



2017 இடல் வர்ஷய ஸதா
ஓவம் கீதீகம் திரவல் கீரீமே காமசார்ஷ் பதரால்

காரீய ஸாபதா வாரீகாவ

2017 ஆம் ஆண்டிற்கான
காணிஉரித்துநிருணய ஆணையாளர்நாயகத்தின்
செயல்இலக்குஅறிக்கை

PERFORMANCE REPORT

Of the Commissioner General of Land Title Settlement
for the Financial Year 2017



ஓவம் கீதீகம் திரவல் கீரீமே டேபாரீகமேதீந்நுவ
காணி உரித்து நிர்ணயத் திணைக்களம்
LAND TITLE SETTLEMENT DEPARTMENT

Message of the Commissioner General of Land Title Settlement

Only one year is ahead for the completion of 20 years since the initiation of activities under the Registration of Title Act No.21 of 1998. The Registration of Title Act No.08 of 1863 proceeded only for 04 years. The Registration of Title Act No.05 of 1877 was confined to a very limited area. Accordingly, I believe this is time to probe into the performance of the current Act.

In contrast to the Registration of Title Acts approved in earlier times, the Registration of Title Act No.21 of 1998 has been in force across many years. Even if approval was obtained for a staff numerically calculated following a survey of whole island in a period of 15 years with a view to settle titles, the said cadre has never been gained. How far it is pragmatic to supervise and manage an island wide office system centrally is a matter of concern. Although there is an increase in percentage with regard to settlement of titles from the land parcels surveyed, only 1.1 millions of land parcels of 12 millions of land parcels in Sri Lanka have been surveyed even by completion of 19 years. Further, only 0.7 million of land parcels has been settled. The determinations of around 1.5-lakhs of land parcels are pending due to varied legal complications. In concern of above circumstances, an urgency arises to re-evaluate the entire title settlement process as well as the viability of its law, institutional structure, strategies and proceedings of the institute.

The performance of the year 2017 is satisfactory. The actions taken with respect to the files kept aside yielded positive results. With regard to declaration of determinations, the ability in 2017 to complete nearly twofold of average value of past 19 years is a matter of satisfaction.

Esteemed collaboration of Surveyor General, Additional Surveyor General (Title Registration) and the staff is herein remembered with honour. Our path hitherto could have been extremely hard without their supports. Consequently, we pay our tribute to them and Sri Lanka Survey Department. Further, we pay our honour to Senior Deputy Registrar General (Title/Land Registration) who coordinates the program on behalf of Registrar General and the staff, the new Secretary to the Ministry of Lands and Parliamentary Reforms who acutely understood the necessity of *Bim Saviya* program and extended a great support and the staff, the Secretary of its State Ministry, the State Minister who was entrusted with this task of the department, the Minister of Lands and Parliamentary Reforms and the staff, two Commissioners of the Department who acted energetically to achieve the progress and Deputy/Assistant Commissioners including all staff of the Head Office and Regional Offices for their praiseworthy contributions.

K.A.K.Ranjith Dharmapala
Commissioner General of Land Title Settlement /
Settlement Officer

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Performance Report of the Commissioner General of Land Title Settlement Department for the Financial Year 2017

1.Introduction

1.1.History of the Department

The determination of state and private lands and transferring private lands to respective heirs, issuing plans for such lands determined as “Private” and transferring the “state lands” to the state is called the Land Settlement. The requirement of such process to this country was caused by a historical background. Even though the Sri Lankans possessed and used the lands for thousands of years, the ownerships of those lands were not transferred to them. They did not possess the documentary evidence; such as deeds and grants, to prove their ownerships. Under this circumstances, the Crown Lands (Encroachment) Ordinance No: 12 of 1840 was declared by the British.

This Ordinance asserted that if any person could not prove the ownerships to a land, such land is declared a crown land. The generational possession to lands and cultivation were not considered by the British. They expected the people to prove their ownerships to lands by deeds, grants and other relevant documentary evidences. Under this situation, people missed thousands of acres of their lands due to the Crown Lands (Encroachment) Ordinance in 1840. Then local leaders of Sri Lanka expressed their disagreement and regret on this injustice affected on the people of this country. Consequently; as a solution to this dispute, the British had to initiate a process to determine and settle private and state lands separately. Subsequently, the Waste Land Ordinance was enacted in 1897. The settlement process previously implemented through the Government Agent and Special Officers was later made a subject of the Land Settlement Department established in 1903. The Land Settlement Ordinance No. 20 of 1931 was initiated for more accurate and lawful settlement process avoiding drawbacks and injustice of the Waste Land Ordinance.

While continuing the Land Settlement process which is under the purview of the Department, the Land Settlement Department engaged in the task of Title Registration upon the enactment of Title Registration Act No. 21 of 1998. The principal objective of this Act was to initiate an advanced Land Management System and to minimize the land related issues and corruptions through the determination of the ownerships of private and state lands. Currently, that task has become the major function of the Department.

The list of names of the Heads of the Department from 1903 up to date
(Please see Annexure 01)

1.2. Vision

A settled Title to every land

1.3. Mission Statement

To contribute to an advanced land management system in Sri Lanka by confirming title to every block of land on deciding the ownership of state land and private land through the procedure of registration of land settlement and title to such land.

1.4. Objectives

1. Determination of ownership of state owned and private lands under the Land Settlement Ordinance.
2. Calling applications for claims, conducting investigations and other activities including Determination of Title under the Title Settlement Act
3. Performing the functions of Title Investigation, Determination and Land Settlement efficiently and effectively by strengthening institutional capability.
4. Enhancement of efficiency of Title Registration process through well-functioning Title Investigation Offices at regional levels.
5. Taking steps to gain public cooperation and to confirm the trust among the public at all levels of Title investigation and Determination activities.
6. Developing and maintaining an efficient and reliable information system on ownerships of Land.
7. Maintaining efficient administrative and accounting systems

1.5. Functions

Main functions of the Department are as follows;

- ❖ Introduction and Implementation of methodologies and procedures to efficiently perform the functions of Title Investigation and Determination, Land Settlement and Office Administration
- ❖ Performance of activities related to Investigation & Title Determination;
 - a) Conducting field inquiries
 - b) Calling applications for claims
 - c) Conducting title Investigation
 - d) Determination of Title
 - e) Gazetting of the Determination of Title
- ❖ Performance of the activities relevant to Settlement of Lands;
 - a) Conducting inquiries regarding claims for Settlement of the Lands
 - b) Forwarding information of settled lands for surveying and demarcation
 - c) Gazetting and Publication of Settlement orders
 - d) Releasing of villages after Settlement
- ❖ Coordination with other relevant agencies in the process of Title investigation, Determination of Title and Settlement of Lands

- ❖ Identification and provision of training and other resources needed for the efficient performance of the duties of the staff.
- ❖ Preparation of performance indicators for Title Investigation and Determination and Settlement of Lands and supervising the performance
- ❖ Reporting monthly to the Ministry on the progress of Title Investigation and Determination and settlement of Lands
- ❖ Maintaining an efficient system for preservation of old and valuable records relating to Settlement of Lands
- ❖ Conducting meetings, discussions and workshops to enhance public awareness on Title Registration and to obtain public Cooperation
- ❖ Making opportunities to fulfil the public needs by maintaining sufficient staffs in regional offices and providing them with the required resources
- ❖ Preparation of annual estimates, appropriation accounts, public servants' advance accounts and monthly summaries of accounts.

2. Organization Chart

(Please see Annexure 02)

3. Human Resource Management

3.1. Composition of Staff (Approved Cadre of Permanent Staff)

Serial No	Approved Designations	Approved cadre	No.of Positions in 2016	Changes during the year					No.of Positions in 2017
				Transfers		Promoti ons	Retirem ents	Recruit ments	
				Out	In				
01	Commissioner General of Title Settlement -S.L.A.S - (Special)	01	01	-	-	-	-	-	01
02	Commissioner - S.L.A.S - I	02	02	-	-	-	-	-	02
03	Deputy Commissioner/Assistant Commissioner (Regional) - S.L.A.S - II/III	94	17	04	02	-	-	02	17
04	Chief Accountant	01	01	-	-	-	-	-	01
05	Accountant - S.L.Ac.S. - II/III	03	01	-	-	-	-	-	01
06	Legal Officer (Departmental)	03	03	-	-	-	-	-	03
07	Administrative Officer (P.M.A.S. Supra Grade)	01	-	-	-	-	-	-	-
08	Translator (Translator’s Service)	05	05	-	-	-	-	-	05
09	Computer System Analyst (Information Technology Service)	01	-	-	-	-	-	-	-
10	Assistant Title Investigation Officer (Related Services)	720	299	03	-	-	-	-	262
11	Information Technology Assistant (Related Services)	03	01	-	-	-	-	-	-
12	Record Investigation Officer (Related Services)	01	01	-	-	-	-	-	01

