2021 මුදල් වර්ෂය සඳහා

ඉඩම් හිමිකම් නිරවුල් කිරීමේ කොමසාරිස් ජනරාල්ගේ

කාර්ය සාධන වාර්තාව

2021ஆம்ஆண்டிற்கான

காணிஉரித்துநிருணயஆணையாளர்நாயகத்தின்

செயல்இலக்குஅறிக்கை

PERFORMANCE REPORT

of the Commissioner General of Land Title Settlement
for the Financial Year 2021

ඉඩම් හිමිකම් නිරවුල් කිරීමේ දෙපාර්තමේන්තුව

காணி உரித்து நிர்ணயத் திணைக்களம்

LAND TITLE SETTLEMENT DEPARTMENT

Message of the Commissioner General of Land Title Settlement

I believe this is the time to review the experience, lessons learnt and work performed during 23 years of time period since 1998 and to form a clear pathway.

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 1.76 millions of land parcels of 12 millions of land parcels in Sri Lanka have been surveyed even by completion of 23 years. Further, only nearly 0.85 million of land parcels has been settled. The determinations of around 4.6 lakhs of land parcels are pending due to varied legal complications. In concern of above circumstances, 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.

However as the department, we can't be satisfied about the overall progress we achieved regarding the registration of land title settlement, which was due to many internal and external reasons, change of priority, limitations of the Act, not getting expected carder, the trained investigation staff getting transferred from the department and also unexpected issues when deciding the ownership of private lands.

I am not satisfied with the performance of year 2021 and I see the restriction of duties in the Covid -19 situation as the main reason for this.

Sri Lanka is a country with a long history and because of that a country of people with diverse attitudes, usages and complicated legal system. Therefore I see the necessity of planning the Title Registration Program (BimSaviya) in a manner of which to minimize the problematic and complex situations and prioritizing title settlement.

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 Secretary to the Ministry of Lands who acutely understood the necessity of *BimSaviya* program and extended a great support and the staff, Hon. Minister and State Minister and later to the staff including the Secretary to the State Ministry of Land Management, State Enterprises Land and Property Development and to the staff including the Hon. Minister, State Minister and the staff who was entrusted with this task of the department, , 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.

P.M.H.Priyadarshani
Commissioner General of Land Title Settlement /
Settlement Officer

Contents

Annexure

Performance Report of the Commissioner General of Land Title Settlement Department for the Financial Year 2021

Chapter 01
Profile of the Department

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 2021

(*Please see 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;

- 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.

1.4Organization Chart

(*Please see Annexure 02*)

1.5Main Sections of the Department

- Title Settlement Section
- Land Settlement Section

Divisional Secretariat Offices under District Secretariat Offices

District	Regional Office
Gampaha	Diwulapitiya
	Minuwangoda
	Meerigama Ⅰ/Ⅱ
	Mahara
	Attanagalla
	Dompe
	Gampaha
	Ja-Ela
	Wattala
	Katana
Ratnapura	Balangoda
	Waligepola
	Ratnapura
	Niwithigala
	Kuruwita
	Imbulpe
	Ayagama
Colombo	Homagama
	Moratuwa
	Kesbawa
	Ratmalana
	Dehiwala
	Kotte
Kandy	Doluwa/Udapalatha
	Yatinuwara
	Udunuwara
	Harispattuwa

	Gangawatakorale
	Ganga Ihala Korale
Nuwaraeliya	Kotmale
Anuradapura	Thambuttegama
	Thalawa
	Rajanganaya
	NuwaragamPalatha East
Hambantota	Lunugamwehera
	Thissamaharamaya
	Hambantota
	Beliatta
Kurunegala	Rideegama
	Mallawapitiya
	Kurunegala
	Pannala
	Waariyapola
Monaragala	Siyambalanduwa
Badulla	Rideemaliyadda
	Mahiyanganaya
Polonnaruwa	Medirigiriya
	Hingurakgoda
	Thamankaduwa
	Lankapura
Matale	Dambulla
	Galewela
Puttlam	Wennappuwa
	Puttlam
	Naththandiya
Kalutara	Panadura
	Horana
	Kalutara
Galle	Galle
	Hikkaduwa
	Elpitiya
Matara	Weligama
	Matara
	Hakmana
Kegalle	Galigamuwa
Jaffna	Nallur

1.6 Institutes/Funds under the Department

Not relevant

1.7Information Regarding Foreign Aided Projects

Not relevant

Chapter02

Progress and the Future Vision

During the year 2021, The Survey Department has provided the surveys of 60,969 and parcels of 438 maps to the Land Title Settlement Department for publish in gazettes under Section 12 and we have been able to issue the Final Orders for 45,170 land parcels under Section 14. These values in year 2020 had been 56,541 and 24,450 for 399 maps respectively. In addition, 39,323 land parcels were published in the Gazette under Section 14 and schedules relevant to 30,694 land parcels have been forwarded to Land Registrar for preparation of Title Certificates during this year. It had been forwarded to Land Registries for the preparation of Title Certificate after a period of one month to submit any discrepancies arisen regarding the Gazette notification published on the title. I mention that the expected Target for the year 2022 to grant determinations under Section 14 is 114,000 land parcels.

