2025 මුදල් වර්ෂය සඳහා
ඉඩම් හිමිකම් නිරවුල් කිරීමේ දෙපාර්තමේන්තුවේ

කාර්ය සාධන වාර්තාව

2025 ஆம் ஆண்டிற்கான
காணி உரித்து நிர்ணயத் திணைக்களத்தின்

செயலாற்றுகை அறிக்கை

PERFORMANCE REPORT

of the Land Title Settlement Department
for the Financial Year 2025

ඉඩම් හිමිකම් නිරවුල් කිරීමේ දෙපාර්තමේන්තුව
காணி உரித்து நிர்ணயத் திணைக்களம்
LAND TITLE SETTLEMENT DEPARTMENT

Bim Saviya Song

Bim Saviyay Bim Saviyay //
Obage shakthiya balaya sadathana
Satha dirigenvu udara namaya
Bim Saviyay e Bim Saviyay

Vada bheda nethi urumaya surakina
Havul avul nethi parama saviya ethi
Nivahal palasaka lakmava sathapana
Abheetha mehewara Bim Saviyay

Bimata saviya ran saviyak wana lesa
Divi gangawe ethere dakinnata
desha shakthi swa shakthi sadalana
Abheetha mehewara Bim Saviyay.

Lyrics	Chandana Madhurasinghe
Music	Title Investigation Officer/Additional Registrara
Vocals	Regional Office-Udunuwara

Message of the Commissioner General of Land Title Settlement

Land Title Settlement Department, which was established in the year 1903 has been completed 122 years by now. This department has been gradually expanding since 1903 and is now known as the Land Title Settlement Department .Two Acts are mainly implemented under this Department. That is, Title Settlement Ordinance No.20 of 1931 and Registration of Title Act, No.21 of 1998. Accordingly, land settlement activities are carried out by the Land Settlement Ordinance and publishing the titles relevant to the land parcels mentioned in the cadastral map which is prepared by the Survey Department in the gazette and granting title certificate for the private land owners are done under the Registration of Title Act. At the end of this procedure, the ownership of public and private land is determined under the Land Settlement Ordinance and a title certificate is issued to the land owners under the Registration of Title Act. It should be mentioned specially here, that the Survey Department and the Registrar General's Department provide a great assistance to make the Bim Saviya programme related to registration of titles, a success. For this purpose, I am very grateful to the Surveyor General, Additional Surveyor General (Title Registration) and the Registrar General, Assistant Registrar General (Title Registration). Further, the Ministry of lands is act as the pilot to lead the Department towards the objectives by providing continuous advices and guidance and as well as providing financial provisions.

As the physical progress achieved by the land Title Settlement Department at the end of the year 2025, it has been possible to increase the number of villages settled under the Land Settlement Ordinance to 9528 and the cumulative total of title determinations issued under Section 14 of the Title Registration Act up to 1,110,210 as at 31.12.2025.

However, the overall progress achieved by the Department since 1998 up to now at a minimum level and various external as well as interal factors have caused on this matter. Problems related to land settlement can be attributed as arising technical problems related to surveying, having misplaced of old files, having to settle from many old maps and the fields related to that map have changed at present, delays in inquiries into inheritance due to have to face many difficulties in identifying the current heirs with the details of the old heirs. Despite these obstacles, special progress can be seen in the land title settlement activities in the year 2025. It was also possible to give priority to the settlement activities in the North and East regions. Although the Department was able to publish 07 preliminary settlement notices related to the settlement of 07 village maps in the Northern Province after the year 2006, due to the problematic situations and misunderstandings and misconceptions that arose in this regard, it was not possible to commence the settlement activities in the relevant regions in the year 2025. Weaknesses in the Act, lack of expected staff, leaving of investigation staff trained for complecated tasks such as settlement of titles from the department, unexpected conditions arisen in field investigations in determination of title for private lands and existing a large number of land related cases can be stated as the issues of title registration.

However, by overcoming those obstacles and overcoming the challenges to be faced in the future, this department was able to achieve successful progress in the year 2025. Under this, the Bim Saviya program has been expanded in 121 Divisional Secretariat Divisions of 25 districts by 31.12.2025 and it is expected to be expanded to 341 Divisional Secretariat Divisions in the same 25 districts by the year 2026. Furthermore, since the Hon. President/Minister of Finance has instructed to expedite the Bim Saviya program for "Development of Land Titles and Increasing the Commercial Use of Lands" under the Budget 2025, the Department will take steps to expand the Regional Offices and increase the number of Divisional Secretariat Divisions covered by the Regional Offices, thereby providing better progress.

Furthermore, the Department was able to prepare and publish the most important standard operating procedure for the standardization of title registration tasks. Further, the e-title system, which has been developed in line with the digitalization of the public service to make title registration more efficient, was able to be brought to a more advanced level.

Finally, I would like to express my gratitude to all the officers of the Department who are dedicated to provide the service expected by the people through the Land Title Settlement department, especially the Deputy/ Assistant Commissioners working in the Regional Offices, the Title Investigation Officers and other institutions and their staff officers who are cooperating in this regard.

Sri Lanka, with a long history, is a country with complecated legal traditions, practices as well as a diverse attitude towards land title settlement. The sole objective of the Land Title Settlement Department is to minimize such complex situations and provide a settled title to every parcel of lands. For this purpose, the public's willingness to settle land titles, enthusiasm for obtaining a title certificate will help achieve the progress of the department.

P.C.D.Sigera
Commissioner General of Land Title Settlement.

Contents

Annexures

01. Land Title Settlement Department – List of Settlement Officers/Commissioners/Commissoner Generals
02. Organization Chart of the Land Title Settlement Department
03. CIGAS report on cumulative commitments / liabilities
04. Report of the Auditor General

PERFORMANCE REPORT

of the Land Title Settlement Department
for the Financial Year 2025

Chapter 01
Profile of the Department

1.1 Introduction

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. This kind of activity was needed by this country on the basis of some 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 2025

(*Mentioned in Annexure 01*)

1.2 Vision, Mission and Objectives of the Department

Vision

A settled Title to every land

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.

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

1.3 Functions

Main functions of the Department are as follows.

- ❖ Title investigation and determination activities, land settlement activities and introduction and implementation of methodologies and procedures to efficiently perform the functions of the office administration activities.

- ❖ 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 settlement inquiries into inheritance
  - b) Forwarding information of settled lands for surveying and demarcation
  - c) Publishing the settlement Orders in the Gazette.
  - 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 document preservation 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 officers advance accounts and monthly summaries of accounts.

1.4 Organization Chart

(*Mentioned in Annexure 02*)

1.5 Main Sections of the Department

- Title Settlement Section
- Land Settlement Section

Regional Offices under title registration of the Department and the Divisional Secretary's divisions covered.

Serial No.	Province	District	Regional Office	Divisional Secretary's Division
1	Western	Colombo	Homagama	Homagama
2				Kaduwela
3				Maharagama
4			Moratuwa	Moratuwa
5			Kesbewa	Kesbewa
6			Rathmalana	Ratmalana
7			Dehiwala	Dehiwala
8			Kotte	Kotte
9			Colombo	Thimbirigasyaya
10		Gampaha	Minuwangoda	Divulapitiya
11				Minuwangoda

12	Western	Gampaha	Mirigama	Mirigama I/II
13			Mahara	Mahara
14			Attanagalla	Attanagalla
15			Dompe	Dompe
16			Gampaha	Gampaha
17				Ja-Ela
18				Wattala
19			Katana	Katana
20				Negombo
21		Kalutara	Panadura	Panadura
22				Horana
23				Ingiriya
24			Kalutara	Kalutara
25				Matugama
26			Bulathsinhala	Bulathsinhala
27	Sabaragamuwa	Rathnapura	Balangoda	Balangoda
28				Imbulpe
29			Weligepola	Weligepola
30			Ambilipitiya	Ambilipitiya
31				Godakawela
32			Rathnapura	Rathnapura
33				Nivitigala
34				Pelmadulla
35			Kuruwita	Kuruwita
36				Ayagama
37		Kegalle	Galigamuwa	Galigamuwa
38				Kegalle
39			Ruwanwella	Ruwanwella
40	Southern	Galle	Galle	Galle Four Gravets
41				Bopepoddala
42			Hikkaduwa	Hikkaduwa
43				Madampagama
44				Rathgama
45			Elpitiya	Elpitiya
46				Welivitiya Divitura
47		Matara	Weligama	Weligama
48			Matara	Matara
49				Kirinda Puhulwella
50				Dikwella
51				Devinuwara
52				Akuressa
53			Hakmana	Hakmana
54		Hambantota	Tissamaharamaya	Lunugamwehera
55				Thissamaharamaya
56				Hambantota
57			Beliaata	Beliatta
58				Tangalle
59	North Western	Kurunegala	Ridigama	Ridigama
60				Ibbagamuwa