Serial No	Approved Designations	Approved cadre	No.of Positions in 2016	Changes during the year					No.of Positions in 2017
				Transfers		Promoti ons	Retirem ents	Recruit ments	
				Out	In				
13	Sri Lanka Information & Communication Technology Service - III	186	06	-	01	02	-	-	07
14	Public Management Asst. Service I/II/III	290	132	14	11	-	02	06	127
15	Record Conservator (Departmental)	91	01	-	-	-	-	-	01
16	Development Officer	455	179	03	04	-	-	01	211
17	Driver (Combined Drivers' Service I/II/III)	121	37	04	04	-	02	03	38
18	Office Employee Service I, II, III	133	109	03	04	-	-	03	113
19	K.K.S (Temporary)	126	-	-	-	-	-	-	-
Total		2237	795	31	26	02	04	15	790
On contract basis									
Deputy Commissioner		-	18	-	-	-	-	04	13
Assistant Commissioner		-	03	-	-	-	-	04	05
Total		-	21	-	-	-	-	08	18

Details of Transfers – Year 2017

Serial No	Name & Designation	Transferred Out		Transferred In	
		Date	Place of Work	Date	Place of Work
1.	Ms.R.W.R.M.C. Ranawarana Assistant Commissioner	2017.01.02	Divisional Secretary's Division of Udapalatha	-	-
2.	Mr.K.G.S.P.Kaluarachchi Deputy Commissioner	2017.01.01	Department of Agriculture	-	-
3.	Mr.G.Partheeban Assistant Commissioner	2017.07.24	Department of Immigration and Emigration	-	-
4.	Mrs. F.R.M. Riyaldeen Deputy Commissioner	2017.08.01	Department of Samurdhi Development	2017.05.26	Ministry of Home Affairs District Secretariat - Matale
5.	Mrs.S.W.Chithra Rohini Assistant Commissioner	-	-	2017.01.05	Department of Wildlife Conservation
6.	Mr.S.Pathma Sri Assistant Commissioner	-	-	2017.06.29	New Appointment
7.	Mrs.R.K.Hettiarachchi Assistant Commissioner	-	-	2017.06.29	New Appointment
8.	Mrs.P.S.Jayawardhana Public Management AssistantII	Transferred from 2017.01.01 after service till 2016.12.30	Buildings Department	-	-
9.	Ms. R.A. Samarakkodi Public Management AssistantIII	Transferred from 2017.01.01 after service till 2016.12.30	Divisional Secretary's Division of Panwila	-	-
10.	Mrs.H.E.A.L. Udayani Public Management AssistantIII	Transferred from 2017.01.01 after service till 2016.12.30	National Physical Planning Department	-	-

Serial No	Name & Designation	Transferred Out		Transferred In	
		Date	Place of Work	Date	Place of Work
11.	Mrs.A.H.J.Lakshmi Public Management AssistantIII	Transferred from 2017.01.01 after service till 2016.12.30	Ministry of Finance and Planning	-	-
12.	Mrs. D.P.Sethunga Public Management AssistantIII	Transferred from 2017.01.01 after service till 2016.12.30	GA/Batadole National School	-	-
13.	Mr.U.A.T. Premakumara Public Management AssistantIII	2017.04.12	Ministry of Finance	-	-
14.	Mrs.P.R.Jayasinghe Public Management AssistantIII	2017.04.18	Department of Immigration and Emigration	-	-
15.	Ms.P.T.W.Jayarathna Public Management AssistantIII	2017.05.02	Divisional Secretary's Division of Polpithigama	-	-
16.	Mrs.S.A.M.A.S.K.Senanayaka Public Management AssistantII	2017.04.28	Department of Immigration and Emigration	-	-
17.	Mrs.S.A.R.Senanayaka Public Management AssistantI	2017.05.01	Labour Department	-	-
18.	Mrs.E.W.D.N. Weerathunga Public Management AssistantIII	2017.06.01	Ministry of Finance and Planning	-	-
19.	Mr.D.A.W.Priyankara Public Management AssistantIII	2017.06.30	Ministry of Finance and Planning	-	-
20.	Mr.H.D.L.A.Fernando Public Management AssistantII	2017.06.30	Ministry of Finance and Planning	-	-
21.	Mrs.P.H. Kaluarachchi Public Management AssistantI	2017.11.24	Ministry of Finance and Planning	-	-
22.	Mrs.M.C.P. Perera Public Management AssistantIII	-	-	2017.01.02	Criminal Investigation Department
23.	Mrs.K.D.K.Mangalika Public Management AssistantI	-	-	2017.01.03	Ministry of Education
24.	Mrs.I.A.T.D. Kumari Public Management AssistantIII	-	-	2017.01.02	GA/Batemulla National School
25.	Mrs.N.U.M.Perera Public Management AssistantIII	-	-	2017.01.02	Technical College - Homagama
26.	Mrs.K.M.S.Niroshani Public Management AssistantIII	-	-	2017.01.02	Ministry of Public Administration and Management
27.	Mrs.W.G.S.Prabodhani Public Management AssistantIII	-	-	2017.04.17	Department Of Export Agriculture
28.	Mrs.K.U.A.Somarathna Public Management AssistantIII	-	-	2017.05.02	Department Of Export Agriculture
29.	Mrs. R.K.N.S.Ramanayaka Public Management AssistantI	-	-	2017.05.03	Labour Department
30.	Mrs.K.Y.G.S.D.Thilakarathna Public Management AssistantIII	-	-	2017.07.05	Divisional Secretary's Division of Panwila

Serial No	Name & Designation	Transferred Out		Transferred In	
		Date	Place of Work	Date	Place of Work
31.	Mrs.M.G.Irangani Public Management AssistantII	-	-	2017.07.24	Inland Revenue Department
32.	Mrs.M.A.S.P. Perera Public Management AssistantII	-	-	2017.08.02	Zonal Education Office - Colombo
33.	Mrs.A.A.D. Kumuduni Assistant Title Investigation Officer	2017.03.03	Ministry of Home Affairs	-	-
34.	Mr.R.M.S.I. Karunarathna Assistant Title Investigation Officer	2017.03.21	Divisional Secretary's Division of Matale	-	-
35.	Mr.N.K.Wickramage Assistant Title Investigation Officer	2017.05.12	Department of Fisheries and Aquatic Resources Development	-	-
36.	Mrs.V.A.Hewawitharana Information and Communication Technology Assistant	-	-	2017.11.01	Ministry of Home Affairs
37.	Mrs.D.T.M. Perera Development Officer	2017.02.01	Ministry of Foreign Employment	-	-
38.	Mr.P. Jeyagopi Development Officer	2017.03.14	Teachers' Service	-	-
39.	Mrs.I.Kirugalachsum Development Officer	2017.11.01	Department of Irrigation	-	-
40.	Mrs.K.R.C.S.K. Gunathilaka Development Officer	-	-	2017.01.16	Department of Agriculture
41.	Mrs.A.R.R.S. Lakmali Development Officer	-	-	2017.03.02	Department of Agriculture
42.	Mr.W.N.G. Fonseka Development Officer	-	-	2017.04.11	Ministry of Foreign Employment
43.	Mrs.M.W.F.Riyasa Development Officer	-	-	2017.02.13	Ministry of Foreign Employment
44.	Mr.U.G.L. Premathilaka OES	2017.04.12	Land Commissioner General's Department	-	-
45.	Mr.W.J.C. Fernando OES	2017.01.13	Ministry of Finance	-	-
46.	Mr.L.Y.P.Indika OES	2017.01.01	Ministry of External Affairs	-	-
47.	Ms. S.I.Madushani Silva OES	-	-	2017.05.12	President's Office
48.	Mrs.K.Dilani OES	-	-	2017.01.02	Department of Prisons
49.	Mr.K.G.W.Malwala OES	-	-	2017.04.03	Ministry of External Affairs
50.	Mr.H.K.C.Dias OES	-	-	2017.09.19	Ministry of Education
51.	Ms.P.U.G.Sumanadasa OES	-	-	2017.06.01	New Appointment
52.	Ms.A.A.M.Karunarathna OES	-	-	2017.02.15	New Appointment
53.	Ms.H.M.K.M. Bandara OES	-	-	2017.02.15	New Appointment
54.	Mr.E.D.Nishantha Drivers' Service	Transferred from 2017.01.01 after service till 2016.12.30	Ministry of Education	-	-