R.A.A.K. Ranawaka
Chief Accounting officer
Secretary
Ministry of Lands
23.02.2022

P.M.H.Priyadharshani
Accounting officer
Commissioner General
Department of Land Title Settlement
23.02.2022

Chapter 03
Overall Financial performance for the Year

3.1 Statement of Financial Performance

ACA-F

Financial Statement of the Financial Performance for the period year ended 31st December 2021

Budget 2021		Note	2021	Actual (readjusted) 2020	
-	**Revenue Receipts**		-	-	
-	Income tax	**1**	-	-	
-	Taxes on Domestic goods&Services	**2**	-	-	**ACA-1**
-	Taxes on International Trade	**3**	-	-	
-	Non Tax Revenue and others	**4**	-	-	
-	**Total Revenue Receipts (A)**		-	-	
-	**Non-Revenue Receipt**		-	-	
-	Treasury Imprest		593,304,000	537,894,000	**ACA-3**
-	Deposits		7,862,678	4,971,788	**ACA -4**
-	Advance Accounts		21,323,063	14,564,784	**ACA -5**
-	Other main ledger accounts receipts		25,808,033	23,905,832	
-	**Total Non-Revenue Receipts (B)**		648,297,774	581,336,403	
-	**Total Revenue Receipts and Non Revenue Receipts C= (A)+(B)**		648,297,774	581,336,403	
	Treasury Remittance (D)		-	-	
	Net income receipt and non-income receipt (E = C-D)		648,297,774	581,336,403	
	Less: Expenditure				
-	**Recurrent Expenditure**		-	-	
476,289,000	Wages, Salaries&and other Employment Benefits	**5**	475,559,558	449,715,192	
15,955,000	Other Goods and Services	**6**	15,047,392	13,399,609	**ACA -2(ii)**
7,600,000	Subsidies, Grants and Transfers	**7**	7,593,373	7,921,598	
--	Interest Payment	**8**	-	-	
100 ,000	Other Recurrent Expenditure	**9**	4,500	-	
499,944,000	**Total Recurrent Expenditure (D)**		**498,204,823**	471,036,399	
	Capital Expenditure				
10,800,000	Rehabilitation&ImprovementOfCapitalAssets	**10**	10,679,442	2,017,063	
44,000,000	Aqusition of Capital Assets	**11**	14,980,104	516,929	
-	Capital Transfers	**12**	-	-	**ACA -2(ii)**
-	Acqusition of Financial Assets	**13**	-	-	
2,200,000	Capacitu Building	**14**	900,000	472,348	
8,000,000	Other Capital Expenditure	**15**	-	-	
65,000,000	**Total Capital Expenditure (G)**		26,559,546	3,006,340	
	Deposit Payment		5,442,258	4,879,015	**ACA -4**
	Advance Payments		29,977,188	15,874,334	**ACA -5**
	Other main ledger accounts payment		-	-	
	Main Ledger Expenditure (H)		35,419,446	20,753,349	

	Total Expenditure I=(F+G+H)	560,183,815	494,796,088	
564,944,000	**Imprest Balance as at 31st December …. J=(E-I)**	88,113,959	86,540,315	
	Balance as per the imprest reconciliation statement	88,113,959	86,540,315	ACA-7
	Imprest Balance as at 31st December	-	-	ACA-3

3.2 Statement of Financial Position

ACA-P

Statement of Financial Position as at 31st December 2021

	Note	Actual 2021 Rs.		2020 Rs.
Non-FinancialAssets				
Property,Plant&Equipment	**ACA** -6	265,512,241		250,582,237
FinancialAssets				
AdvanceAccounts	**ACA** -5/5(a)	62,329,778		53,675,654
Cash&Cash Equivalents	**ACA** -3	-		-
TotalAssets		**327,842,019**		**304,257,891**
NetAssets/ Eqity				
Net Worth			59,816,587	53,582,882
Property,Plant&Equipment Reserve Rent&Work Advance Reserve	ACA-5(b)		265,512,241	250,582,237
CurrentLiabilities				
DepositsAccounts	ACA -4		2,513,191	92,772
ImprestBalance	ACA -3			
TotalLiabilities			**327,842,019**	**304,257,891**

Detail Accounting Statements in above ACA format Nos. 1 to 7 presented in pages from 07 to 24 and Notes to accounts presented in pages from 25 to 32 form and integral parts of these Financial Statements. The Financial Statements have been prepared in complying with the Generally Accepted Accounting Principles 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

R.A.A.K.Ranawaka
Chief Accounting officer
Secretary
Ministry of Lands
23.02.2022

P.M.H. Priyadharshani
Accounting officer
Commissioner General
Department of Land Title Settlement
23.02.2022