61	North Western	Kurunegala	Mallawapitiya	Mallawapitiya
62				Polgahawela
63			Kurunegala	Kurunegala
64				Ganewatta
65			Pannala	Pannala
66				Kuliyapitiya West
67				Alawwa
68				Wariyapola
69				Giribawa
70				Maho
71				Nikaweratiya
72		Puttalam	Naththandiya	Wennappuwa
73				Nattandiya
74			Puttalam	Puttalam
75	Central	Kandy	Doluwa/Udapalatha	Doluwa/Udapalatha
76				Gangaihalakorale
77			Yatinuwara	Yatinuwara
78				Pujapitiya
79			Udunuwara	Udunuwara
80			Harispattuwa	Harispattuwa
81			Gangawatakorale	Gangawatakorale
82		Nuwaraeliya	Kotmale	Kotmale
83		Matale	Dambulla	Dambulla
84				Navula
85			Galewela	Galewela
86				Wilgamuwa
87				Pallepola
88	North central	Anuradhapura	Thambuttegama	Thambuttegama
89				Thalawa
90				Rajanganaya
91			Negenahira Nuwaragam Palatha	Negenahira Nuwaragam Palatha
92				Mihintale
93				Thirappane
94				Nochchiyagama
95				Galnewa
96				Nachchaduwa
97		Polonnaruwa	Hingurakgoda	Medirigiriya
98				Hingurakgoda
99			Thamankaduwa	Welikanda
100				Thamankaduwa
101				Lankapura
102				Dimbulagala
103	Uva	Monaragala	Monaragala	Siyambalanduwa
104				Monaragala
105				Buttala
106				Wellawaya
107				Medagama
108		Badulla	Mahiyanganaya	Ridimaliyadda

109	Uva	Badulla	Mahiyanganaya	Mahiyanganaya
110				Minipe (Kandy Dist)
111	East	Batticaloa	Batticaloa	Manmunei North
112				Manmunei West
113				Manmunei South West
114		Ampara	Head Office	Ampara
115		Trincomalee		Trincomalee
116	North	Jaffna	Nallur	Nallur
117		Kilinochchi	Head Office	Karachchi
118		Mannar		Mannar
119		Thunukkai		Thunukkai
120		Vavunia	Vavunia	Vavunia
121				Wengalaweddikulam

1.6 Institutes/Funds under the Department

Not applicable

1.7 Information Regarding Foreign Aided Projects

Not applicable

Chapter 02

Progress and the Future Vision

During the year 2025, The Survey Department has provided the surveys of 162 **155** land parcels of 2381 maps to the Land Title Settlement Department and we have been able to issue declaration of determinations for 75 008 land parcels under Section 14 .

It is 110 462 land parcels on 1169 maps and 62 610 land parcels for which recommendation of declarations are given under Section 14 in the year 2024 respectively.

As such, out of the determinations under Section 14 of the Act, 59 304 land parcels have been published in the Gazette in this year (2025) and the schedules relating to 48 058 land parcels have been referred to the Land Registrar's Offices for registration of title and issuance of title certificates. If there is an objection to the gazette notification published, the title will be referred to the Registrar's Offices for processing of title certificates after a period of one month so that it can be submitted. I also mention that the expected target for issuing recommendation of determinations under Section 14 for the year 2026 is 106 954 land parcels.

Chief Accounting officer

Name: D.P.Wickramasinghe
Designation : Secretary- Ministry of Agriculture,Livestocks, Lands and Irrigation
Date: 10.03. 2026

Accounting officer

Name: P.C.D.Sigera
Designation: Commissioner General of Land Title Settlement
Date: 09.03. 2026

Chapter 03

Overall Financial performance for the Year

3.1 Statement of Financial Performance

Statement of Financial performance for the year ended 31 December 2025 **ACA - F**

Revised Budget provisions 2025		Note	Actual 2025	Actual 2024	
-	**Revenue Receipts**		-	-	
-	Income tax	1	-	-	ACA -1
-	Taxes on Domestic goods&Services	2	-	-	ACA -1
-	Taxes on International Trade	3	-	-	ACA -1
-	Non-tax revenue and others	4	-	-	ACA -1
-	**Total Revenue Receipts (A)**		-	-	
-	**Non-Revenue Receipt**		-	-	
-	Treasury Imprest		1,039,780,720	897,076,000	ACA -3
-	Deposits		5,306,570	952,311	ACA -4
-	Advance Accounts		37,635,196	34,455,947	ACA -5
	Receipt of other s main ledger accounts		-	-	
-	**Total Non-Revenue Receipts (B)**		**1,082,722,486**	**932,484,258**	
-	**Total Revenue Receipts and Non RevenueReceipts C= (A)+(B)**		**1,082,722,486**	**932,484,258**	
	Treasury Remittance (D)		**13,392,000**	**-**	
	Net income receipt and non-income receipt (E = C-D)		**1,069,330,486**	**932,484,258**	
	Less: Expenditure				
-	**Recurrent Expenditure**		-	-	
848,357,000	Wages, Salaries&and other Employment Benefits	5	845,476,538	728,333,222	
27,163,000	Other Goods and Services	6	26,577,350	34,727,429	ACA -2(ii)
5,600,000	Subsidies, Grants and Transfers	7	5,538,477	6,349,781	
-	Interest Payment	8	-	-	
-	Other Recurrent Expenditure	9	-	-	
881,120,000	**Total Recurrent Expenditure (D)**		**877,592,365**	**769,410,432**	
	Capital Expenditure				
6,000,000	Rehabilitation&ImprovementOfCapitalAssets	10	4,273,030	14,015,423	ACA -2(ii)
17,150,000	Aqusition of Capital Assets	11	8,239,606	5,478,439	ACA -2(ii)
-	Capital Transfers	12	-	-	ACA -2(ii)
-	Acqusition of Financial Assets	13	-	-	ACA -2(ii)
30,000	Capacitu Building	14	28,500	1,482,898	ACA -2(ii)
17,400,000	Other Capital Expenditure	15	14,576,159	6,682,404	ACA -2(ii)
40,580,000	**Total Capital Expenditure (E)**		**27,117,295**	**27,659,164**	ACA -2(ii)
	Deposit Payments e		5,766,604	2,943,377	ACA -4
	Advance Payments		59,601,391	47,845,610	ACA 5
	Other Main Ledger Accounts payment		-	-	
	Main Ledger Expenditure (H)		65,367,995	50,788,987	
	Total Expenditure A = (F+H+I)		970,077,655	847,858,583	
-	**Balance as at 31ecember A= E-J)**		**99,252,831**	**84,625,675**	
	Balance according to statement of Imprest Adjustment		**99,252,831**	**84,625,675**	ACA -7
	Imprest balance as at 31 December		-	-	ACA -3
			-	-	

3.2 Statement of Financial Position

ACA-P

Statement of Financial Position as at 31st December 2025

	Note	Actual 2025 Rs.	2024 Rs.
Non-FinancialAssets			
Property,Plant&Equipment	ACA-6	346,117,154	318,769,115
inancialAssets			
dvanceAccounts	ACA - 5/5(A)	96,660,440	74,694,245
Cash&Cash Equivalents	ACA -3	-	-
Total Assets		**442,777,594**	**393,463,360**
Net Assets / Equity			
Net Assets		96,559,223	74,132,994
Property,Plant&Equipment Reserve		346,117,154	318,769,115
Rent&Work Advance Reserve	ACA - 5(B)		
CurrentLiabilities			
DepositsAccounts	ACA -4	101,217	561,251
ImprestBalance	ACA -3	-	-
TotalLiabilities		**442,777,594**	**393,463,360**

Details of the Statements of Accounts and notes in above ACA format Nos. 2 to 7 presented from page 7 to 29 and Notes to accounts presented in pages from 30 to 54 and integral parts of these Financial Statements. The Financial Statements have been prepared in complying with the Financial Regulations 150 and 151 of the government and provisions of State Accounts Guidelines No.06/2024 dated 17.12.2025 whereas most appropriate Accounting Policies are used as disclosed in the Notes to the Financial Statements and hereby certify that figures in these Financial Statements, Notes to accounts and other relevant accounts were reconciled with the Treasury Books of Accounts and found to in agreement.

We hereby certify that, in accordance with Section 38 (1) (c) of the Audit Act No. 19 of 2018, the reporting entity has an effective internal control system for financial control and that periodic reviews are conducted to monitor the effectiveness of the internal control system for financial control and to make necessary changes to ensure the effective operation of those systems.