Serial No	Name & Designation	Transferred Out		Transferred In	
		Date	Place of Work	Date	Place of Work
55.	Mr.H.G.Sarath Kumara Drivers' Service	2017.09.18	Ministry of Finance	2017.01.09	Ministry of External Affairs
56.	Mr.W.M.C.M. Warnasuriya Drivers' Service	2017.07.04	Ministry of Special Assignment	2017.01.19	Ministry of Higher Education
57.	Mr.R.M.D.P. Kumara Drivers' Service	2017.07.19	Ministry of Irrigation and Water Resources Management	-	-
58.	Mr.Jayantha Gunasekara Drivers' Service	-	-	2017.07.04	Ministry of Special Assignment
59.	Mr. T.M.Ajith Kumarasinghe Drivers' Service	-	-	2017.07.17	Ministry of Irrigation and Water Resources Management
60.	Mr.R.K.A.K.Nilantha Drivers' Service	-	-	2017.06.15	New Appointment
61.	Mr.H.A.S.E. Rodrigo Drivers' Service	-	-	2017.06.15	New Appointment
62.	Mr.R.M.S.N. Rathnayaka Drivers' Service	-	-	2017.06.15	New Appointment

Recruitment/Termination of Service on Contract Basis – Year 2017

Serial No.	Name & Designation	Date of Appointment	Service Termination Date
01.	Mr.G.Saman Rathnayaka - Deputy Commissioner	-	2017.01.09
02.	Mr.J.A.S.R.Jayasuriya - Deputy Commissioner	-	2017.02.28
03.	Mr.K.G.Vijayasiri - Deputy Commissioner	2017.01.02	2017.04.30
04.	Mr.D.K.Anura Premalal - Assistant Commissioner	2017.01.05	-
05.	Mr.D.M.G.B.Dissanayaka - Assistant Commissioner	2017.02.21	-
06.	Mr.P.D.L. Gunarathna - Deputy Commissioner	-	2017.03.31
07.	Mr.A.Anuruddha - Deputy Commissioner	-	2017.03.31
08.	Mr.D.M. Dharmasena - Assistant Commissioner	-	2017.03.31
09.	Mr.J.M.J.Upulwehera - Assistant Commissioner	2017.03.01	-
10.	Mr.D.A.V.R.Nanayakkara - Deputy Commissioner	2017.03.29	-
11.	Mr. D.A.Ekanayaka - Deputy Commissioner	-	2017.04.01
12.	Mr.R.M.Ranjith Kumaradasa - Assistant Commissioner	-	2017.05.02
13.	Mr.D.M.Heenbanda - Deputy Commissioner	-	2017.05.28
14.	Mr.M.D.S.Beligolla - Deputy Commissioner	2017.07.17	-
15.	Mr.B.M.S.Damayanthi Perera - Deputy Commissioner	-	2017.09.01
16.	Mr.A.B.Herath - Deputy Commissioner	-	2017.09.13
17.	Mr.W.M.P.K. Weerasekara - Deputy Commissioner	2017.08.10	-
18.	Mr.A.Edirisinghe - Assistant Commissioner	2017.12.18	-

3.2 Establishment Affairs

Serial No	Details	Previous Year (2016)			Current Year (2017)		
		No. Received	No. Approved	Balance	No. Received	No. Approved	Balance
1.	Recruitments	24	-	-	20	13	07
2.	Conducting Exams	-	-	-	-	-	-
3.	Conducting Interviews	53	-	-	13	06	-
4.	Confirmation of Services	10	-	-	153	83	70
5.	Promotions	03	03	-	18	18	-
6.	Payment of Increments	496	297	199	701	534	167
7.	Extensions of Service	-	-	-	-	-	-
8.	Preparation of Schemes of Recruitment	-	-	-	-	-	-
9.	Vacation of Post	01	-	-	02	02	-
10.	Resignation	02	01	01	07	06	01
11.	Interdictions	01	-	-	02	02	-
12.	Reinstatements	02	-	-	-	-	-
13.	Disciplinary inquires	07	-	07	05	01	04
14.	Retirements	04	-	-	04	04	-
15.	Approvals of leave abroad	07	06	01	15	14	01
16.	Foreign Scholarships	-	-	-	-	-	-
17.	Cabinet Memoranda	-	-	-	-	-	-
18.	Commencement of Surety	-	-	-	-	-	-
19.	Release of Surety	-	-	-	01	01	-
20.	Approvals of Loans	-	-	-	-	-	-
21.	Property loan	-	-	-	14	14	-
22.	Vehicle loan	-	-	-	-	-	-
23.	Others (Distress Loans)	89	59	30	90	65	25

3.3 Human Resource Development

Local Trainings

Serial No	Training Course / Institution	Participant's name	Designation	Institution /Place Conducted	Duration
1	Identification of general issues in the field and awareness on actions to be taken in respect of the files kept aside without a declaration of determination	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Regional Office Moratuwa, Homagama, Rathmalana, Kesbewa)	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Regional Office Moratuwa, Homagama, Rathmalana, Kesbewa)	Auditorium of Land Commissioner General's Department	2017.02.07
2	Payroll System	Mrs. M.A.G.M. Dharmarathna	Public Management Assistant	Miloda Academy	From 2017.02.13 to 15
3	Identification of general issues in the field and awareness on actions to be taken in respect of the files kept aside without a declaration of determination	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Regional Office Meerigama, Minuwangoda, Attanagalla, Mahara	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Regional Office Meerigama, Minuwangoda, Attanagalla, Mahara)	Human Resource Management Training Center - Yakkala	2017.02.14
4	Public Procurement Procedure	Mrs.P.M.H. Priyadarshani	Commissioner	Skills Development Fund Limited	2017.27-28
5	Identification of general issues in the field and awareness on actions to be taken in respect of the files kept aside without a declaration of determination	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Regional Office Dompe, Gampaha, Galigamuwa)	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Regional Office Dompe, Gampaha, Galigamuwa)	Human Resource Management Training Center	2017.02.28
6	Telephone skills etiquette training & personal grooming for secretaries	Mrs.K.M.M.Lakmini	Public Management Assistant	Skills Development Fund Limited	2017.03.02 & 03
7	Identification of general issues in the field and awareness on actions to be taken in respect of the files kept aside without a declaration of determination	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Regional Office Gampola, Udunuwara, Gangawata Korale, Kothmale)	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Regional Office Gampola, Udunuwara, Gangawata Korale, Kothmale)	Rural Development Training and Research Institute, Pilimathalawa	2017.03.03
8	Identification of general issues in the field and awareness on actions to be taken in respect of the files kept aside without a declaration of determination	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Regional Office Rideegama, Mallawapitiya, Kurunegala, Wariyapola)	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Regional Office Rideegama, Mallawapitiya, Kurunegala, Wariyapola)	National Institute of Training - Pothuhera	2017.03.10

Serial No	Training Course / Institution	Participant's name	Designation	Institution /Place Conducted	Duration
9	Reduction of audit issues in government institutes	Ms. K.M.A.J. Ranasinghe Mrs. N.D.N. Hemamali	Assistant Commissioner Public Management Assistant	Skills Development Fund Limited	2017.03.13 &14
10	Identification of general issues in the field and awareness on actions to be taken in respect of the files kept aside without a declaration of determination	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Regional Office Yatinuwara and Harispattuwa)	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Regional Office Yatinuwara and Harispattuwa)	Rural Development Training and Research Institute, Pilimathalawa	2017.03.24
11	Identification of general issues in the field and awareness on actions to be taken in respect of the files kept aside without a declaration of determination	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Regional Office Yatinuwara and Harispattuwa)	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Regional Office Yatinuwara and Harispattuwa)	Samudi Reception Hall - Rathnapura	2017.03.31
12	Awarenessfor Public Officers on Establishments Code Provisions	Mrs.K.D.K. Mangalika Ms. H.G.M. Perera	Public Management Assistant	Ministry of Public Administration and Management	2017.04.20
13	Identification of general issues in the field and awareness on actions to be taken in respect of the files kept aside without a declaration of determination	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Regional Office Panadura, Galle, Kalutara)	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Regional Office Panadura, Galle, Kalutara)	Management Development Training Institute, Wakwella, Galle	2017.04.21
14	Identification of general issues in the field and awareness on actions to be taken in respect of the files kept aside without a declaration of determination	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Regional Office Dikwella, Weligama, Thissamaharamaya, Beliaththa)	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Regional Office Dikwella, Weligama, Thissamaharamaya, Beliaththa)	Rural Development Training and Research Institute - Dikwella	2017.04.28
15	Identification of general issues in the field and awareness on actions to be taken in respect of the files kept aside without a declaration of determination	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Regional Office Katana, Wennappuwa, Puttalam, Pannala)	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Regional Office Katana, Wennappuwa, Puttalam, Pannala)	Auditorium of Wennappuwa Divisional Secretariat	2017.05.26
16	Document Management and Conservation	Ms.M.R.I. Prabodhani Ms.Y.D. Kumari	Public Management Assistant	Department of National Archives	From 2017.05.29 to 2017.06.02
17	Identification of general issues in the field and awareness on actions to be taken in respect of the files kept aside without a declaration of determination	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Regional Office Anuradhapura, Thambuttegama, Hingurakgoda, Dambulla, Galewela)	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Regional Office Anuradhapura, Thambuttegama, Hingurakgoda, Dambulla, Galewela)	Department of Agriculture - Pelwehera	2017.06.02