3.3 Statement of Cash Flows

Statement of Cash Flows for the Period ended 31st December 2021 ACA-C

	Actual	
	2021	2020(readjusted)
	Rs.	Rs.
Cash Flows from OperatingActivities		
Total Tax Receipts	-	-
Fees, Fines, Penalties andLicenses	-	-
Profits	-	-
Non Revenue Receipts	-	-
Revenue collected for otherHeads	25,808,033	23,905,833
Imprest Receipts	593,304,000	537,894,000
Advance Recovery	27,291,941	11,852,241
Deposits Receipts	7,862,678	4,971,787
Total Cash Generated fromOperations (a)	**654,266,652**	**578,623,861**
Less-Cash disbursed for :		
Personal Emoluments&Operating Payments	500,309,071	464,417,879
Subsidies and TransferPayments	7,593,373	7,921,598
Expenditure incurred forother Expenditure Heads	95,792,559	91,379,063
Imprest Settlement toTreasury	-	424,000
Advance Payment	30,149,287	9,085,377
Deposit Payment	5,442,258	4,879,015
Total Cash disbursed forOperations (b)	**639,286,548**	**578,106,932**
NET CASH FLOW FROM OPERATINGACTIVITIES (c)= (a)-(b)	**14,980,104**	**516,929**
CashFlows from Investing Activities		
Interest	-	-
Dividends	-	-
Divestiture Proceeds&Sale of Physical Assets		-
Recoveries from Equipments	-	-
Total cash generated fromInvesting Activities (d)	-	-
Less-Cash disbursed for :		
Purchase	14,980,104	516,929
Total Cash disbursed for Investing Activities (e)	14,980,104	516,929
NET CASH FLOW FROM INVESTING ACTIVITIES(F)=(d)-(e)	(14,980,104)	(516,929)
NET CASH FLOWS FROM OPERATING & INVESTMENT ACTIVITIES (g)=(c) + (f	**00**	**00**
Cash Flows from Financing Activities		
Local Borrowings	-	-
Foreign Borrowings	-	-
Grants Received	-	-
Total Cash generated from Financing Activities (h)	**-**	**-**
Less-Cash disbursed for :		
Repayment of Local Borrowing	-	-
Repayment of Foreign Borrowing	-	-
Total Cash disbursed for Financing Activities (i)		
NET CASH FLOW FROM FINANCING ACTIVITIES (J)=(h)-(i)		
Net Movement in Cash (k)= (g)+(j)	**0**	**-**
Opening Cash Balance as at 01st January	**0**	
Closing Cash Balance as at 31st December	**0**	

3.4 Notes to the financial Statements

Note-(i)

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

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

		Value	No.of Cases	Total Amount (Rs.)
Below	Rs.	25,000.00	2	24,250
Over	Rs.	25,000.01	-	-
		Total	1	24,250

Classification of the cases by nature of Losses.	No.of Cases	Value (Rs.)
1.PC_2375 vehicle accident	1	13,750
2. NA-6026 vehicle accident	1	10,500
Total	2	24,250

(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	-	-
Over	Rs.	25,000.01	-	-
			-	-

Age Analysis per (ii)

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

Classification of the cases by Nature of Losses	No.of Cases	Value (Rs.)
	0	0
Total	0	0

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.

……………………………………………………………..
Chief Financial Officer /Chief Accountant/Director (Finance)/
Commissioner (Finance)
Date : .23.02.2022

Note-(ii)

Statement of write off from books

Expenditure Head No : 287 **Ministry / Department / District Secretariat : Land Title Settlement Department**
Programme No. &Title :

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	1	4,500
(ii)	Over Rs. 25,000.01	-	-
	Total	1	4,500

2

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
	Rs.	Rs.	Rs.	Rs.	Rs.	
1. Festival Advance	**4,500**	**4,500**	**-**	**4,500**	**-**	LSD/ACC/03/BÁC/AUDIT/2019
2.						
3.						
4.						
Total	**4,500**	**4,500**	**-**	**4,500**	**-**	

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 Financial Officer /Chief Accountant/Director (Finance)/

Commissioner (Finance)

Date : 23.02.2022

Note(iii)

Statement of Liabilities and Commitments

Name of Special Expenditure Unit/Ministry/Department/District Secretariat: Land Title Settlement Department

Expenditure Head No: 287
Programme No. & Title:

Name of the Person/Institution	Commitment No	Date	Head	Programme	Project	Sub Project	Object Code	Finance Code	Item	Commitment (RS((1)	Commitment Balance (Rs) (2_=(1)-(3)	Liability Date	Liability Amount (Rs) (3)	Revised Liability (Rs) (4)	Releasement of Liability (Rs) (5)	Liability Balance (Rs) (6)=(4)-(5)
1. Ministries/Government Department																
Over Time		Dec 2021	287	2	1	0	1002	11				31.12.2021	48,929	-	48,929	
Total													48,929		48,929	
2. State Corporations/Statutary Boards																
…………………………																
…………………………..																
Total																
3. Others (Private Parties)																
American Premium Water System (pvt) Ltd		Dec 2021	287	2	1	0	1403	11			7938	31.12.2021	7938		7938	
Total											**7938**		**7938**		**7938**	
Grand Total											**7938**		**56,867**		**56,867**	

Nature of payments/Liabilities should be recognized separately as follows.