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Chief Accounting Officer
Name : D.P.wickramasinghe
Designation: Secretary- Ministry of Agriculture, Livestock, Lands and Irrigation
Date : 10.03.2026

Accounting Officer
Name: P.C.D.Sigera
Designation : Commissioner General of Land Title Setttlement
Date : 09.03.2026

Chief Accountant
Name:M.S.M.Perera
Date : 06.03.2026

3.3 Statement of Cash Flow

ACA-C

Cash Flow Statement for the year ended 31 December 2025

	Actual	
	2025 Rs..	2024 (re adjusted Rs.
Cash Flows from Operating Activities		
Total Tax Receipts	-	-
Fees, Fines, Penalties and Licenses	-	-
Profits	-	-
Non Revenue Receipts	-	-
Revenue collected for other Heads	52,141,057	42,379,283
Imprest Receipts	1,039,780,720	897,076,000
Advance Recovery	40,408,102	38,861,110
Deposits Receipts	5,306,570	952,311
Total Cash Generated from Operations (a)	1,137,636,449	979,268,704
Less-Cash disbursed for		
Personal Emoluments&Operating Payments	867,435,252	756,869,765
Subsidies and TransferPayments	5,538,477	6,349,781
Rehabilitation and upgrading of capital assets, capital transfers, capacity building and other capital expenditures	8,239,606	-
Expenditure incurred forother Expenditure Heads	158,785,430	137,308,358
Imprest Settlement toTreasury	13,392,000	-
Advance Payment	59,601,391	48,364,135
Deposit Payment	5,766,604	2,943,377
Total Cash disbursed for Operations (b)	1,118,758,760	951,835,416
NET CASH FLOW GENERATED FROM OPERATIONAL ACTIVITIES (c)= (a)-(b)	18,877,689	27,433,288
CashFlows gegerated from Investing Activities		
Interest	-	-
Dividends	-	-
Divestiture Proceeds&Sale of Physical Assets	-	-
Recoveries from Equipments	-	-
Total cash generated from Investing Activities (d)	-	-
Less-Cash disbursed for :		
Capital assets, constructions, purchasing and acquisition of other investments	18,877,689	27,433,288
Total Cash flow disbursed for Investing Activities (e)	18,877,689	27,433,288
NET CASH FLOW FROM INVESTING ACTIVITIES(F)=(d)-(e)	(18,877,689)	(27,433,288)
NET CASH FLOWS FROM OPERATING & INVESTMENT ACTIVITIES (g)=(c) + (f)	-	-
Cash Flows Generated from Financial Activities	-	-
Local Borrowings	-	-
Foreign Borrowings	-	-
Grants Received	-	-
Total Cash generated from Financial Activities (h)	-	-
Less-Cash disbursed for :		
Repayment of Local Borrowing	-	-
Repayment of Foreign Borrowing	-	-
Total Cash disbursed for Financial Activities (i)	-	-
NET CASH FLOW FROM FINANCING ACTIVITIES (J)=(h)-(i)	-	-
Net Movement in Cash (k)= (g)-(j)	-	-
Opening Cash Balance as at 01st January	-	-
Closing Cash Balance as at 31st December	-	-

3.4 Notes to the financial Statements

Statement of Losses and Waivers
(Losses under F.R. 106 and F.R. 113)

Ministry / Department / District Secretariat : Land Title Settlement Department
Expenditure Head No : 287
Number and the name of the program : 02- Development Programme

(i) Statement of Losses Recovered/Written off/Waived off during the year.

Value	No.of Cases	Total Amount (Rs.)
Below Rs. 25,000.00	0	00.00
Over Rs. 25,000.01	0	00.00
Total	0	00.00

Classification of the cases by nature of Losses.	No.of Cases	Value (Rs.)
1.	0	00.00
2.	0	00.00
Total	0	00.00

(ii) Statement of Losses being held to be Written off/Waived off or recoverable so far

Value	No.of Cases	Total Amount (Rs.)
Below Rs. 25,000.00	0	0.00
Over Rs. 25,000.01	0	0.00
Total	0	0.00

Classification of the cases by Nature of Losses	No.of Cases	Total Amount (Rs.)
1.	0	0.00
2.	0	0.00
Total	0	0.00

(ii) Age Analysis as per

Less than five years	No.of Cases	0
	Amount	Rs.0.00
5-10 years	No.of Cases	0
	Amount	Rs.0.00
Over 10 years	No.of Cases	0
	Amount	Rs.0.00

Note- Details on losses under F.R.106 and waives under F.R. 113 which were accounted under object code no 1701 are to be accounted in coming years should be included.

Statements of Write Off from Books

Name of the Ministry / Department / District Secretariat: Land Title Settlement Department
Expenditure Head No. 287
Programme No. and name : Programme 02 – Development Programme

1. Statement of losses and waivers under F.R. 109 during the year

	Value	No.of Cases	value (Rs.)
(i)	Below Rs.25,000.00	0	0.00
(ii)	Over Rs.25,000.01	0	0.00
	Total	0	0.00

2. . Statement of Write off from Books and recovery under F.R 109 during the year

Nature of Loss	Opening balance which was not written off	Value of loss	Recoveries	Value written off from the book	Balance carried forward which was not written off	Reference No. of Approval for write off from the book
1 -	-	-	-	-	-	
2						
3						
4						
5						
Total	-	-	-	-	-	

Note - Excluding losses and waivers to be accounted in Note(i), only any other losses and waivers under F.R.109 should be included in this format.

....
Chief Accountant
M.S.M.Perera
Date

Report of Cumulative Commitments/ Liabilities and Commitments (Liabilities) for 2025
Statement of Incurring of Commitments (Liabilities) interms of FR 94(2) and (3)

Expenditure Head :287
Name of the Department :Land Title Settlement Department
Programe No and Name : 02 Development

Name of the Person/Institution	Details on Commit ments	Project	Sub-project	Expenditure head Code	Financial Code	Maximum limit of commitment to be incurred according to the provisions mentioned in FR 94(2) (Rs.)	Estimate of cost according to FR 94(3) (Rs.)	Value of commitments and liabilities (Rs.)
1. Ministries /Government Departments								
-								-
Total								-
2. State Corporations /Statutory Boards								
Sri Lanka Telecom		2	1	0	1402			48,391.36
Total								48,391.36
3. Other (Private sector)								
Softlogic Information Technologies Pvt (Ltd)		2	1	0	1201			73,750.00
P A Ariyadasa & Sons		2	1	0	1202(009)			434,059.00
Total								507,809.00
මුළු එකතුව								556,200.36

- Cumulative commitments/liabilities of the year 2025 are in annexure 03 of the CIGAS report

Statement of Missing Vouchers

Ministry / Department / District Secretariat : Land Title Settlement Department

Expenditure Head No : 287

Programme No. &Title : program 02

Date	Voucher No.	Name of Payee	Nature of Payment	Amount (Rs.)
		No		

Chief Accountant
M.S.M Perera
Date :

The Status Report as at 31/12/2025 on Bank Accounts opened in terms of instructions of Treasury Operation Circular No. 2015/03 of 23/10/2015

Ministry / Department / District Secretariat : Land Title Settlement Departement
Expenditure Head No. : 287

Serial No.	Name of Bank	Account No.	Balance as per Bank Statement as at 31/12/2025 (Rs.)	Balance as Per Cash Book as at 31/12/2024 (Rs.)	Total Value of Cheques not yet Presented to Bank as at 31/12/2024 (if exceeds 6 months)	Month of Last Bar Reconciliation Prepared
1	People’s Bank- Battaramulla Branch	208100259027251	48,152,640.10	0	0	January 2025

Chief Accountant
M.S.M Perera
Date :

3.5 Performance of the Revenue Collection Rs.

Revenue Code	Description of the Revenue Code	Revenue estimate		Revenue Collected	
		Original estimate	Final Estimate	Amount (Rs.)	As a% of final estimateඅවසාන
Not applicable					

3.6 Performance of the utilization of allocated provisions

Rs..

Type of Provision	Allocated Provisions		Actual Expenditure	Provision Utilization as a % of completed Final Provision amount
	Original Provisions	Final Provisions		
Recurrent	843,000,000	881,120,000	877,592,366	99.6%
capital	24,000,000	40,580,000	27,117,294	66.82%

3.7 In terms of F.R.208, Provisions granted to this Department/District Secretariat/Provincial Council as an agent of the other Ministries/ Departments

Rs.

Serial No	Provision Received from Which Ministry /Department	Purpose of the Provision	Provision		Actual Expenditure	Provision Utilized as a % of completed Final Provision amount
			Original Provision	Final Provision		
1	Ministry of Lands	Implementation of Bimsawiya Program	360,800,000	195,800,000	152,298,403	77%
2	Department of Pensions	Recovery of Advances B Account loans	1,740,558	1,740,558	1,740,558	100%
3	Elections Department	Department of Elections	4,746,469	4,746,469	4,746,469	100%

3.8 Performance of the Reporting of Non-Financial Assets

Rs.