Serial No	Training Course / Institution	Participant's name	Designation	Institution /Place Conducted	Duration
18	Salary Conversion	Ms. K.M.A.J. Ranasinghe Mr.A.M.P. Ranasinghe Ms.K.D.K. Mangalika	Assistant Commissioner Public Management Assistant	Skills Development Fund Limited	2017.06.15 &16
19	Training for bookbinders	Mr.H.W.D.L. Lakpriya	OES officers	Department of National Archives	From 2017.06.19 to2017.07.31
20	Vehicle Management	Mr. V.W.P.S. Weerasinghe	Public Management Assistant	Cetrac Institute	2017.06.28
21	Salary Conversion	Public Management Assistant	Public Management Assistant	Auditorium of Land Commissioner General's Department	2017 .07.13
22	Training course for new OES officers	OES officers	OES officers	Auditorium of Ministry of Lands	2017.07.14
23	Awarenessfor Public Officers on Establishments Code Provisions	Ms.M.C.P. Perera Ms. M.R.I. Prabodhani	Public Management Assistant	Ministry of Public Administration and Management	2017.07.27 and 28
24	Transport Management	Mr.A.M.P. Ranasinghe	Public Management Assistant	CETRAC Institute	2017.08.11
25	Computer Training	Mrs.T.Senavirathna	OES officer	Computer Branch - Head Office of Land Title Settlement Department	2017.08.17
26	Procedures regarding damages to public properties, losses, misplace and accidents	Mrs.N.D.P. Gayanika	Accountant	PRAG Institute	2017.08.24
27	Training course for Assistant Title Investigation Officers	Assistant Title Investigation Officer	Assistant Title Investigation Officers	Investigation Branch - Head Office of Land Title Settlement Department	2017.08.24 &25
28	Orientation training course	Ms. M.A.I. Chandrathilaka Ms.M.G.Irangani Ms.S.D.K. Subhashini	Public Management Assistant	Skills Development Fund Limited	2017.08.28, 29 &30
29	Training workshop - 02 for Field Officers	Title Investigation Officer, Development Officer (Regional Office Nuwaragam Palatha East and Thambuttegama)	Title Investigation Officer, Development Officer (Regional Office Nuwaragam Palatha East and Thambuttegama)	Auditorium of Department of Cooperative Development - Thalawa	2017.09.07
30	Foundation course in Warehousing	Mr.W.K.D.M. Bandara	Public Management Assistant	CETRAC Institute	5 days from 2017.09.07
31	Answering audit queries	Mrs. K.D.K. Mangalika Mrs. N.V.P Senadheera	Public Management Assistant	PRAG Institute	2017.09.07
32	Training workshop - 02 for Field Officers	Title Investigation Officer, Development Officer (Regional Office Monaragala)	Title Investigation Officer, Development Officer (Regional Office)	Regional Office of Land Title Settlement Department - Monaragala	2017.09.15
33	Training course for OES officers	OES officers	OES officers	Auditorium of Land Commissioner General's Department	2017.09, 11 &12

Serial No	Training Course / Institution	Participant's name	Designation	Institution /Place Conducted	Duration
34	One-day training for Drivers	Mr.R.K.A.K. Nilantha Mr.H.A.S.A.Rodrigo Mr.R.M.S.H. Rathnayaka	Driver	CETRAC Institiute	2017.09.21
35	Training workshop - 02 for Field Officers	Title Investigation Officer, Development Officer (Regional OfficeHingurakgoda)	Title Investigation Officer, Development Officer (Regional OfficeHingurakgoda)	Regional Office of Land Title Settlement Department - Hingurakgoda	2017.09.22
36	Stress releasing through songs and music	Mrs.Shanika Mayadunne Ms.K.M.A.J.Ranasinghe Ms.A.A.U.I.D. Amarasinghe	Assistant Commissioner	Skills Development Fund Limited	2017.10.07
37	Training workshop - 02 for Field Officers	Title Investigation Officer, Development Officer (Tissamaharama)	Title Investigation Officer, Development Officer (Tissamaharama)	Regional Office of Land Title Settlement Department - Thissamaharama	2017.10.10
38	Discussion on complications of Bim Saviya survey activities and future targets	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Gampaha District)	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Gampaha District)	Auditorium of Gampaha Municipal Council	2017.10.12
39	Training workshop - 02 for Field Officers	Title Investigation Officer, Development Officer (Regional OfficeMatara)	Title Investigation Officer, Development Officer (Regional OfficeMatara)	Regional Office of Land Title Settlement Department - Matara	2017.10.17
40	Certificate course in warehousing	Mr.W.K.D.M.Bandara	Public Management Assistant	CETRAC Institiute	2017.10.19
41	Document Management and Conservation	Mrs.K.H.M.T. Kulathunga	Public Management Assistant	Department of National Archives	From 2017.10.23 to 2017.10.27
42	Discussion on complications of Bim Saviya survey activities and future targets	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Kandy District)	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Kandy District)	District Survey Office - Kandy	2017.10.24
43	One-day program on supply and network management	Mr.L.N.Priyantha	Public Management Assistant	CETRAC Institiute	2017.11.07
44	Discussion on complications of Bim Saviya survey activities and future targets	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Kurunegala District)	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Kurunegala District)	District Survey Office - Kurunegala	2017.11.16
45	Employee Peformance Review	Ms.K.M.A.J.Ranasinghe Ms.A.A.U.I.D.Amarasinghe	Assistant Commissioner	Skills Development Fund Limited	2017.11.28

Serial No	Training Course / Institution	Participant's name	Designation	Institution /Place Conducted	Duration
46	Discussion on complications of Bim Saviya survey activities and future targets	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Regional Office Colombo)	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Regional Office Colombo)	Auditorium of Ministry of Lands and Parliamentary Reforms	2017.12.04
47	Discussion on complications of Bim Saviya survey activities and future targets	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Regional Office Galle, Matara and Hambantota)	Deputy/Assistant Commissioner, Assistant Title Investigation Officer, Development Officers (Regional Office Galle, Matara and Hambantota)	Sarvodaya Nilwala Vishva Dharma Kendra - Matara	2017.12.05
48	Procurement & evaluation of IT products	Mrs.T.V. Dhanasingham Mrs.N.C.M.A. Attanayaka Mr.S.H.C.De Silva	Assistant Commissioner & Information and Communication Technology Assistant	Skills Development Fund Limited	2017.12.07 & 08
49	Roles and responsibilities of Leave Clerks	Mr.M.A.S.S. Wijerathna	Public Management Assistant	Skills Development Fund Limited	2017.12.18 & 19
50	How to be a Brilliant Manager	Mrs.B.R.D.C.Gunasena	Assistant Commissioner	Skills Development Fund Limited	2017.12.26

Overseas Trainings

Serial No	Training Course / Institution	Participant's name	Designation	Country of Training	Duration
01	Sharing land management expertise to promote effective and responsive governance / Western Australian Land Information Authority	Mrs. P.M.H. Priyadarshani	Commissioner – Bim Saviya	Australia	11.11.2017 - 11.12.2017

4. Finance Management

4.1. Estimate of Expenditure

	Previous Year 2016			Percentage of Expenditure %	Current Year2017			Percentage of Expenditure %
	Provision	Expenditure	Balance		Provision	Expenditure	Balance	
Project 1								
Personal Emoluments	362,000,000	356,984,663	5,015,337	98.6	360,528,000	356,102,951	4,425,049	98.77
Other Recurrent	23,615,000	22,517,118	1,097,882	95.3	25,852,000	23,723,148	2,128,852	91.76
Capital (Expenditure Heads)								
2001	3,000,000	2,987,448	12,552	99.5	900,000	894,946	5,054	99.44
2002	-	-	-	-	-	-	-	-
2003	2,000,000	1,991,324	8,676	99.5	2,000,000	1,976,962	23,038	98.85
2102	4,000,000	3,969,145	30,855	99.2	2,600,000	2,490,947	109,053	95.81
2104	26,400,000	26,400,000	-	100	8,500,000	-	8,500,000	-
2401	2,000,000	1,389,801	610,199	69.4	1,000,000	999,788	212	99.98
Total	423,015,000	416,239,499	6,775,501	98.4	401,380,000	386,188,742	15,191,258	96.22

4.2. Advance Accounts

Limits	Previous Year 2016		Current Year 2017	
	Estimated	Actual	Estimated	Actual
Maximum Limit of Expenditure	16,000,000.00	15,918,030.00	24,000,000.00	22,602,821.00
Minimum Limits of Receipts	11,000,000.00	14,378,488.05	15,000,000.00	16,097,735.57
Maximum Limit of Debit Balance	65,000,000.00	42,893,873.24	67,000,000.00	49,443,483.27

4.3. Revenue Account

This Department does not prepare Revenue Accounts as it is not an income collecting Department.