1. Ministries/Government Departments
2. State Corporations/Statutory Boards
3. Private Parties

Liabilities are transactions of which payments have not been made to the relevant parties, although goods, services or assets and services pertaining to construction contracts have been received during the respective accounting year.

Commitments are contracts or written agreements which have been entered in to with the external parties in order to obtain goods and services during the respective accounting year, although the relevant assets or services have not been received.

………………………………………………………

Chief Financial Officer /Chief Accountant/Director (Finance)/ Commissioner (Finance)
Date.23.02.2022

Note-(iv)

Statement of Liabilities - (i)

Statement of Commitments in terms of FR 94 (2) and (3)

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

Programme No. &Title :

Name of the Person/Institution	Description of Commitments	Project	Sub Project	Object Code	Financing Code	Amount (Rs.)
1. Ministries/Government Department						XX XX
Total						
2. State Corporations/Statutary Boards						XX XX
Total	________________	___________	_____NO_____	_________________	_______________	
3. Others (Private Parties)						XX XX
Total						
Grand Total						

Chief Financial Officer/Chief Accountant/Director(Finance)/Commissioner(Finance)

Date : 23.02.2022

Note-(v)

Statement of Liabilities - (ii)

Provision Transferred to the Deposit Account in terms of FR 215 (3) (b) & (c)

Name of Ministry / Department / DistricrSecretariat : Land Title Settlement Department
Expenditure Code : 287
Programme No. &Title :

Name of the Person/Institution (To be identified at the time of Transfering the Provision to Deposit Accounts.) *	Description of Liability	L/C No.	Particular of Vote details from which Provisions were Transfered				Deposit Account No.	Amount Transferred (Rs.)
			Project	Sub Project	Object Code	Financing Code		
1. Ministries/Government Department								
....								XX
....								XX
Total								
2. State Corporations/Statutary Boards								
....		____________________	______	__NO__	______	________	____________	XX
....								XX
Total								
3. Others (Private Parties)								
....								XX
....								XX
Total								
Grand Total								

Chief Financial Officer/Chief Accountant/Director(Finance)/Commissioner(Finance)

Date :23.02.2022

Note-(vi)

Statement of Claims under Reimbursable Foreign Aid

Ministry / Department / District Secretariat : Department of Land Title Settlement Department

Programme No. &Title **Rs.**

(1)	**Provision in Estimates - 2021 under Reimbursable Foreign Aid including Supplimentary provisions**		-
(2)	**Total Expenditure disbursed during the year 2021, against (I) above**		-
(3)	**Total of Reimbursement Cliams outstanding as at 01st January 2020**		-
(4)	**Total of Reimbursement Claims made during the year 2021, in respect of years 2020 & prior years (if any)**		-
(5)	**Total of Reimbursement Claims made during the year 2021, in respect of year 2021**		-
(6)	**Total of Claims disallowed by the Donor, during 2021 (if any), in respect of Claims 2020 or prior years (if any)**		-
(7)	**Total of Claims disallowed by the Donor, during 2021 (if any), in respect of Claims 2021**		-
(8)	**Total of Reimbursements received during the year 2021, in respect of years 2020 or prior years**		-
(9)	**Total of Reimbursements received during the year 2021, in respect of year 2021**		-
(10)	**Total of reimbursement Claims outstanding as at 31st December 2021**		-
	[(3+4+5) - (6+7)] - (8+9)		
			-
(11)	**Total of Reimbursement Claims made after 31/12/2019 in respect of 2019 up to the finalization of theFinancial Statements**		-
(12)	**Total of Reimbursement received after 31/12/2021 up to the finalization of the Financial Statements**		-
(13)	**Total of Reimbursement Claims outstanding as at the date of presenting the Financial Statements**		-
	(10 + 11 - 12)		

………………………………………………

Chief Financial Officer /Chief Accountant/

Director (Finance)/ Commissioner (Finance)

Date : .23.02.2022

Note-(vii)

Statement of Missing Vouchers

Ministry / Department / District Secretariat : Land Title Settlement Department

Expenditure Head No : 287

Date	Voucher No.	Name of Payee	Nature of Payment	Amount (Rs.)
______________	__________________Not relevant----------------------	__________	- ___________________	______________________

…………………………………………………………..
Chief Financial Officer /Chief Accountant/Director (Finance)/

Commissioner (Finance)

Date : 23.02.2022

Note-(viii)

The Status Report as at 31/12/2021 on New Bank Accounts opened
in terms of instructions of Treasury Operation Circular No. 2015/03 of 23/10/2015

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

Serial No.	Name of Bank	Account No.	Balance as per Bank Statement as at 31/12/2020 (Rs.)	Balance as Per Cash Book as at 31/12/2020 (Rs.)	Total Value of Cheques not yet Presented to Bank as at 31/12/2020 (if exceeds 6 months)	Month of Last Bank Reconciliation Prepared
01	People's Bank - Battaramulla	208-1002-59027251	31,047,808	*330,000	31,001,005	2021 December

***Note**

A sum of Rs.330,000 which was missed from the Treasury and deposited on the bank , has been returned by a debit notice on 21.01.2022 on the advice given by the Department of Public Accounts.It is corrected on identification after sending of the final monthly summary of accounts.