Assets Code	Code Description	Balance as per Board of Survey Report as at 31.12.2025	Balance as per Report of financial Position as at 31.12.2025	To be Accounted in the future	Reporting of Progress as a %
9151	Building and Structures	23,415,000	23,415,000	-	100%
9152	Machinery (including vehicles)	280,021,490	280,021,490	-	100%
9153	Lands	36,285,000	36,285,000	-	100%
9154	Intangible Assets	6,395,664	6,395,664	-	100%
9155	Biological Assets		-	-	
9160	Work in Progress		-		
9180	Leased Assets		-		

3.9 Auditor General's Report

(Included in to the Final report)

Chapter 04

Performance Indicators

4.1 Performance indicators of the Institute(based on the Action Plan)

(I) Duties assigned by Act No.21 of 1998

Specific Indicators	* Target (No.of Land Parcels)	Actual output as a percentage (%) of the expected output		
		100% - 90%	**75% - 89%**	**50% - 74%**
Publishing in the Gazette under Section 12	94,350	>100% *[1]		
No. of Title Applications distributed	94,350			59.28%
Conducting Title Investigations	124,350		84.64%	
Conducting Land Registry Investigations	96,045	<50%*[2]		
Recomendations and Approval of Determinations under Section 14	93,440	80.27%		
Publishing in the Gazette under Section 14	93,440			63.46%
Forwarding Schedules to Land Registrar to issue Title Certificates	65,408		73.47%	

* In mid-2025, the Survey Department submitted an ammendment to the number of surveys. Accordingly, since the number of surveys received by the Land Titles Settlement Department was decreasing, the target of the Land Titles Settlement Department also had to be ammended.

>100% *[1] The percentage relevant to be published in the Gazette under Section 12 is not belonging to the above ranges and the value therein is 171.86%

<50%*[2] The percentage relevant to the number of Land Registry Investigations are not belonging to the above ranges an the value therein is 39.55%.

(I) **Duties assigned by Act No.20 of 1931**

Specific Indicators	Target (No.of villages)	Actual output as a percentage (%) of the expected output		
		100% -90%	75%-89%	50%-74%
Publishing Settlement Notices	7	<50%[*1]		
Conducting Inheritance Inquiries	35		82.85%	
. Preparation of order for Settlement Order by checking the demarcation	8	100%		
Calling for Settlement Diagrams from District Survey Offices by preparing Diagram applications for Settled Lands	3	<50%[*2]		
Forwarding the settled lands to the Land Registrar for registration	6	<50%[*3]		
Forwarding the Settlement Order for the approval of Honerable Subject Minister of Lands	6	>100%[*4]		
Publishing the Settlement Order in the Gazette	7	>100%[*5]		
Distribution of Gazettes which published the Settlement Orders (Deeds and Plans) to heirs	5	<50%[*6]		
Number of villages released	8	>100%[*7]		

<50%*[1] The percentage relevant to publish the settlment notice is not belonging to the above range and the value therein is 0%. Although 07 gazette notifications were published, the relevant gazettes had to be withdrawn based on appeals and cabinet approval.

<50% [*2] The percentage relevant to receive S diagrams from district survey offices by preparing S diagram applications for settled lands is not belonging to the above range the value therein is 0%.

<50%[*3] The percentage relevant to forward the settled lands to the Land Registrar for registration is not belonging to the above ranges and the value therein is 16.66%

>100%[*4] The percentage relevant to forward the Settlement Order for the approval of Honerable Subject Minister of Lands is not belonging to the above ranges and the value therein is 466.6%

>100%[*5] the percentage relevant to publish the settlement order in the Gazette is not belonging to the above range and the value therein is 257.1%

<50%[*6] The percentage relevant to the distribution of Gazettes which published the Settlement Orders (Deeds and Plans) to heirs is not belonging to the above ranges and the value therein is **0%.**

>100%[*7] the percentage relevant to the number of villages released is not belonging to the above ranges and the value therein is 125%.

The Land Settlement Ordinance No. 20 of 1931 determines whether the ownership of land in Sri Lanka is private or public. Several steps are being taken for this purpose and the physical progress achieved in the year 2025 in relation to the main steps of these steps is shown above.

Accordingly, the publication of preliminary notices for land settlement can be considered as a basic step in land settlement and for the year 2025 and 07 notices for settlement were published covering 07 village maps in the Northern Province. Due to the misconceptions and misunderstandings that arose among the people living in the relevant areas and public representatives regarding those notices, an awareness program was implemented adequately and systematically to the people living in the relevant areas and public representatives about the land settlement activities , and after that, the notices published in such a way were withdrawn, subject to the resumption of those activities.

Most of the areas related to the inquiries into inheritance and field land inspections for land settlement in the year 2025 belonged to the Northern and Eastern Provinces and a it was able to reach physical progress of 82.85%.

Even though three mapped areas which are expected to be applied "S" diagrams for the land parcels which were settled as private has been included in the Action Plan of the year 2025, need to apply for "S" diagrams did not arise in the year 2025 due to the absence of private lands in those areas during the inquiries into inheritance and land inspections of the relevant areas, Due to this and other factors such as the delay in land surveying activities, the physical progress of land registration remained at a minimum level of 16.6%.

It was not necessary to follow the steps such as demarcation of lands, requesting "S" diagrams and land registration, due to the abundance of state -owned lands in the relevant areas in inquiries into inheritance and land inspections conducted in the year 2025, therefore the work steps such as submitting the settlement order for the mapped areas for approval to the Honorable Minister, publishing the settlement order in the Gazette notification and preparation of final reports were completed expeditiously during this year, and the physical progress of the relevant work steps was able to exceed the expected targets.

Due to the publication of the settlement orders in the Gazette notification around the end of November 2025 and the adverse weather conditions that affected the island during that period, it was not possible to distribute the gazette notifications to the beneficiaries this year, and it is expected that these activities will be completed in the first quarter of 2026.

Chapter 05

Performance of achieving Sustainable Development Goals (SDG)

5.1 Identified respective Sustainable Developments Goals (SDG 1.4)

<table>
<tr><th rowspan="2">Goal / Objective</th><th rowspan="2">Targets</th><th rowspan="2">Indicators of the achievement</th><th colspan="3">Percentage of the Achievement to date</th></tr>
<tr><th>0% - 49%</th><th>50% - 74%</th><th>75% - 100%</th></tr>
<tr><td rowspan="7">Quantity of the total adult population with legally accepted documents and secured land rights, according to gender and title (1.4)</td><td rowspan="7">Recomendations and Approval of Determinations to issue Title Certificates (1.4.2)</td><td>Publishing in the Gazette under Section 12</td><td colspan="3">>100%*1</td></tr>
<tr><td>No. of Title Applications distributed</td><td></td><td>61.57%</td><td></td></tr>
<tr><td>Conducting Title Investigations</td><td></td><td></td><td>84.64%</td></tr>
<tr><td>Conducting Land Registry Investigations</td><td>39.55%</td><td></td><td></td></tr>
<tr><td>Recomendations and Approval of Determinations under Section 14</td><td></td><td></td><td>80.27%</td></tr>
<tr><td>Publishing in the Gazette under Section 14</td><td></td><td>63.46%</td><td></td></tr>
<tr><td>Forwarding Schedules to Land Registrar to issue Title Certificates</td><td></td><td>51.43%</td><td></td></tr>
</table>

>100% The percentage relevant to be published in the Gazette under Section 12 is not belonging to the above ranges and the value therein is 171.86%.

5.2 Achievements and challenges of the Sustainable Development Goals

- The Bimsaviya program is currently being implemented within 121 Divisional Secretary's Divisions and taking actions to increase upto 341Divisional Secretary's Divisions with the intention of expanding the Bimsaviya proram further
- Inclusion of Amendments to the Title Registration Act No 21 of 1998
- Human Resource of the Department, is not adequate to increase the efficiency of Bimsaviya Programme

Chapter 06

Human Resource Profile

6 1.Cadre Management

Position	Approved Cadre	Existing Cadre	Vacancies/ Excess
Senior	105	36	69
Tertiary	09	05	04
Secondary	1289	857	432
Primary	380	161	219

6.2 Effect of the shortage of the human resources on the performance of the Department

As there is a comprehensive program to implement the Bim Saviya process in the entire island, 56 Regional Offices have been started by now and there are vacancies in the same offices as well as in the Head Office. However, it is unable to fill those vacancies up to now and has been informed to the Ministry of PublicAdministration to attach suitable officers fill up the vacancies at Senior Level, Tertiary Level and Secondary Level.