4.4. Physical Resources Management

Fixed Assets

Serial No.	Category of Assets	Condition at the beginning of the year	Changes during the year				Condition at the end of the year
			Acquisitions	Purchase	Auctions	Removals	
1	Lands (Acres)	-	-	-	-	-	-
2	Buildings	02	-	-	-	-	02
3	Constructions	-	-	-	-	-	-

Movable Assets

Serial No.	Category of Assets	Condition at the beginning of the year	Changes during the year				Condition at the end of the year
			Acquisitions	Purchase	Auctions	Removals	
1	Jeeps	4	-	-	-	-	4
2	Cabs	23	-	-	-	-	23
3	Motor Cars	3	-	-	-	-	3
4	Van	9	-	-	-	-	9
5	Three wheelers	0	-	-	-	-	0
6	Motor Cycles	0	-	-	-	-	0
7	Foot Bicycles	16	-	-	3	-	13
8	Duplicator Machines	15	-	-	-	-	15
9	Photocopy Machine	69	-	-	3	-	66
10	Computers	327	-	1*	20	-	307
11	Computer Printers	154	-	-	4	-	150
12	Laptop Computers	27	-	-	2	-	25
13	Fax Machines	59	-	-	-	-	59
14	Typewriters (Manual)	3	-	-	-	-	3
15	Typewriters	0	-	-	-	-	0
16	Safes	15	-	-	-	-	15
17	Cameras	1	-	-	-	-	1
18	Video Cameras (Stand)	1	-	-	-	-	1
19	Television	7	-	-	-	-	7
20	Radios	0	-	-	-	-	0
21	Refrigerators	2	-	-	-	-	2
22	U P S Machines	340	-	101	39	-	402
23	AC Machines	19	-	-	-	-	19
24	Mobile Phones	1	-	-	-	-	1
25	File Shelves	91	-	83	-	-	174
26	3in1Printer	1	-	-	-	-	1
27	Finger Print	2	-	-	-	-	2
28	Fans	15	-	-	2	-	13

Serial No.	Category of Assets	Condition at the beginning of the year	Changes during the year				Condition at the end of the year
			Acquisitions	Purchase	Auctions	Removals	
29	Industrial Fan	1	-	-	1	-	0
30	Kettle	8	-	-	8	-	0
31	Plastic Chair	122	-	-	1	-	121
32	Library Books	715	-	-	-	-	715
33	Camcorder	1	-	-	-	-	1
34	Scanner	6	-	-	2	-	4
35	Roneo Machine	2	-	-	2	-	0
36	Other	16	-	-	-	-	16
37	Hard Disk	0	-	4	-	-	4
38	Voice Recorder	0	-	1	-	-	1
39	Executive Chair	0	-	2	-	-	2
40	Vacum Cleaner	0	-	1	-	-	1

* No.10 is about a purchase of new monitor in substitute of a monitor out of function

5. Development Activities

5.1 Implementation of the Registration of Title Act and the Progress

5.1:1 Implementation of Registration of Title Act and expansion of Program

The function assigned to our Department through the *Bim Saviya* Programme implemented under the leadership of the Ministry of Lands and with the participation of the Land Title Settlement Department, Land Commissioner General's Department, Department of Surveys and the Registrar General's Department is to investigate and determine the ownership of the land and collaborate with Registrar General's Department to grant such ownership to the relevant owner in a form of a certificate.

This programme was initiated in 1995 as a pilot project and preliminary stages were implemented in three (03) Divisional Secretary's Divisions of Gampola (in Kandy District), Divulapitiya (in Gampaha District), and in Balangoda (in

Rathnapura District) as per the provision of the Registration of Title Act No. 21 of 1998. By the year 2010, the programme had been expanded to 18 Divisional Secretary's Divisions and plans were made to rapidly expand the programme island wide. Accordingly, the department was able to implement the programme in 52 Divisional Secretary's Divisions in 17 districts of the country by the end of the year 2013. It was further possible to implement the program in 63 Divisional Secretary's Divisions in 18 districts in the year 2014. Moreover, the program was implemented in 61 Divisional Secretary's Divisions in 18 districts by establishing 48 Regional Offices. Though it was intended to open the District Offices in Vavuniya - Vavuniya South, Kilinochchi - Karachchi, Batticaloa - Manmunei North, Mullaitivu – Maritime Pattu and Ampara, it could not be achieved due to the shortage of Deputy/Assistant Commissioners. Further, activities of 58 Divisional Secretary's Divisions had to be carried out through 43 Regional Offices while integrating Divisional Secretary's Divisions. A decision has been taken not to open the offices newly until the fulfilment of existing shortage of the staff and conclusion of the programs currently being implemented in Divisional Secretary's Divisions.

**No. of land parcels with declared determination in relation to the No. of
land parcels surveyed and the progress**

Year	No. of Land Parcels in Cadastral Maps received to the Head Office to be gazetted under Section 12	No. of Land Parcels forwarded after the approval to be gazetted under Section 14
2014	108,432	53,448
2015	85,468	51,475
2016	94,985	60,830
2017	75,192	59,672

Accordingly, the percentage of the declaration of determination in relation to the surveyed land parcels in the year 2014, 2015 and 2016 are 49.29%, 60.23%, 64.04% respectively. It was able to be increased up to 79.36% in the year 2017.

Establishment of Regional Offices under Bim Saviya program

The shortage of Deputy/Assistant Commissioners to be deployed in Regional Offices is a major challenge in the program. Consequently, program activities in 58 Divisional Secretary's Divisions are being carried out through 43 Regional Offices in the year 2017 and such 21 Regional Offices are being administered by Deputy/Assistant Commissioners; recruited on contract basis, whose service is extended once a six (06) months. It is more productive to deploy the officers capable of working in the Department for a substantial period involving in complex matters such as title settlement through a legal investigation process.

5:1:2 Implementation of Title Registration Activities at Divisional Level

Determination of Title is reached after a complex and long process. It is implemented at Grama Niladhari Divisions based on the no. of deployable staff after publishing the Divisional Secretary's Division in the Gazette.

Subsequent to informing the land owners and related institutes basically, relevant particulars about land ownerships are collected and categorized by using the diagrams with the help of the Grama Niladharies. After that, the requisitions for survey are forwarded to the Superintendent of Survey by the Deputy/Assistant Commissioners of the Regional Offices of the Land Title Settlement Department. Accordingly, the lands of relevant Grama Niladhari Divisions are surveyed and Cadastral Maps are prepared by the surveyors. The participation of Grama Niladhari, Investigation Officers of the Department in addition to the Claimants has been made compulsory to this occasion in view of minimizing the complications.

It is significant to confirm the documents which are submitted for claiming the land parcels and to check the relevant folios forwarded to Registrar General. The fact that the Department has created a pool of competent Assistant Title Investigation Officers is a praiseworthy condition. However, it seems that the advantageous conditions of the said pool of Assistant Title Investigation Officers are being missed out by absorbing the Assistant Title Investigation Officers into Development Officers' service. Therefore, a requirement of a departmental service of Assistant Title Investigation Officers is greatly felt for this Department which needs personnel with experience and subject knowledge such as title settlement.

5:1:3 Priorities of the year 2017

01. Report on restructuring proposals

In pursuance of the Commissioner General's message in 2016 that said about the significance of arranging our path ahead through an acute review of our experiences, lessons learnt and performances throughout a period of 17 years, following major activities were identified as priorities of implementation.

- Making structural changes in organization structure availing a district office system.
- Formation of a service of internal Assistant Investigation Officers
- Expansion of propagation and awareness programs and use of technical applications; such as SMS, for information sharing.
- Establishment of complete integrated information system
- Formation of a tracking system through internet
- Establishment of tribunal system for the disputes regarding *Vihara Devalagam* lands

According to the above matters, actions are being taken to have amendments for the Act and the required proposals for a service of internal Assistant Investigation Officers were presented to some institutes such as the Ministry of Public Administration, Management Service Department and required discussions were held with those institutes. Also, it is believed that a departmental service of Assistant Investigation Officers and a promotion scheme for Investigation Officers, Assistant Commissioners (Departmental) can be prepared and approved in the year 2018.

02. The shortage of staff still existed and a special discussion was held under the headship of the secretary of Ministry of Public Administration. An agreement was made therein to give the service of Assistant Commissioners through new recruitments. Further, the proposal to have positions of Departmental Assistant Commissioners by establishing an internal service was also agreed.