....
Chief Financial Officer /Chief Accountant/Director (Finance)/
Commissioner (Finance)
Date : 23.02.2022

3.5 Performance of the Revenue Collection

Rs. ,000

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

3.6 Performance of the Utilization of Allocation

Type of Allocation	Allocation		Actual Expenditure	Allocation Utilization as a % of Final Allocation
	Original Final	Original Final		
Recurrent	492,144,000	499,944,000	498,224,000	99.65%
Capital	57,000,000	65,000,000	26,541,000	40.83%

* Provisions amounting to 37.8 million from the main expenditure heads is deducted as compulsory savings from capital expenditure heads according to the cabinet decision dated 31/08/2021.

3.7 In terms of F.R.208 grant of allocations for expenditure to this Department/District Secretariat/Provincial Council as an agent of the other Ministries/ Departments

Serial No	Allocation Received from Which Ministry /Department	Purpose of the Allocation	Allocation		Actual Expenditure	Allocation Utilization as a % of Final Allocation
			Original Final	Original Final		
01	Ministry of Lands	For Bimsawiya Program	**124,000,000**	**98,000,000**	**94,406,000**	**96.3%**
02	Ministry of Local Authority and Provincial Council	Payment of Training Allowances	**127,000**	**127,000**	**127,000**	**100%**
03	Pension Department	Payment of gratuity/ To recover the loan balances	**1,260,000**	**1,260,000**	**1,260,000**	**100%**

3.8 Performance of the Reporting of Non-Financial Assets

Assets Code	Code Description	Balance as per Board of Survey Report as at 31.12.2021	Balance as per financial Position Report as at 31.12.2019	Yet to be Accounted	Reporting Progress as a %
9151	Building and Structures		36,400,000.00	Assets purchased during the year are brought to accounts in the year .	Done 100%
9152	Machinery (including vehicles)		229,112,000		
9153	Lands	-	-		
9154	Intangible Assets	-	-		
9155	Biological Assets	-	-		
9160	Work in Progress	-	-		
9180	Lease Assets	-	-		

3.9 Auditor General's Report

(Included in to the Final report)

Chapter 04
Performance indicators

4.1 Performance indicators of the Institute

Specific Indicators	Actual output as a percentage (%) of the expected output		
	100% - 90%	**75% - 89%**	**50% - 74%**
Gazette under Section 12			**61.95%**
No of Title Application distributed			**51.12%**
Holding of Title Investigation			**72.55%**
Holding of Land Registry Investigations			***
Recomendations and Approval of Determinations under Section 14			**69.49%**
Gazette under Section 14			**65.54%**
Forwarding of Schedules to Land Registrar to issue Title Certificates			**51.16%**

****Number of Land Registrar Survey is 36.80% and that value has not been included to any of above ranges.

Chapter 05

Performance of the achieving Sustainable Development Goals (SDG)

5.1 Indicate the Identified respective Sustainable Developments Goals

Goal / Objective	Targets	Indicators of the achievement	Progress of the Achievement to date		
			0% - 49%	50% - 74%	75% -100%
Size of the total adult population with legally accepted documents and secured land rights, according to gender and title	Recomendations and Approval of Determinations to issue Title Certificates	Gazette under Section 12		**61.95%**	
		No of Title Application distributed		**51.12%**	
		Holding of Title Investigation		**72.55%**	
		Holding of Land Registry Investigations	**36.80%**		
		Recomendations and Approval of Determinations under Section 14		**69.49%**	
		Gazette under Section 14		**65.54%**	
		Forwarding of Schedules to Land Registrar to issue Title Certificates		**51.16%**	

5.2 Achievements and challenges of the Sustainable Development Goals

- Human Resource of the Department, is not adequate to increase the efficiency of Bimsaviya Program
- Inclusion of Amendments to the Title Registration Act No 21 of 1998
- Establishment of District Offices for higher level of coordination within regional offices.

Chapter 06

Human Resource Profile

6.1 Cadre Management

	Approved Cadre	Existing Cadre	Vacancies/(Excess)**
Senior	**105**	**31**	**74**
Tertiary	**07**	**6**	**01**
Secondary	**1746**	**676**	**1070**
Minor	**254**	**148**	**106**

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

Even though programs should be implemented to cover the whole Island as per the provisions of Act No 21 of 1998 owing to the shortage of necessary officers, targets have not been achieved by now.