6.3 Human Resource Development

<table>
<tr><th rowspan="2">Name of the Programme</th><th rowspan="2">No.of Staff Trained</th><th rowspan="2">Duration of the Programme</th><th colspan="2">Total Investment(Rs)</th><th rowspan="2">Nature of the Programme (Local/ Foreign</th><th rowspan="2">Output/ Knowledge Gained</th></tr>
<tr><th>Local</th><th>Foreign</th></tr>
<tr><td>Capacity building programme (Deputy Assistant Commissioner)</td><td>28</td><td rowspan="2">02 days *</td><td rowspan="2">2,442,787.00</td><td></td><td>Local</td><td rowspan="2">Making awareness on the Registration of Title Act No. 21 and all the land laws that are in line with it and awareness on providing decisions for the files kept aside.</td></tr>
<tr><td>Capacity building programme (Title Investigation Officer)</td><td>687</td><td></td><td>Local</td></tr>
</table>

Procument Procedure (Accountant)	3	1 day			Local	Awaness for formalize procurement procedure
Training programme for Information and Communication Technology Assistant	1	1 day			Local	Training on computer hardware
Computerrized salary preparation procedure (Management Service Officer)	3	3 days	**21,000.00**		Local	Obtaining computer trainng on salary preparation
Searching folios (Title Investigation Officer)	40	1 day	**8,555.00**		Local	Awareness on searching folios
Capacity Development Programme (Drivers)	38	01 day	**77,780.00**		Local	Aware on motor traffic law
Total	800	09	**2,550,122.00**			

*** Twelve (12) programs of two days each.**

Contribution of Training programs for performance of the institute

Through the training program provided in the year 2025 for the Assistant Title Investigation officers of this department, such as providing knowledge about the proper and accurate maintenance of departmental procedure in accordance with the Title Settlement Act No. 21 of 1998, and also providing training programs regarding obtaining accurate knowledge required to provide precise investigation reports for final decision regading the private land ownership, obtaining knowledge on title settlement procedures, legal background and obtaining understanding regarding the Title Settltement Act No.21 of 1998 and amendments thereon. Accordingly it is expected to carriy out title registration procedure (Bim Saviya Programme) successfully by providing a broad subject knowledge of the provisions of the Act , to the officials..

Furthermore, the training program conducted for the Management Services Officers and Information and Communication Technology Assistant Officers at the head office of this department is expected to enhance the performance of the institution through the development of the officers' subject knowledge and attitude

Chapter 07

Compliance Report

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
01	**The following Financial statements/accounts have been submitted on due date**			
1.1	Annual Financial Statement	Complied		
1.2	Advance to public officers account	Complied		
1.3	Trading and Manufacturing Advance Accounts (Commercial Advance Accounts)	Not-Complied	Trade and Manufacturing Advance Accounts does not exist	
1.4	Stores Advance Account	Not-Complied	Stores Advance Accounts are not being prepared	
1.5	Special Advance Account	Not-Complied	Special Advance Account does not exist	
1.6	Others	-		
02	**Maintenance of Books and Registers(FR445)**			
2.1	Fixed assets register has been maintained and update in terms of Public Administration Circular 267/2018	Complied		
2.2	Personal emoluments register/ Personal emoluments cards has been maintained and update	Complied		
2.3	Register of Audit queries has been maintained and update	Complied		
2.4	Register of Internal Audit reports has been maintained and update	Complied		
2.5	All the monthly account summaries (CIGAS) are prepared and submitted to the General Treasury on due date	Complied		

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
2.6	Register for cheques and money orders has been maintained and update	Complied		
2.7	Inventory register has been maintained and update.	Complied		
2.8	Stocks Register has been maintained and update	Complied		
2.9	Register of Losses and Damages has been maintained and update	-		
2.10	Register of Commitments has been maintained and update	Complied		
2.11	Register of Counterfoil Books (GA – N20) has been maintained and update	Complied		
03	**Delegation of Functions for Financial Control (FR 135)**			
3.1	The financial authority has been delegated within the institute	Complied		
3.2	The delegation of financial authority has been communicated within the institute	Complied		
3.3	The authority has been delegated in such manner so as to pass each transaction through two or more officers	Complied		
3.4	The controls has been adhered to by the Accountants in terms of State Account Circular 171/2004 dated 11.05.2014 in using the Government Payroll Software Package	Complied		

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
04	**Preparation of Annual Plans**			
4.1	Preparation of Annual Action Plan	-		
4.2	Preparation of Annual Procurement Plan	Complied		
4.3	Preparation of Annual Internal Audit plan	Complied		
4.4	The annual estimate has been prepared and submitted to the NBD on due date	Complied		
4.5	The annual cash flow has been submitted to the Treasury Operations Department on time	Complied		
05	**Audit Querries**			
5.1	Providing replies for all audit querries by the date ordered by the Auditor General	Complied		
06	**Internal Audit**			
6.1	The internal audit plan has been prepared at the beginning of the year after consulting the Auditor General in terms of Financial Regulation 134(2)) DMA/1-2019	Complied		
6.2	All the internal audit reports have been replied within one month	Not-Complied	Delays in receiving responses from regional offices	Regular follow-up to ensure timely responses by sending reminders by phone and in writing
6.3	Copies of all the internal audit reports has been submitted to the management audit department in terms of the Sub-section 40(4) of the National Audit Act No.19 of 2018	Complied		

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
6.4	All the copies of internal audit reports has been submitted to the Auditor General in terms of Financial Regulations134(3)	Complied		
07	**Audit and Management Committees**			
7.1	Minimum 4 meetings of the Audit and Management Committee has been held during the year as per the DMA circular 1- 2019	Complied		
08	**Asset Management**			
8.1	Information about purchases of assets and disposals was submitted to the Comptroller General 's Office in terms of paragraph 7, of the Assets Management Circular No. 01/2017	Complied		
8.2	A suitable Liaison Officer was appointed to coordinate the implementation of the provisions 13 of the circular and the details of the nominated officer was sent to the Comptroller General's Office in terms of Paragraph 13 of the aforesaid circular	Complied		
8.3	The boards of survey conducted in accordance with Public Finance Circular No.01/2020 and submitted the relevant reports to the Auditor General on due date	Complied		

No.	Applicable Requirement	Compliance Status (Complied/Not -complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
8.4	The excesses and deficits that were disclosed through the board of survey and other relating recommendations, actions were carried out during the period specified in the circular	Complied		
8.5	The disposal of condemned articles had been carried out in terms of FR 772	Complied		
09	**Vehicle Management**			
9.1	The daily running charts and monthly summary reports of the pool vehicles had been prepared and submitted to the Auditor General on due date	Complied		
9.2	The condemned vehicles had been disposed of within a period of less than 6 months after condemning	Not-Complied	Necessary steps are being taken for the abduction process.	
9.3	The vehicle log books had been maintained and updated	Complied		
9.4	The action has been taken in terms of F.R. 103, 104, 109 and 110 with regard to every vehicle accident	Complied		
9.5	The fuel consumption of vehicles has been re-tested in terms of the provisions of Paragraph 3.1 of the Public Administration Circular No. 30/2016 of 29.12.2016	Not-Complied	Fuel emission testing is required to be carried out for this year.	It is planned to conduct a fuel combustion test.

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
9.6	The fuel consumption of vehicles has been re-tested in terms of the provisions of Paragraph 3.1 of the Public Administration Circular No. 30/2016 of 29.12.2016	Not-Complied		
10	**Management of Bank Accounts**			
10.1	The bank reconciliation statements had been prepared, got certified and made ready for audit by the due date	Complied		
10.2	The dormant accounts that had existed in the year under review or since previous years settled	Not applicable	There are no dormant accounts.	
10.3	Action had been taken in terms of Financial Regulations regarding balances that had been disclosed through bank reconciliation statements and for which adjustments had to be made, and had those balances been settled within one month	Complied		
11	**Utilization of Provisions**			
11.1	The provisions allocated had been spent without exceeding the limit	Complied		
11.2	Entering into commitments as per not exceeding the limit of provisions remained at the end of the year ,after utilizing the the provisions provided in terms of FR.94(1) .	Complied		

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
12	**Advances to Public Officers Account**			
12.1	Complied with the limits	Complied		
12.2	A time analysis on the loans in arrears had been carried out	Complied		
12.3	The loan balances in arrears for over one year had been settled	Not- Complied		
13	**General Deposit Account**			
13.1	Action has been taken in terms of FR 571 in relation to lapsed deposits	Complied		
13.2	Control account for general deposits has been updated and maintained.	Complied		
14	**Imprest Account**			
14.1	The balance in the cash book at the end of the year under review remitted to TOD	Complied		
14.2	The ad-hoc sub imprests issued as per F.R. 371 settled within one month from the completion of the task	Not- Complied	It takes certain time period due to forwarding and settling cheques and receiving vouchers are carried out by post for the sub-imprests issued to the Regional offices.	
14.3	A-hoc sub imprests had not been issued exceeding the limit approved as per F.R. 371.	Complied		
14.4	The balance of the imprest account had been reconciled with	Complied		