03. Special actions in respect of the files kept aside

The particulars of lands with no declared titles but, surveyed by *Bim Saviya* program from the year 1998 up to the present was collated and analyzed in the year 2016. Consequently, the required instructions to re-collect the information and proceed in that regard were given by the Circular Letter No.02/2017. The officers of 40 Regional Offices were trained through 11 workshops regarding this. Accordingly, from those lands identified to be kept aside, 12,694 land parcels were selected in 2017 for declaration of title and 166,400 land parcels were determined as unable to declare the title (under existing condition) and the claimants of those lands were informed about those status. These particulars were required to be included into the computer system of the department but, it could not be done due to the shortage of officers. The actions are therefore being taken to have some training officers to accomplish this task.

04. Formalization of title settlement process for accurate declaration of title determination

The officers having no or less knowledge and without a proper training were indentified, and 370 officers were given trainings accordingly. The steps of investigation were included in the training descriptively and analytically in addition to minimum requirements of confirming the particulars by re-checking when making title declaration introduced by the Circular No. 03/2016 dated 29.09.2016.

05. Process to speed up investigation activities and to minimize the no. files being kept aside

The implementation steps to accelerate the investigation process were introduced. Further, the elements and the steps to be essentially included in the investigation process were also introduced.

Such process; which enables the collection of particulars during and before the survey activities in relevant Grama Niladhari Divisions, reduces the time required to collect the particulars separately and repeatedly. As all the particulars can be collected and analysed in advance, the errors are able to be reduced in great extent

06. Though the disputes regarding title investigations are required to be referred to the Conciliation Board, the attention in this regard is observed to be diminished. Accordingly, the steps were taken to appoint and inform the Conciliation Boards and the importance of their service was also emphasized. Also, the instructions were given to form the Conciliation Board simultaneously with the selection of Grama Niladhari Divisions. The no. of members of the Conciliation Board appointed in the year 2017 was 873. It was 728 in the year 2016.

07. Restoring Survey & Title Determination process as a Combined Project

Bim Saviya program that certifies the titles of land owners is/should be basically implemented in closed combination of Land Title Settlement Department and Survey Department. In early phase of the program, said combination was evidently observed. However, a weakened attentiveness into such combination was later observed. Consequently, the plans for 2017 were prepared by a workshop in 2016. Also, the annual survey targets and process were decided and planned jointly at regional levels by Surveyor General, District Superintendents of Surveys, Surveyors and Deputy/Assistant Commissioners and Assistant Investigation Officers of Land Title Settlement Department in view of restoring the said combination. Accordingly, the plans with targets were prepared for the year 2017 by 05combined workshops conducted at several places and it has yielded slight unity, smoothness and a possibility of minimizing the complications of the process. This condition should be further developed. As a result of it, the steps were taken to prepare the guidelines in combination of Registrar General Department.

08. Formalizing the process of handing-over the Title Certificates to the owners.

In the initial phase of the program, preparation and issuance of the Title Certificate to the owners after the declaration of determination were done by the Land Title Settlement Department. However, that task later became a duty of the Registrar General.

Though the preparation and issuance of Title Certificate were done by the Registrar General's Department subsequent to the submission of declaration of determination of Title Settlement to the Registrar's Office, the issuance of Title Certificates to the owners has been assigned to the relevant Regional Office of

the Land Title Settlement Department since about the year 2012. However, when the owners get involved with Registrar's Office requesting their Title Certificates, those certificates have been issued by the relevant Registrar's Offices and the balance of the Title Certificates has been given to the Regional Offices of the Land Title Settlement Department to be distributed among the owners. A complication was therefore observed in the task of giving out the Title Certificate to the owners. Consequently, required instructions were provided to formalize the issuance process and to prepare a balance sheet of Title Certificates. It is thus expected to certify the systematic nature of the process. Moreover, a process was made to check the said balance sheet with annual board of surveys and report the status accordingly.

09. Formalizing the process of publishing the declaration of title determination in the Gazette.

After title determinations are forwarded to the Head Office by Deputy/Assistant Commissioners of the Regional Offices, the work of publishing those in the gazette is performed. There was a considerable hold-up between the receipt of declaration of title determination and publishing it in the gazette which was basically caused by non-availability of Tamil language Translators. A Tamil language Translator was able to be recruited in 2017 and with the service of outside translators, said delay has been reduced up to 1½ months. No. of gazettes published in 2017 under Section 14 was 56,377 and it was 59,880 in 2016.

75,192 of surveyed land parcels in 524 Cadastral Maps have been given to our Department by the Survey Department to publish in the Gazette under Section 12 in the year 2017 and the Department has been able to give recommendations of determination under Section 14 regarding 59,672 of those land parcels. Therein, it was able to exceed the target of 48,000 of recommendations of determination in the year 2017. Further; in this year, 56,377 land parcels have been published in the Gazette under Section 14, and the Schedules regarding 52,158 land parcels have been forwarded to Land Registrar Office for registration of titles and the issuance of title certificates. It is notified that the Schedules were forwarded to Land Registrar Office for the preparation of Title Certificates after a period of one month enabling people to submit their objections; if any, regarding the Gazette Notice of declaration of title determination.

10. Formalization of information and plans

Based on the requirement of collecting and reviewing the information related to the works of the Department into a central point, a Planning Unit was established with the service of Information and Communication Technology Assistant under the headship of Assistant Commissioner (Publications/Planning /Computer). It has consequently enabled us to collect and review the information in a quite formalized manner. Moreover, it was able to increase the accuracy of information.

However, the use of information technology and available facilities in Land Title Settlement Department as an institute in 21st century are not satisfactory. All the files of title determination need to be scanned and included into the data system enabling the claimants to access those information. Further, status of the steps of title investigation process should be able to be checked by the system. Required attention in this regard was drawn several times. However, no fund or sponsorship has been received for this.

11. Preservation of Record Room

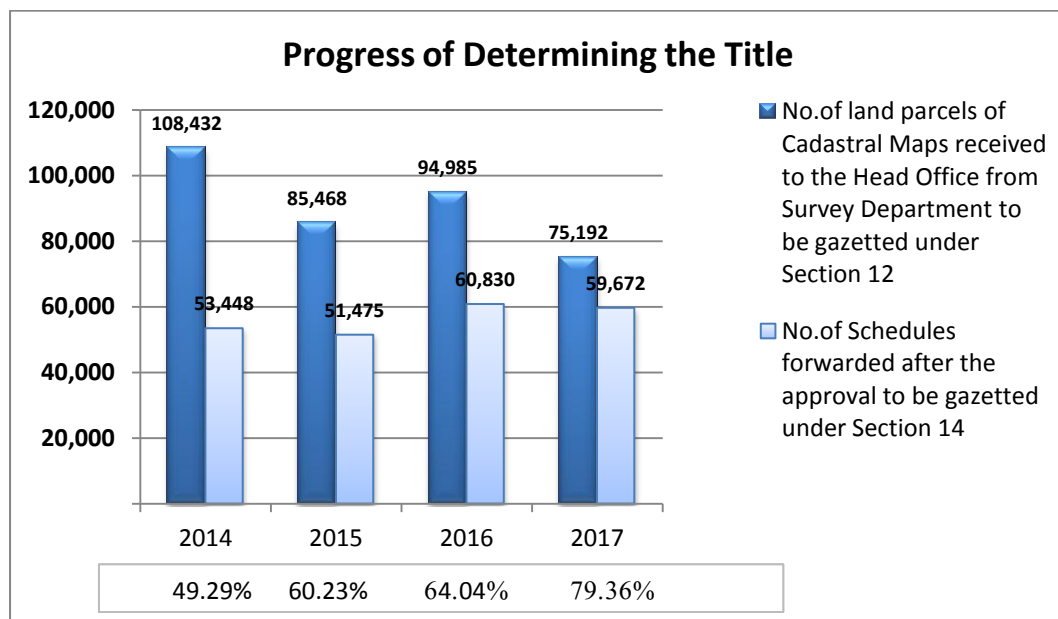
Record Room of the department is place with very early documents of national importance. The documents therein should be scanned and secured properly. However, the physical, human and financial resources as well as spaces required for this is very limited. Accordingly, required discussions were held with the Department of National Archives requesting them to takeover and conserve the documents giving us a scanned copy of each document. Consequently, 650 files were given to them. Since 200,000 files are available in the Record Room, this process should be accelerated and regarded as a project with national importance.

12. Concluding the process of Land Settlement

About 97 % of activities under the Land Settlement Ordinance No.20 of 1931 have been completed. The activities of about 107 villages in respect of remaining percentage are still pending due to complexities such as delays, absence of required documents and change of basic status. The actions are being taken to execute a study and have instructions from Attorney General for a final decision in this regard.

Total progress from the start of implementing the Registration of Title Act to 31st December 2017 is shown in Annexure 03, 04 and 05.