6.3 Human Resource Development

Name of the Programme	No.of Staff Trained	Duration of the Programme	Total Investment(Rs.Mn)		Nature of the Programme (Abroad/Local)	Output/ Knowledge Gained
			Local	Foreign		
Counseling Workshop on “Duties of Department” with the officers of Survey Department	North Western Province- 85 09.02.2021 Uwa Province- 55 12.02.2021 Gampaha District- 100 23.03.2021 Sabaragamuwa Province- 85 05.02.2021 Western Province 80 2021.01.22 Southern Province 95 2021.02.02	1	24,639.00	-	Local	Explanation on the importance of the duty of this Department in order to maintain the procedure of this Department systematically and accurately.
Counseling Workshop on “Duties of Department” with the officers of Registrar General Department			96,225.00	-	Local	
Counseling Workshop on “Duties of Department” with the officers of Survey Department		1	58,800.00	-	Local	Explanation on the importance of the duty of this Department inorder to maintain the procedure of this Department systematically and accurately.
Counseling Workshop on “Duties of Department” with the officers of Registrar General Department		2	25,707.50		Local	

Methodology and legal background of Title Settlement , Title Settlement Act No 21 of 1998 and its amendments.	North Western Province- 85 09.02.2021 Uwa Province- 55 12.02.2021 Gampaha District- 100 23.03.2021 Sabaragamuwa Province- 85 05.01.2021 Western Province- 95 02.02.2021 Southern province – 95 02.02.2021	2	60,880.00		Local	Providing the knowledge to prepare accurate investigation reports in order to provide final decisions on personal land ownership and establishment of good practice on that.
Tamil language training course		1	42,205.00	-	Local	Promoting of Tamil language skills

Contribution of Training Programmes on the performance of the Institution

- Owing to the reason of non availability of permanent Assistant Commissioners in few regional offices, Assistant Commissioners and Assistant Divisional Secretaries have been appointed on acting basis. Therefore it was not possible to obtain a full service from them to our department. However it was possible to appoint permanent Assistant Commissioners during first half of the year 2020 from newly appointed SLAS officers and during latter half of the year by recruiting Assistant Commissioners under contract basis, for the offices of Puttalam, Dambulla, Galewela, Gangawatakoralaya, Weligepola, Ratnapura, Kuruwita, Mahara, Kotte, Beliatta and Alpitiya which were vacant. Therefore it is expected to obtain a full service out of them.
- 687 posts of Development Officer were approved in order to maintain the field duties of the Department and recruitment of officers for the posts vacant in regional offices, is being carried out.
- Lack of the Management service officers and Office Employee Assistant officers has affected the whole process of the Department.

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	**This Department does not carry out Business Activities**	
1.4	Stores Advance Account	Not-Complied	**This Department does not carry out Business Activities**	
1.5	Special Advance Account	Not-Complied	**This Department does not carry out Business Activities**	
1.6	Others	-		
02	**Maintenance of Books and Registers(FR445)**			

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
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 Treasury on due date	Complied		
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	Complied		

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
	maintained and update			
2.9	Register of Losses has been maintained and update	Complied		
2.10	Commitment Register 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		

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
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		
04	**Preparation of Annual Plans**			
4.1	The annual action plan has been prepared	Complied		
4.2	Preparation of Annual Procurement Plan	Complied		
4.3	The annual Internal Audit plan has been prepared	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 Query**			
5.1	All the audit queries has been replied within the specified time by the Auditor General	Complied		

No.	Applicable Requirement	Compliance Status (Complied/Not -complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
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	Not-Complied		
6.2	All the internal audit reports have been replied within one month	**Chief internal Auditor has been appointed in October 2021. During that year activities of 6.1-6.4 have not been done. In year 2022 Audit Plan has been prepared and approval has been obtained.**		
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			
6.4	All the copies of internal audit reports has been submitted to the Auditor General in terms of Financial Regulations134(3)			
07	**Audit & Management Committee**			

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
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		

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
8.3	The boards of survey was conducted and the relevant reports were submitted to the Auditor General on due date in terms of Public Finance Circular No. 01/2020	Complied		
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 condemn articles had been carried out in terms of FR 772	Complied		
09	**Vehicle Management**			
9.1	The daily running charts and monthly summaries 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	Complied		

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
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	Has not been during year 2020/2021 due to Covid 19 pandemic situation	Expected to perform during year 2022
9.6	The absolute ownership of the leased vehicle log books has been transferred after the lease term	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		

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
10.2	The dormant accounts that had existed in the year under review or since previous years settled	Complied		
10.3	The 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	The liabilities not exceeding the provisions that remained at the end of the year as per the FR 94(1)	Complied		
12	**Advances to Public Officers Account**			

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
12.1	The limits had been complied with	Complied		
12.2	A time analysis had been carried out on the loans in arrears	Complied		
12.3	The loan balances in arrears for over one year had been settled			
13	**General Deposit Account**			
13.1	The action had been taken as per F.R.571 in relation to disposal of lapsed deposits	Complied		
13.2	The control register for general deposits had been updated and maintained			
14	**ImprestAccount**			
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	Complied		