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
	the Treasury books monthly			
15	**Revenue Account**			
15.1	The refunds from the revenue collected had been made in terms of the regulations	Not- Complied	Revenue Accounts are not existed	
15.2	The revenue collected had been directly credited to the revenue account without credited to the deposit account	Not- Complied		
15.3	Returns of arrears of revenue forward to the Auditor General in terms of FR	Not- Complied		
16	**Human ResourceManagement**			
16.1	The staff is being maintained within the approved cadre	Complied		
16.2	All members of the staff have been issued a duty list in writing	Complied		
16.3	All reports have been submitted to MSD in terms of their circular no.04/2017 dated 20.09.2017	Complied		
17	**Provision of information to the public**			
17.1	An information officer has been appointed and a proper register of information is maintained and updated in terms of Right To Information Act and Regulation	Complied		

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
17.2	Information about the institution to the public have been provided by Website and facilities have been provided for the general public to express their appreciate / allegation on the institution through the web-site or or alternative methods.	Complied		
17.3	Bi- Annual and Annual reports have been submitted as per section 08 and 10 of the RTI Act	Complied		
18	**Implementing Citizens Charter**			
18.1	A citizens charter/ Citizens client's charter has been formulated and implemented by the Institution in terms of the circular number 05/2008 and 05/2018(1) of Ministry of Public Administration and Management	Complied		
18.2	A methodology has been devised by the Institution in order to monitor and assess the formulation and the implementation of Citizens Charter / Citizens client's charter as per paragraph 2.3 of the circular	Complied		
19	**Formulation of the Human Resource Plan**			

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
19.1	A human resource plan has been prepared in terms of the format in Annexure 02 of Public Administration Circular No.02/2018 dated 24.01.2018.	Complied		
19.2	A traing opportunity not less than 12 hours per year for every member of the staff has been confirmed in the aforesaid human resource plan.	Complied		
19.3	Annual performance agreements have been signed for the entire staff based on the format in Annexure 01 of the aforesaid Circular	Not-Complied	It has been informed that it is not necessary to sign annual performance agreements as per Public Administration Circular 02/2018 (I).	
19.4	A senior officer was appointed and assigned the responsibility of preparing the human resource development plan, organizing capacity building programs and conducting skill development programs as per paragraph No.6.5 of the aforesaid Circular	Complied		
20	**Responses Audit Paras**			
20.1	The shortcomings pointed out in the audit paragraphs issued by the Auditor General for the previous years have been rectified	Complied		

Land Title Settlement Department

List of names of Settlement Officers/Commissioners/Commissioner Generals

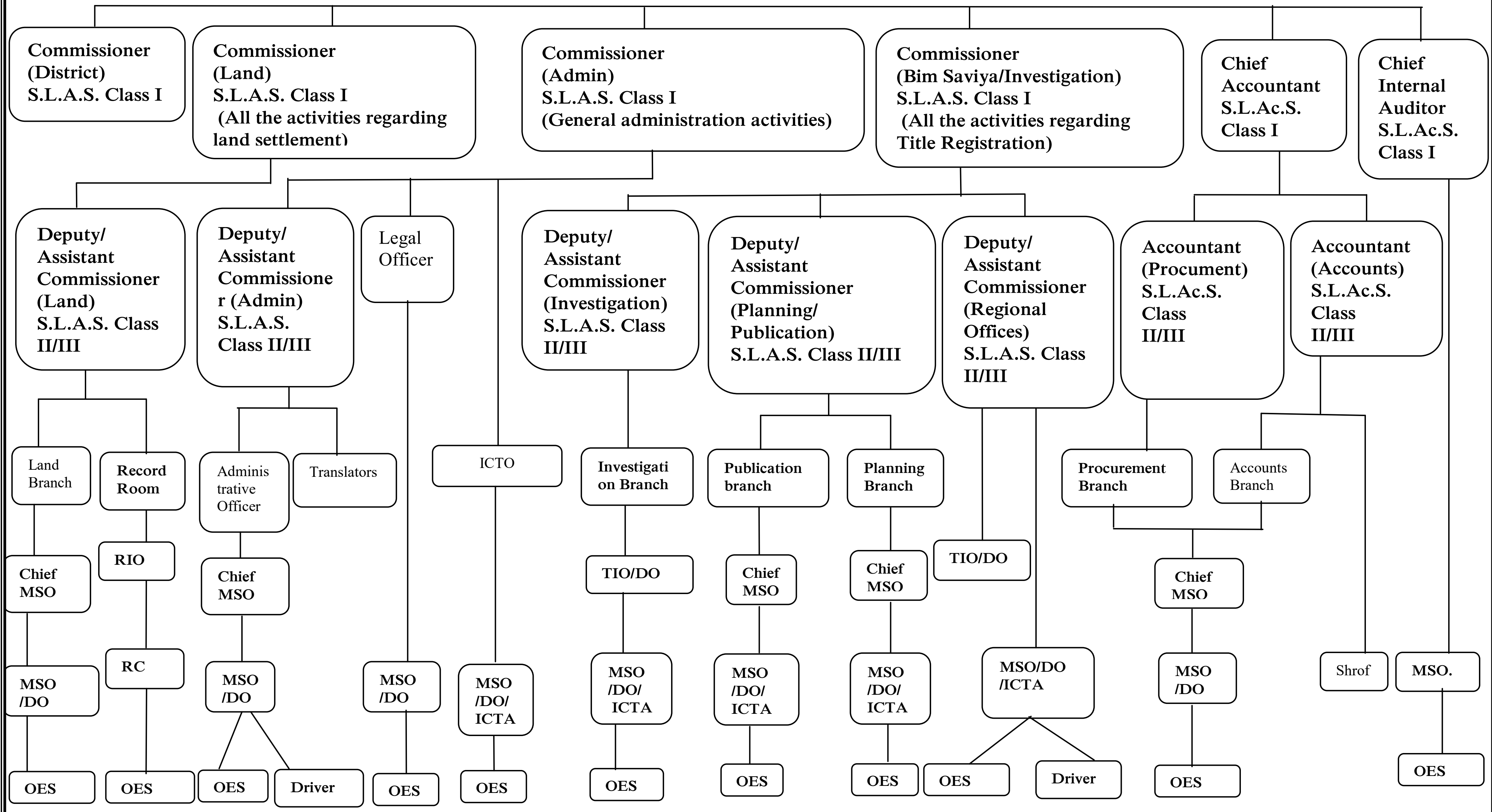
Annexure 0

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. Pemarathna
2012 - 2013	Mr. A. H. S. Wijesinghe
2013- 2015	Mr. GaminiIlangarathna
2015	Mr. G. Vijitha Nanda Kumara
2015 -2018	Mr. K.A.K. RanjithDharmapala
2019 - 2022.09.28	Mrs. P.M.H Priyadharshani
2022.09.29 upto now	Mrs.P.C.D.Sigera

Annexure 02

PMAS – Public Management Assistant Service
ATIO - Assistant Title Investigation Officer
RIO – Record Investigation Officer
RC – Record Conservator
DO – Development Officer
ICTO - Information and Communication Technology Officer
ICTA – Information and Communication Technology Assistant
OES – Office Employee Service

Organization Chart of the Land Title Settlement Department



ඇමුණුම III

Cumulative Commitment/ Liability Report for the Year - 2025

To
Department of Land Title Settlement (287)
From
Director General, ,
Department of State Accounts, ,

General Treasury, Colombo1. .