5:1:4 Progress of the Determinations of the Titles 2014-2017



The program of Title settlement has shown a gradual progress in comparison to No. of surveyed land parcels since 2014. It was 49.29% in 2014. Consequent to a gradual progression, it was 79.36% in 2017. This can be admired as a result of the actions taken to formalize the process of land title settlement, minimize the no. of files kept aside and act in response to files kept aside.

Progress of Title Registration Program from 01.01.2017 to 31.12.2017

Serial No.	Regional Office	No. of Cadastral Maps and Land Parcels received to the head office to be gazetted under Section 12		No. of Schedules forwarded after the approval to be gazetted under Section 14	No. of Land Parcels gazetted	No. of Land Parcels referred to the Land Registrar
		Maps	Land Parcels			
1	Diwulapitiya	0	0	360	374	264
2	Minuwangoda	12	1901	1433	1804	1949
3	Meerigama 1/11	3	536	917	1116	957
4	Mahara	13	2542	1414	1580	1330
5	Aththanagalle	15	2676	2023	1949	2937

Serial No.	Regional Office	No. of Cadastral Maps and Land Parcels received to the head office to be gazetted under Section 12		No. of Schedules forwarded after the approval to be gazetted under Section 14	No. of Land Parcels gazetted	No. of Land Parcels referred to the Land Registrar
		Maps	Land Parcels			
6	Dompe	11	2026	1122	922	302
7	Gampaha	15	1658	1602	1607	2
8	Ja-Ela	12	1399	823	662	0
9	Wattala	1	131	11	21	0
10	Katana	10	2011	2155	2153	2164
11	Balangoda	4	474	765	995	1198
12	Weligepola	6	906	1089	1222	1286
13	Rathnapura	16	1810	1317	857	890
14	Kuruwita	12	1150	557	749	942
15	Niwithigala	6	596	325	271	162
16	Homagama	8	1209	2085	1537	1906
17	Moratuwa	0	0	550	672	664
18	Kesbewa	18	3254	2351	1405	1948
19	Rathmalana	0	0	203	200	553
20	Dehiwala	9	1540	678	720	251
21	Doluwa /Uda Palatha	0	0	527	590	419
22	Yatinuwara	5	548	619	457	538
23	Udunuwara	6	292	982	1290	0
24	Harispaththuwa	7	869	916	768	928
25	Gangawata Korale	11	1043	1256	1162	705
26	Kothmale	14	1547	622	367	0
27	Thambuththegama	0	0	547	607	1782
28	Thalawa	7	960	731	915	236
29	Rajanganaya	6	906	1153	1284	225
30	Nuwaragam Palatha – East	12	1315	1932	2060	2570
31	Lunugamwehera	0	0	401	450	375
32	Tissamaharamaya	6	733	1027	1041	1471
33	Beliaththa	11	1508	1037	570	825
34	Hambantota	5	718	824	1404	995
35	Rideegama	4	514	932	717	258
36	Mallawapitiya	24	3095	1765	1433	946
37	Kurunegala	17	1895	1127	1298	629
38	Pannala	11	1434	878	681	588

Serial No.	Regional Office	No. of Cadastral Maps and Land Parcels received to the head office to be gazetted under Section 12		No. of Schedules forwarded after the approval to be gazetted under Section 14	No. of Land Parcels gazetted	No. of Land Parcels referred to the Land Registrar
		Maps	Land Parcels			
39	Wariyapola	15	1865	1138	808	428
40	Siyambalanduwa	15	2095	2210	1601	2066
41	Rideemaliyadda	3	343	0	0	0
42	Mahiyanganaya	1	119	0	0	0
43	Medirigiriya	0	0	1762	1347	0
44	Hingurakgoda	8	1116	1258	1046	3574
45	Dambulla	5	1410	2964	2948	2248
46	Galewela	15	2589	745	625	710
47	Wennappuwa	26	3973	2903	2765	3477
48	Puttalam	18	2029	918	947	1020
49	Panadura	10	2178	758	1093	1258
50	Kalutara	14	3080	1152	1325	376
51	Horana	10	1167	267	197	45
52	Galle	16	2270	1622	1267	1625
53	Hikkaduwa	10	951	624	605	0
54	Weligama	3	295	688	570	815
55	Matara	15	2955	819	755	609
56	Galigamuwa	10	2200	700	521	712
57	Nallur	13	1361	88	47	0
Total		524	75192	59672	56377	52158

5:1:5 Solutions for Legal Issues

The steps were taken to bring revisions to the Registration of Title Act No.21 of 1998. While presenting at the court with Attorney General's Department for lawsuits and required collaborations have been made with Attorney General's Department for all lawsuits referred to the Legal Branch of the Department. Further. The resources persons have been provided for training programs and the legal advices have been given regarding the field-based complications prior to declaration of determination of title.

5.2 Implementation of Land Settlement Ordinance and its progress - 2017

Out of the gross total land area of 6,561,000 hectares of Sri Lanka, an extent of 1,902,064 hectares has been excluded from the Title Settlement process. The Administrative Report of the Department in 1931 states that the lands with a higher population density, lands with clear boundaries and the areas where there is no requirement of demarcating lands as “State” and “Private” have been subjected to such exclusion.

Within the extent of 4,658,936 hectares of lands selected for settlement process, the activities of varied steps of settlement in 31 villages in the districts of Puttalam, Kurunegala, Rathnapura, Kegalle, Badulla, Monaragala, Kandy, Nuwara Eliya, Matale, Ampara, Anuradhapura, Mannar, Kilinochchi, Vavuniya & Batticaloa were targeted to be completed and shifted to the next step during the year 2017. Further, it was targeted to issue the Final Reports of 08 villages where the Settlement Order was published. The progress of that targeted programme in 2017 is as follows;

S.N	Main step	No. of Villages
1	Inspection of demarcations and preparation of command for Settlement Order	07
2	Preparing applications for survey diagrams relating to settled lands and receiving those from the District Survey Offices	02
3	Forwarding to Land Registrar for the registration of the settled lands	05
4	Forwarding the Settlement Order for the approval of the Minister of Lands	05
5	Publishing the Settlement Order in the Gazette	12
6	Distribution of Gazettes which published the Settlement Orders (deeds and Plans) among the claimants	16
7	No. of the village released	18

Gazettes received from January to December 2017

Received Date of Gazette	Village Plan No.	Settlement Notice No.	Name of Village	District
2017.02.28	460	3695	Doraliyadda	Kandy
2017.02.28	TOPO 26	5525	Mahakumbukkadawala	Puttalam
2017.02.28	TOPO 76	5067	Main Area	Monaragala
2017.02.28	82	4574	Iyankachchi	Jaffna
2017.03.31	TOPO 60	5346	Main Area	Monaragala
2017.04.04	TOPO 75	4876	Vauniya South (Tamil) – Part of DRO Division	Vauniya
2017.04.04	71	2966	Achchelu (Part)	Jaffna
2017.04.04	TOPO 21	4049	Periyakulam(Part)	Jaffna
2017.05.04	TOPO 23	5516	Pothuvil Division 02(Part)	Ampara
2017.05.04	TOPO 15	4847	Gala Uda	Nuwara Eliya
2017.05.25	401	3114	Thalakiriyagama	Matale
2017.05.25	TOPO 24	5586	Arapotha (Part)	Ampara

Extents of lands released in 2017

Month	Hectare	Acres	Roods	Perches
January	833.082	2058	02	14.4
February	8569.994	21177	01	10.1
March	1243.28	3702	01	03
April	1986.87	4917	03	37.83
May	-	-	-	-
June	1105.409	2731	02	12
July	-	-	-	-
August	411.712	1017	01	20.9
September	1953.287	4826	03	2.9
October	6444.744	15925	02	17.16
November	78.797	194	02	34
December	4341.752	10728	03	15.92
Total	26, 968.927	67, 281	00	08.21
No.of Villages	18			

Extents of Lands released in 2017 – At District Level

District	Hectare
Vavuniya	1,160.239
Badulla	8,786.499
Kegalle	586.304
Matale	1,830.304
Jaffna	622.702
Rathnapura	1,857.09
Nuwara Eliya	129.78
Kandy	355.206
Puttalam	2,009.78
Monaragala	9,631.01
Total	26,968.927

K.A.K.Ranjith Dharmapala

Commissioner General of Land Title Settlement/ Settlement Officer

Land Title Settlement Department

No. 1200/6, “Mihikatha Medura”

