	<b>32,704</b>	<b>9,761</b>	<b>2,666,929</b>
Balance as at 1 July 2010	1,450,000	67,482	614,370	344,596	148,016	32,704	9,761	2,666,929
Additions	-	6,985	-	-	30,933	1,490	-	39,408
Disposals	-	-	(26,370)	-	-	-	-	(26,370)
<b>Balance as at 30 June 2011</b>	<b>1,450,000</b>	<b>74,467</b>	<b>588,000</b>	<b>344,596</b>	<b>178,949</b>	<b>34,194</b>	<b>9,761</b>	<b>2,679,967</b>
<b>Accumulated depreciation</b>								
Balance as at 1 July 2009	127,151	66,135	-	237,993	95,819	18,854	976	546,928
Depreciation	36,296	1,251	-	77,453	28,822	5,386	488	149,696
Disposals	(148,343)	(2,765)	-	(147,254)	-	-	-	(298,362)
<b>Balance as at 30 June 2010</b>	<b>15,103</b>	<b>64,621</b>	<b>-</b>	<b>168,192</b>	<b>124,641</b>	<b>24,240</b>	<b>1,464</b>	<b>398,261</b>
Balance as at 1 July 2010	15,103	64,621	-	168,192	124,641	24,240	1,464	398,261
Depreciation	36,250	2,262	-	53,642	21,313	4,896	488	118,851
Disposals	-	-	-	-	-	-	-	-
<b>Balance as at 30 June 2011</b>	<b>51,353</b>	<b>66,883</b>	<b>-</b>	<b>221,834</b>	<b>145,954</b>	<b>29,136</b>	<b>1,952</b>	<b>517,112</b>
<b>Carrying amount</b>								
30 June 2010	1,434,897	2,861	614,370	176,404	23,375	8,464	8,297	2,268,668
30 June 2011	1,398,647	7,584	588,000	122,762	32,995	5,058	7,809	2,162,855

14. Income

	2011 \$	2010 \$
<i>(i) Loan fees</i>		
Application fees	38,344	32,859
Documentation fees	60,300	61,100
Establishment fees	76,688	65,068
Arrears fees	119,617	186,409
Maintenance fee	159,811	156,401
	<b>454,760</b>	<b>501,837</b>
<i>(ii) Other income</i>		
Interest - term deposit	24,607	16,678
Other income	18,623	61,515
	<b>43,230</b>	<b>78,193</b>

15. Personnel Costs

*Details of personnel costs are specified as follows:*

	2011 \$	2010 \$
Salaries & wages	1,023,559	935,048
NPF contribution 5%	51,178	46,753
ACC contribution 1%	10,236	9,351
	<b>1,084,973</b>	<b>991,152</b>

The number of people employed by the Corporation during the financial year ending are 30 (2010: 30).



SAMOA HOUSING CORPORATION  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2011

**16. Occupancy Costs**

	2011	2010
	\$	\$
<i>Details of occupancy costs are specified as follows:</i>		
Electricity	37,739	35,694
Water	2,052	2,095
Rent	8,556	7,130
Postages and telephone	22,609	20,661
	<u>70,956</u>	<u>65,580</u>

**17. Administration Expenses**

	2011	2010
	\$	\$
<i>Details of administration expenses are specified as follows:</i>		
Other staff costs	61,495	-
Advertising	3,931	8,288
Allowances	18,525	11,870
Office expenses	119,357	99,376
Stationeries	19,354	15,675
Insurance	15,669	14,618
Repairs and maintenance	42,967	42,872
Motor vehicle running expenses	42,772	48,048
Staff training & meetings	96,419	44,174
Guarantee fee - SNPF loan	10,065	10,899
Loss on disposal of fixed assets	-	1,241
	<u>430,554</u>	<u>297,061</u>

**18. Interest on Borrowings**

	2011	2010
	\$	\$
<i>Details of interest on borrowings are specified as follows:</i>		
Interest - DBS loan	58,710	93,036
Interest - SNPF loans	418,042	477,496
	<u>476,752</u>	<u>570,532</u>

**19. Related Party Transactions**

**i) Directors compensation**

The Directors of the Corporation during the financial period were:

- Hon. Faumuina Tiatia Liuga (Chairman of the Board and Responsible Minister for the Corporation)
- Tuilaepa Eti (Private Sector member Board)
- Leu Toaono Ng Lam (Private Sector member Board)
- Vaaelua Nofo Vaaelua (Member from Ministry of Work)
- Aumua Ming Leung Wai (Attorney General)
- Tupa'imatuna Iulai Lavea (Member from Ministry of Finance)
- Taulealeausumai Laavasa Malua (Member from Ministry of Natural Resources and Environment)

Directors fees of \$77,477 (2010: \$123,809) were paid during the year including sitting allowance of \$16,047 (2010: \$29,477). Board expenses amounted to \$48,430 (2010: \$81,332). Directors appointed from Government Corporations and Ministries do not receive a director's fee except for sitting allowances. Government regulations specify that directors' fees are \$6,500 per year and the sitting allowances are \$250 per meeting.

**19. Related Party Transactions (continued)**

	2011	2010
	\$	\$
<i>Directors and executive management compensation</i>		
Directors fees	13,000	13,000
Sitting allowances	16,047	29,477
Catering for board meeting	9,602	4,110
Gift and donation for former directors	-	5,605
Others	38,828	71,617
	<u>77,477</u>	<u>123,809</u>

**ii) Key management personnel costs**

*The remuneration of key management personnel during the year were as follows:*

Salaries and short term employment benefits	505,128	460,458
<i>Employers contribution to:</i>		
National provident fund	25,256	23,023
Accident compensation commission	5,051	4,605
	<u>535,436</u>	<u>488,085</u>

**iii) Terms and conditions of transactions with related parties**

Sales to and purchases from related parties are made in arm's length transactions both at normal market prices and on normal commercial terms.

**20. Financial Instruments**

This section outlines the Corporation's exposure to financial risks and describes the methods used by management to control and monitor these risks. The major risks are credit risk, liquidity risk and market risk of interest rate and foreign exchange risk.

**a) Credit risk management**

Credit risk refers to the risk that a customer will default on its contractual obligations resulting in financial loss to the Corporation.

The Corporation has adopted a policy of only dealing with creditworthy customers and obtaining sufficient collateral where appropriate, as a means of mitigating the risks of financial loss from defaults. The Corporation exposure and the credit ratings of its customers are continuously monitored and the aggregate value of transactions concluded is spread amongst approved customers. Credit risk is closely monitored by the Lending Division and Legal and Recoveries Division through regular independent reviews designed to test the quality of credit exposures and to ensure compliance with Corporation policies.

**b) Liquidity risk management**

Ultimate responsibility for liquidity risk management rests with the board of directors, which has built an appropriate liquidity risk management framework for the management of the Corporation's short, medium and long-term funding and liquidity management requirements.

The Corporation manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities by continuously monitoring forecast and cash flows and matching the maturity profiles of financial assets and liabilities.

SAMOA HOUSING CORPORATION  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2011

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**21. Capital Commitments and Contingent Liabilities/ Assets**

There are no capital commitments as of 30 June 2011. (2010: \$Nil)

As of 30 June 2011, the Corporation had no contingent liabilities or assets. (2010: \$Nil)

**22. Events Occurring After Balance Sheet Date**

In line with Public Bodies Act 2001 and Government policy of paying dividend at 50% of the net profit, the Corporation has considered that the dividends for 2010 and 2011 of \$394,348 tala as per note 12 will be paid post 30 June 2011.