Printed by **yeni403**
New Table No **:SA-92**
Old Table No :--
Report Date 3/5/2026 10:17:58 AM

NEW CIGAS FINAL 2025 REPORTS

Nature	Commit_No	Date	To_whom	Vote	Commitment	Commit_bal	L_Date	Liability_amt	Revised_Lia	Paid	Liability_Bal	Reported_By
Govt	C/2025/HR/02	31 Dec 2025	B.G.K.R.K. Bulanewa	287-2-01-000-1003-000/11-P	20,537.50	0.00	20 Jan 2026	20,537.50	0.00	0.00	20,537.50	287
Govt	C/2025/HR/03	31 Dec 2025	L.D.I.U. Kumara	287-2-01-000-1003-000/11-P	20,537.50	0.00	20 Jan 2026	20,537.50	0.00	0.00	20,537.50	287
Govt	C/2025/HR/04	31 Dec 2025	A.M.C.J. Adhikari	287-2-01-000-1003-000/11-P	13,691.66	0.00	20 Jan 2026	13,691.66	0.00	0.00	13,691.66	287
Govt	C/2025/HR/05	31 Dec 2025	W.R.N.M. Dayananda	287-2-01-000-1003-000/11-P	27,272.50	0.00	20 Jan 2026	27,272.50	0.00	0.00	27,272.50	287
Govt	C/2025/HR/06	31 Dec 2025	K.A.S.M. Koralearachchi	287-2-01-000-1003-000/11-P	27,272.50	0.00	20 Jan 2026	27,272.50	0.00	0.00	27,272.50	287
Govt	C/2025/HR/07	31 Dec 2025	H.M.B.C.M. Kumara	287-2-01-000-1003-000/11-P	27,272.50	0.00	20 Jan 2026	27,272.50	0.00	0.00	27,272.50	287
Govt	C/2025/HR/08	31 Dec 2025	U.G.T.D. Jayarathna	287-2-01-000-1003-000/11-P	20,537.50	0.00	20 Jan 2026	20,537.50	0.00	0.00	20,537.50	287
Govt	C/2025/HR/09	31 Dec 2025	S.O.A.D.N.S, Samarasekara	287-2-01-000-1003-000/11-P	17,810.00	0.00	20 Jan 2026	17,810.00	0.00	0.00	17,810.00	287
Govt	C/2025/HR/10	31 Dec 2025	K.H.S.U.Yasanayaka	287-2-01-000-1003-000/11-P	20,537.50	0.00	20 Jan 2026	20,537.50	0.00	0.00	20,537.50	287
Govt	C/2025/HR/11	31 Dec 2025	K.L.P.Subhshini	287-2-01-000-1003-000/11-P	20,537.50	0.00	20 Jan 2026	20,537.50	0.00	0.00	20,537.50	287
Govt	C/2025/HR/12	31 Dec 2025	D.M.T.B.Dasanayaka	287-2-01-000-1003-000/11-P	20,537.50	0.00	20 Jan 2026	20,537.50	0.00	0.00	20,537.50	287
Govt	C/2025/HR/13	31 Dec 2025	A.A.S. Manike	287-2-01-000-1003-000/11-P	20,537.50	0.00	20 Jan 2026	20,537.50	0.00	0.00	20,537.50	287
Govt	C/2025/HR/14	31 Dec 2025	H.P.S. Madurangi	287-2-01-000-1003-000/11-P	20,537.50	0.00	20 Jan 2026	20,537.50	0.00	0.00	20,537.50	287
Govt	C/2025/HR/15	31 Dec 2025	Sri Lanka Telecom PLC	287-2-01-000-1402-000/11-P	1,349.18	0.00	20 Jan 2026	1,349.18	0.00	0.00	1,349.18	287

Govt	C/2025/HR/16	31 Dec 2025	Sri Lanka Telecom PLC	287-2-01-000-1402-000/11-P	3,090.96	0.00	20 Jan 2026	3,090.96	0.00	0.00	3,090.96	287
Govt	C/2025/HR/17	31 Dec 2025	Sri Lanka Telecom PLC	287-2-01-000-1402-000/11-P	2,698.34	0.00	20 Jan 2026	2,698.34	0.00	0.00	2,698.34	287
Govt	C/2025/HR/18	31 Dec 2025	Sri Lanka Telecom PLC	287-2-01-000-1402-000/11-P	2,698.34	0.00	20 Jan 2026	2,698.34	0.00	0.00	2,698.34	287
Govt	C/2025/HR/19	31 Dec 2025	Sri Lanka Telecom PLC	287-2-01-000-1402-000/11-P	1,914.09	0.00	20 Jan 2026	1,914.09	0.00	0.00	1,914.09	287
Govt	C/2025/HR/20	31 Dec 2025	Sri Lanka Telecom PLC	287-2-01-000-1402-000/11-P	850.70	0.00	20 Jan 2026	850.70	0.00	0.00	850.70	287
Govt	C/2025/HR/21	31 Dec 2025	D.M.C.K.Disanayaka	287-2-01-000-1003-000/11-P	12,240.00	0.00	26 Jan 2026	12,240.00	0.00	0.00	12,240.00	287
Govt	C/2025/HR/22	31 Dec 2025	Sri Lanka Telecom PLC	287-2-01-000-1402-000/11-P	1,328.15	0.00	26 Jan 2026	1,328.15	0.00	0.00	1,328.15	287
Govt	C/2025/HR/23	31 Dec 2025	W.H.A. Sampath Rangajeewa	287-2-01-000-1003-000/11-P	7,000.00	0.00	27 Jan 2026	7,000.00	0.00	0.00	7,000.00	287
Govt	C/2025/HR/24	31 Dec 2025	A.S.N. AMarasinghe	287-2-01-000-1003-000/11-P	68,458.30	0.00	27 Jan 2026	68,458.30	0.00	0.00	68,458.30	287
Govt	C/2025/HR/25	31 Dec 2025	P.A Ariyadasa and Son	287-2-01-000-1301-000/11-P	5,850.00	0.00	27 Jan 2026	5,850.00	0.00	0.00	5,850.00	287
Govt	C/2025/HR/26	31 Dec 2025	R.M. Janani Buddima	287-2-01-000-1003-000/11-P	14,000.00	0.00	29 Jan 2026	14,000.00	0.00	0.00	14,000.00	287
Govt	C/2025/HR/27	31 Dec 2025	H.M. Dilhani Madushika	287-2-01-000-1003-000/11-P	15,000.00	0.00	29 Jan 2026	15,000.00	0.00	0.00	15,000.00	287
Govt	C/2025/HR/28	31 Dec 2025	Shroff - Land Title Settlement Department	287-2-01-000-1101-000/11-P	6,600.00	0.00	27 Jan 2026	6,600.00	0.00	0.00	6,600.00	287
Govt	C/2025/HR/29	31 Dec 2025	Shroff - Land Title Settlement Department	287-2-01-000-1101-000/11-P	8,424.00	0.00	27 Jan 2026	8,424.00	0.00	0.00	8,424.00	287
Govt	C/2025/HR/30	31 Dec 2025	Shroff - Land Title Settlement Department	287-2-01-000-1101-000/11-P	24,180.00	0.00	27 Jan 2026	24,180.00	0.00	0.00	24,180.00	287
Govt	C/2025/HR/31	31 Dec 2025	J.S.Jayasekara	287-2-01-000-1003-000/11-P	15,000.00	0.00	29 Jan 2026	15,000.00	0.00	0.00	15,000.00	287
Govt	C/2025/HR/32	31 Dec 2025	D.P.S.R. Jayasiri	287-2-01-000-1003-000/11-P	14,000.00	0.00	29 Jan 2026	14,000.00	0.00	0.00	14,000.00	287
Govt	C/2025/HR/33	31 Dec 2025	H.M. Madushani Nisansala	287-2-01-000-1003-000/11-P	14,000.00	0.00	29 Jan 2026	14,000.00	0.00	0.00	14,000.00	287
Govt	C/2025/HR/34	31 Dec 2025	K.A.C. Subashini	287-2-01-000-1003-000/11-P	14,000.00	0.00	29 Jan 2026	14,000.00	0.00	0.00	14,000.00	287
Govt	C/2025/HR/35	31 Dec 2025	A.M.J.W.K. Atthanayaka@3	287-2-01-000-1101-000/11-P	15,750.00	0.00	02 Feb 2026	15,750.00	0.00	0.00	15,750.00	287
Govt	C/2025/HR/36	31 Dec 2025	K.P.P.Madushan@6	287-2-01-000-1101-000/11-P	17,050.00	0.00	02 Feb 2026	17,050.00	0.00	0.00	17,050.00	287
Govt	C/2025/HR01	31 Dec 2025	R.R. Karannagoda	287-2-01-000-1301-000/11-P	1,840.00	0.00	12 Jan 2026	1,840.00	0.00	0.00	1,840.00	287
Govt	C/2025/HR100	31 Dec 2025	Sri Lanka Telecom PLC	287-2-01-000-1402-000/11-P	14,721.11	0.00	31 Dec 2025	14,721.11	0.00	0.00	14,721.11	287

Govt	C/2025/HR101	31 Dec 2025	Sri Lanka Telecom PLC	287-2-01-000-1402-000/11-P	19,740.49	0.00	31 Dec 2025	19,740.49	0.00	0.00	19,740.49	287

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Annexture 04

Accounting Officer

Land Title Settlement Department

Head 287- Summary Audit Report of the Auditor General on the Financial Statements of the Land Title Settlement Department for the year ended 31 December 2025 in terms of Section 11(I) of the National Audit Act, No. 19 of 2018

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1. Financial Statements

1.1 Opinion

Head 287- The audit of the financial statements of the Land Title Settlement Department for the year ended 31 December comprising the statement of financial position as at 31 December 2025 and the statement of financial performance and cash flow statement for the year then ended, was carried out under my direction in pursuance of provisions in Article 154(1) of the Constitution of the Democratic Socialist Republic of Sri Lanka read in conjunction with provisions of the National Audit Act No. 19 of 2018 . My comments and observations which I consider on the Financial Statements of the Land Title Settlement Department in terms of Section 11(I) of the National Audit Act, No. 19 of 2018 (as amended) appear in this report. The audit report forwarded in pursuance of provisions in Article 154(6) of the Constitution of the Democratic Socialist Republic of Sri Lanka read in conjunction with provisions of Section 10 of the National Audit Act No. 19 of 2018 will be tabled in parliament in due course.