Rajamalwatta Road

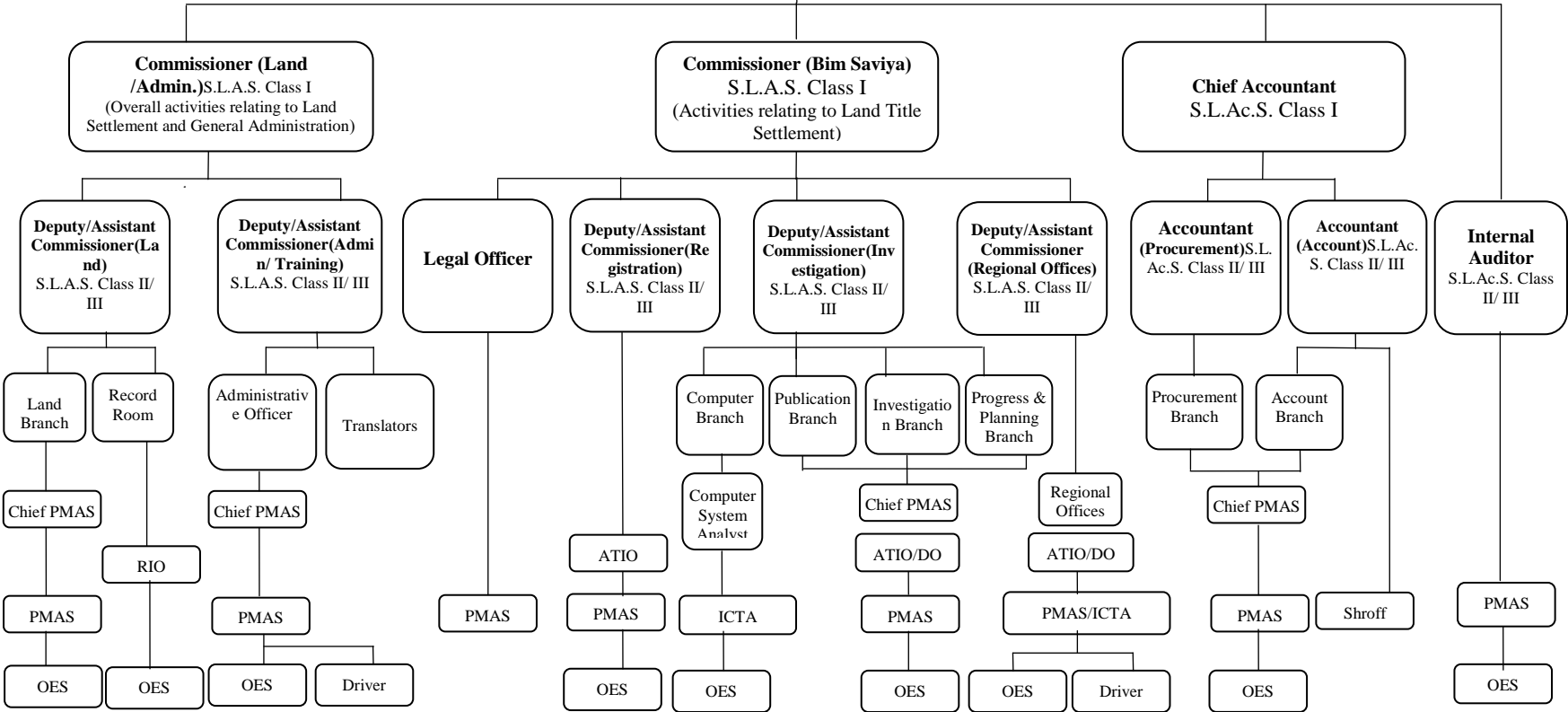
Battaramulla

Land Title Settlement Department
List of names of Settlement
Officers/Commissioners/Commissioners General

1903 – 1905	Mr. J. G. Frazer
1906	Mr. H. O. Foks (Acting)
1907 – 1912	Mr. J. G. Frazer
1913	Mr. H. O. Foks
1914	Mr. J. M. Davis (Acting)
1915 -1917	Mr. H. O. Foks
1918	Mr. J. M. Davis (Acting)
1919 – 1920	Mr. H. O. Foks
1921	Mr. W. E. Veit
1922 – 1923	Mr. M. M. Weatherburn (Acting)
1924	Mr. M. T. Archbald (Acting)
1925	Mr. F. Bartlet
1926 – 1927	Mr. M. T. Archbald (Acting)
1928	Mr. M. T. Archbald
1929 – 1930	Mr. W. T. Stays
1931 – 1936	Mr. H. E. Janz (Acting)
1937 – 1939	Mr. H. E. Janz
1940	Mr. C. L. Wickramasinga
1941 – 1944	Mr. H. E. Janz
1945 – 1947	Mr. C. B. P. Perera (Acting)
1948 – 1950	Mr. C. B. P. Perera
1951 – 1954	Mr. M. W. F. Abeykoon (Acting)
1955 – 1958	Mr. M. W. F. Abeykoon
1959	Mr. S. L. De Silva (Acting)
1960	Mr. R. T. Ranathunga (Acting)
1961 – 1963	Mr. R. T. Ranathunga
1964 – 1974	Mr. S. L. De Silva
1975 – 1978	Mr. C. S. Ranasooriya
1979 – 1980	Mr. I. A. Ediriweera
1981 – 1983	Mr. K. P. Wimaladharma
1984 – 1987	Mr. R. W. Piyasena
1988	Mr. A. Boralugoda (Acting)
1989	Mr. D. G. P. Senevirathna
1990 – 1993	Mrs. R. M. C. P. Udugampala
1994	Mr. H. Udakandage (Acting)
1995 - 1997	Mrs. R. M. C. P. Udugampala
1997 – 2001	Mr. H. Udakandage
2002 – 2003	Mr. S. H. Vithanage
2004 – 2005	Mr. K. A. D. P. Paul
2006 – 2008	Mr. P. A. Muthukumarana
2009 – 2010	Mr. G. Vijitha Nanda Kumar
2011	Mr. L. K. Pamarathna
2012 - 2013	Mr. A. H. S. Wijesinghe
2013- 2015	Mr. Gamini Ilangarathna
2015	Mr. G. Vijitha Nanda Kumara
2015 to present	Mr. K.A.K. Ranjith Dharmapala

Organization Chart of the Land Title Settlement Department

Commissioner General of Land Title Settlement
S.L.A.S. Special Class
(Accounting Officer and Chief Administrative Officer)



- PMAS - Public Management Assistant Service
- ATIO - Assistant Title Investigation Officer
- RIO - Record Investigation Officer
- DO - Development Officer
- ICTA - Information and Communication Technology Assistant
- OES - Office Employment Service

Progress from 1998 to 2017

(A.) Adoption of the Registration of Title Act of 1998 and its progress up to 2002

Activity	1998	1999	2000	2001	2002	Total progress from 1998 to 2002
Publishing in the Gazette under Section 12						
No. of Cadastral Maps	37	69	85	58	6	255
No. of Land Parcels in the Cadastral Map	5,861	16,060	20,366	19,098	1,239	62,624
Under Section 14						
No. of Land Parcels investigated	896	9,786	13,179	10,209	3,907	37,977
No. of Land Parcels approved by the Commissioner of Title Settlement	-	4,184	1,743	3,375	1,845	11,147
No. of Land Parcels published in the gazette	-	4,184	1,743	3,375	1,845	11,147
No. of Land Parcels for which the Title Certificates were issued	-	2,318	3,086	3,057	1,434	9,895
No. of Title Certificates forwarded to Land Registrar for the issuance of Title Certificates	-	-	-	-	1,713	1,713

(B) Progress of the program of Land Title Registration and concurrent related services from 2003 to 2006

Activity	2003	2004	2005	2006	Total progress from 2003 to 2006
Publishing in the Gazette under Section 12					
No. of Cadastral Maps	87	148	28	26	289
No. of Land Parcels in the Cadastral Map	12,491	30,978	14,400	19,225	77,094
Under Section 14					
No. of Land Parcels approved by the Commissioner of Title Settlement	890	10,943	10,715	5,890	28,438
No. of Land Parcels published in the gazette	389	8,019	11,202	3,547	23,157
No. of Land Parcels forwarded to Land Registrar	-	6,985	11,928	2,209	21,122

(C.) Concurrent progress of *Bim Saviya* program from 2007 to 2017

Activity	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Total progress from 2007 to 2017
Publishing in the Gazette under Section 12												
No. of Cadastral Maps	Village 135	77	656	771	640	724	540	539	488	618	524	5,712
No. of Land Parcels in the Cadastral Map	42,518	12,919	132,390	132,823	127,851	145,248	114,381	108,432	85,468	94,985	75,192	1,072,207
Under Section 14												
No. of Land Parcels approved by the Commissioner of Title Settlement	14,038	16,764	57,113	122,262	55,045	62,130	71,315	53,448	51,475	60,830	59,672	624,092
No. of Land Parcels published in the gazette	18,019	16,764	21,584	90,207	79,681	58,252	58,690	66,759	53,484	59,880	56,377	579,697
No. of Land Parcels forwarded to Land Registrar	11,636	14,212	22,378	113,198	53,798	50,895	52,542	59,747	53,584	36,256	52,158	520,404