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
	the task			
14.3	The ad-hoc sub impressts 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 the Treasury books monthly			
15	**Revenue Account**			
15.1	The refunds from the revenue had been made in terms of the regulations	Not relevant	**The Department does not receive income.**	
15.2	The revenue collection had been directly credited to the revenue account without credited to the deposit account	Not relevant	**The Department does not receive income**	
15.3	Returns of arrears of revenue forward to the Auditor General in terms of FR 176	Not relevant	**The Department does not receive income**	
16	**Human Resource Management**			

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
16.1	The staff had been paid within the approved cadre	Not-Complied	Cadre is not enough as per the approved cadre	Has been informed to the authorized authority of appointment
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		
17.2	Information about the institution to the public have been provided by Website or alternative measures and has it been facilitated to appreciate / allegation to public against the public authority by this website	Complied		

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
	or alternative measures			
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	Not- Complied	Difficult to implement within the scope of the Department	

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
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	Not- Complied		
19	**Preparation of the Human Resource Plan**			
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 minimum training opportunity of not less than 12 hours per year for each member of the staff has been ensured 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		Plan to implement during next year

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
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	Not-Complied		Action will be taken to make an appointment
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		

END

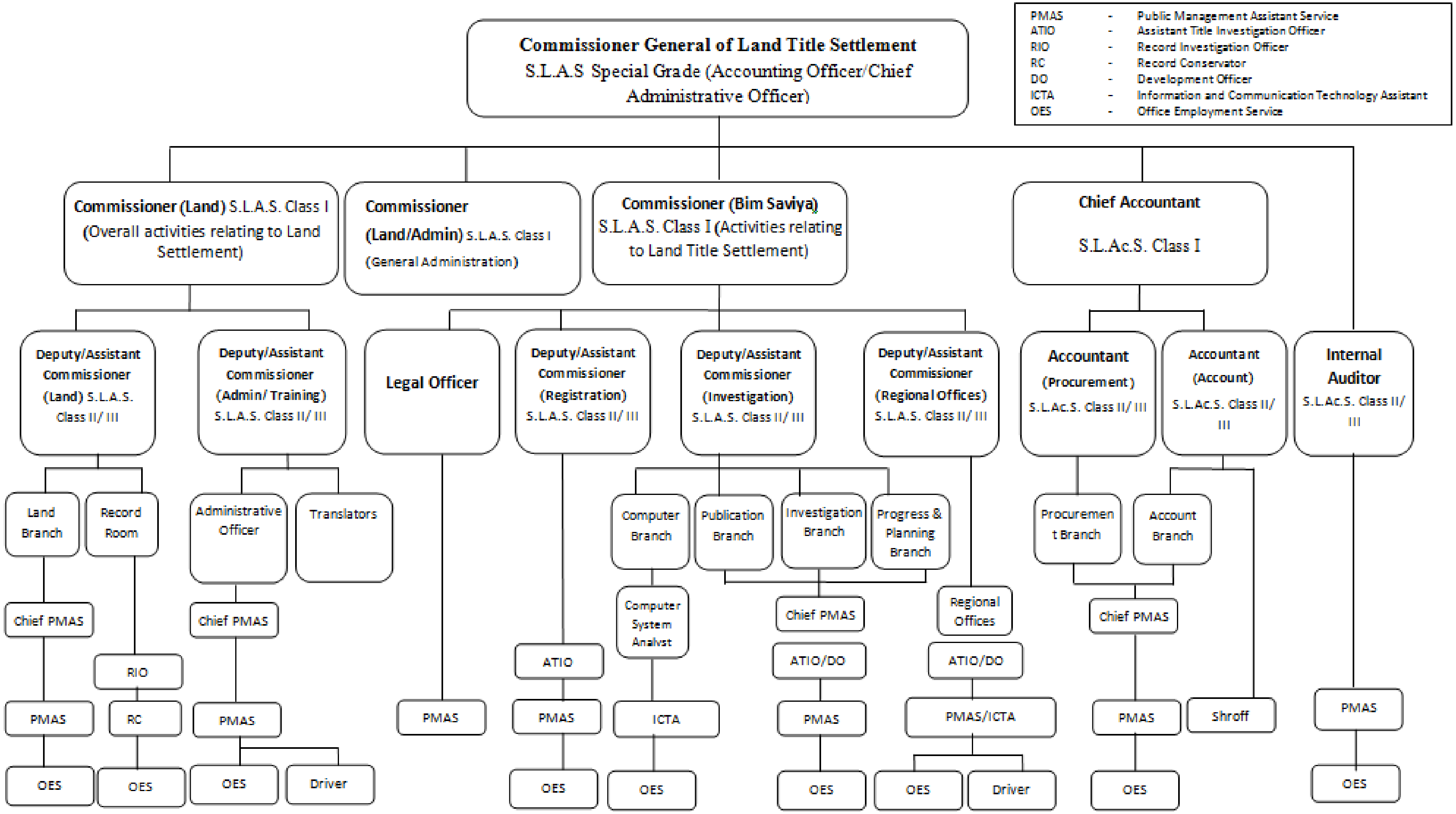
Annexure 01

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. 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-present	Mrs. P.M.H Priyadharshani