In my opinion, the financial statements give a true and fair view of the financial position of the Land Title Settlement Department as at 31 December 2025 and of its financial performance and its cash flows for the year then ended in accordance with the basis for the preparation of relevant financial statements mentioned in note 1.

1.2 Basis for Qualified Opinion

I conducted my audit in accordance with Sri Lanka Auditing Standards (SLAuSs). My responsibilities, under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my qualified opinion.

1.3 Emphasis of a matter - Basis for preparation of financial statements

Attention is drawn to Note 1 to the financial statements which describe the basis for preparation of these financial statements. The financial statements have been prepared for the purposes of the Land Title Settlement Department , the Treasury and the Parliament of Sri Lanka in accordance with Government Financial Regulations 150 and 151 and the Public Accounting Guideline No. 02/2025 dated 17 December 2025 . Accordingly, these financial statements may not be suitable for other purposes. My report is intended only for the use of the Land Title Settlement Department , the Treasury and the Parliament of Sri Lanka. My opinion on this matter is not qualified.

1.4 Responsibility of the Accounting Officer for the Financial Statements

The Accounting Officer is responsible for the preparation of financial statements that give a true and fair view of the financial position in all material misstatements in accordance with Government Financial Regulations 150 and 151 and Public Accounting Guidelines No. 02/2025 dated 17 December 2025, and for determining such internal control as is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

As per Sub-section 16(1) of the National Audit Act, No. 19 of 2018, the Department is required to maintain proper books and records of all its income, expenditure, assets and liabilities, to enable annual and periodic financial statements to be prepared.

As per Sub-section 38 (1) (c) of the National Audit Act, the Accounting Officer shall ensure that effective internal control system for the financial control of the Department exists and carry out periodic reviews to monitor the effectiveness of such systems and accordingly make any altercations as required for such systems to be effectively carried out.

1.5 Auditor's Responsibilities for the Audit of the Financial Statements

My objective is to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue the summary report of the Auditor General that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Sri Lanka Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Sri Lanka Auditing Standards, I exercise professional judgment and maintain professional skepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit 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 Department's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

I communicate with the Accounting Officer regarding, among other matters, significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

2 Report on Other Legal Requirements

I express the following matters in accordance with Section 6 (1)(d) of the National Audit Act, No. 19 of 2018.

(a) The financial statements presented for the year under review were consistent with the preceding year.

(b) My recommendations on the following financial statements for the preceding year had been executed.

3 . Financial Review

3.1 Management of Expenditure

In the preparation of annual budget of the Land Title Settlement Department for the year 2025, provisions had been saved due to provisions were allocated by without proper study. A sum of Rs.1,700,000 and Rs.8,907,481 respectively or 68 per cent and 73 per cent respectively had been saved due to actions not taken to incur expenditure by managing the provisions properly for the expenditure which were allocated for building constructions, software development .

3.2 Non- Compliance with Laws, Rules and Regulations

Instances of non – compliance with laws, rules and regulations are as follows.

Laws , Rules and Regulation	Non- Compliance
(a) Establishments Code of the Democratic Socialist Republic of Sri Lanka	
Sections 4.5 and 4.6 of Chapter XXIV	i. Outstanding loan balance remaining between 01 year to 03 years of two officers who have been vacated post was Rs.189,900.
	ii. Distress loan balance of Rs.30,271 to be recovered from an officer who was suspended and it was observed that the same loan balance has not been recovered from the period 1-3 years.

4. Operating Review

4.1 Performance

4.1.1 Non-achievement of Expected Output Level

i. Provisions received for the Bim Saviya Programme from the year 2018 to 31 December 2025 was Rs.4,382.20 million and the expenditure had been amounted to Rs.2,916.81. The details on expenditure incurred for this programme from the year 1999 to 2017 had not been noted by the responsible institutions.

ii. Number of title certificates able to distribute among the people was 482,139 out of the land parcels of 1,943,657 which had been received to the head office for publishing in the gazette under Section 12 up to 31 December 2025 from the beginning in 57 offices which are Bim Saviya programme implemented and the number of certificates which were not distributed to the people in regional offices as at 31 December 2025 is 34,461. It was observed that number of land parcels which are kept aside for taking future decisions in relation to the land parcels with various issues are 443,012.

4.2 Uneconomic Transactions

(a) Scanning Documents

Even though action should be taken to hand over the document to the National Archives for confirming the security of common documents according to Sections XXVIII-9.3,9.4 of the Establishments Code or action should be taken to protect them properly , the department taken action to scan the decayed documents after many years having not so done. Accordingly, procurement activities have been done from the year 2021 to carry out scanning and preservation of old documents under 03 stages and nearly 496,750 pages were scanned and payment of Rs.26,428,529.58 had been made to the contract company for 04 stages as at 31 December 2025.

(b) Repairing the vehicle

Even though the vehicle bearing No.KH-5708 which was decayed and the running distance of 361 km and 1423 km respectively in the years 2024 and 2025 was repaired in the year 2024 by spending a sum of Rs.1,104,600, it was unable to get it in the running condition.

(c) Payment of Rs.9,963,370 had been made to the contract company for a building of food store complex at Rathmalana which is owned by the Land Commissioner General's Department for the establishment of 03 Bim Saviya Regional offices at Moratuwa, Rathmalana and Dehiwala and the work has been completed by 22 December 2023. After 08months later, only the office work of Moratuwa Regional office had been commenced therein.After that ,it has been decided that it was unable to function office works in this building it has been shifted to the office at Delkanda, Nugegoda on 10th day of February 2025. Therefore the cost incurred for that purpose had been an un economic expenditure

(d) Although in the establishment of Regional offices, they were established in 35 buildings obtained on rent basis due to unable to search government buildings with adequate facilities, there were inconveniences such as non adequate of sanitary facilities, unease of obtaining water , buildings in lack of ventilation, severe heat,situated near the main road , severe dust and smoke could be seen in that buildings.Rental charges paid for that buildings to the external persons had been Rs.21,351,447 and Rs.23,641,099 respectively in the years 2024 and 2025.

4.3 Management Weaknesses

(a) Even though estimates has been made to grant title certificates for 83,200 land parcels from the Bim Saviya Programme in the whole Island at the beginning of the year 2025 and afterwards the target of the plan had been reduced up to 65,408 ,actual number of land parcels of which the title certificates issued were 18,794. Number of land parcels kept aside and certificates not issued due to existence of problems were 19,604.Acoordingly, the Regional offices which were unable to issue at least one title certificate from January August in the year 2025 were existed 12.

(c) The 04 officers who are bearing the positions of Commissioner (Investigation), Commissioner (Administration), Deputy Commissioner (Land) and Assistant Commissioner (Land) had been deployed in 02 or 03 Regional offices for covering up duties in addition to the duty of the Head Office in Colombo due to failure in appointing permanently for the posts of deputy or assistant commissioner which are the posts to be deployed in full time in permanent service in Regional offices.

(d) It had been commenced 12 Regional offices only in the period of year 2020 to 2025 within the condition of the physical, human resources were not available at a minimum condition for function the Bim Saviya Programme successfully and salaries and allowances amounted to Rs.6,645,269 had been paid monthly by attaching 111 staff for these offices.Number of certificates issued to the public by this 12 offices by the year 2025 are 293 and number of files kept aside had been 3,971.

(e) Due to the administration of the department had not requested to the Survey Department for land surveying according to a plan from the year 2023, the officers of Kesbewa Regional office had not available surveyed land parcels to fulfill their duties . Therefore, service had not been obtained during this period though salaries and wages were paid.

5. **Human Resource Management**

5.1 Approved Cadre. Actual Cadre

(a) Out of the approved cadre of 1783 of the Department, actual care had been 1059.This cadre had not been revised in accordance with the changes in the duties within the period from the beginning of the Department up to the date 31.12.2025.

(b) It had been recruited 13 Assistant Divisional Secretaries and Assistant District Secretaries as acting posts due to the scarcity of supervising officers existed for the duties in Regional offices.In addition to that, 19 officers in the Land Title Settlement Department had been appointed for acting posts and a sum of Rs.2,511,487 in the year 2024 and a sum of Rs.4,120,378 in the year 2025 had been paid for that purpose,

H.N.Ranathunga
Senior Deputy Auditor General
For the Auditor General