Annexure 02

Organization Chart of the Land Title Settlement Department



Annexure 03

Accounting Officer

Land Title Settlement Department

Summary Report of the Auditor General on the Financial Statements of the Land Title Settlement Department for the year ended 31 December 2021 in terms of Section 11(I) of the National Audit Act, No. 19 of 2018

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1. Financial Statements

1.1 Qualified Opinion

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 2021 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 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, except for the effects of the matters described in paragraph 1.6 of this report, the financial statements give a true and fair view of the financial position of the Land Title Settlement Department as at 31 December 2021 and of its financial performance and its cash flows for the year then ended in accordance with Generally Accepted Accounting Principles.

1.2 Basis for Qualified Opinion

My opinion is qualified based on the matters described in paragraph 1.6 of this report. 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 Responsibilities of the Accounting Officer for the Financial Statements

Accounting Officer is responsible for the preparation of financial statements that give a true and fair view in accordance with Generally Accepted Accounting Principles and provisions in Section 38 of the National Audit Act, No.19 of 2018 and for such internal control as Accounting Officer determines 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.

1.4 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.

1.5 Report on Other Legal Requirements

I express the following matters in accordance with Section 6 (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.

1.6 Comments on Financial Statements

1.6.1 Statement on Financial Performance

According to the statement on Imprest accounts (ACA-3) as at 31 December in the year under review, a difference had not been shown in receiving and settlement of imprests. However, the Unsettled Advance balance as at 31 December in the year under review according to the Treasury computer print outs amounted to Rs.330,000.

1.6.2 **Statement on Financial Position**

1.6.2.1 **Non-financial Assets**

(a) The value of opening balance of office equipment mentioned in the statement of Non-financial Assets (ACA-06) presented at the end of the year 2020 and statement presented at the end of the year under review (ACA-06) had been understated by Rs.786,350 and the value of computers, electric equipment and furniture had been over stated by Rs.786,350. However, action had not been taken to rectify the relevant differences by Assets Accounts.

(b) Even though the Quarters valued at Rs.36,400,000 of the Commissioner General of Land Title Settlement which is situated at Battaramulla had been included under property, plant and equipment in the statement of financial position, the value of the land that the said quarters is situated had not been presented by the statement of financial position.

2. **Financial Review**

2.1 **Expenditure Management**

A sum of Rs.38,319,896 out of the provision amounting to Rs.74,000,000 allocated for three capital Expenditure Heads had been saved. The said saving had been in the range between 59 per cent to 100 per cent. Accordingly, it was observed that a sum of Rs.38,319,896 which could be spent for other development activity has been cancelled even as at the end of the year under review.

2.2 **Non- Compliance with Laws, Rules and Regulations**

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

Law, Rule and Regulation	**Non- Compliance**
a) Establishments Code of the Democratic Socialist Republic of Sri Lanka	
Section 4.6 of Chapter XXIV	Even though action should be taken on the instruction given by the Attorney General, if unable to recovery of the money recover back to the Government from main debtors, guarantors, or heirs, action had not been taken in accordance with the Establishments Code relevant to the money totaling of Rs.205,369 which should be recovered from an officer who left the post and two officers deceased , as at 31 December in the year under review.
b) Financial Regulation of the Democratic Socialist Republic of Sri Lanka	
(i) FR 104(3)	Even though the preliminary report should be sent immediately if the complete report delayed more than 07 days relevant to losses or damages, it had been taken 08 months period to submit preliminary report on the loss amounting to Rs.10,500 occurred by an accident to the van bearing No.NA 6026 on 03rd rd of April in the year under review, the complete report had not been submitted even as at 25 March 2022.

(ii) FR .1645 (a)	Log entries relevant to 41 vehicles in the Department had not been updated and maintained.
c) Public Administration Circular ------------------------------------- (i) Chapter 3.1 of circular No.30/2016 and dated 29th December 2016	Though the consumption of fuel must be re-tested after a period of 12 months from each fuel test or after running a distance of 25,000Km or after carrying out a major repair to the engine whichever occurs first, actions had not been taken accordingly.
(ii) Circular No 05/2008 and dated 06th February 2008,revised by the circular No.05/2008(i) and dated 24th January 2018	Though the Citizens'/Clients' Charter should have been prepared and implemented by the department in compliance with the Circular, ,actions had not been taken accordingly.
(iii) Annexure format 02 of circular No.02/2018 and dated 24th January 2018	Even though the departmental human resource plan should have been prepared as per the annexure 02 of the circular, actions had not been taken accordingly.
(d) Public Finance Circulars ----------------------------- Circular No.1/2020 dated 28 August 2020	The surety register on the officers who responsible in administration for receiving or in charge of public finance, revenue stamp or goods nevertheless distribution of public finance or issuing of goods should be maintained by the department. However, action had not been taken accordingly.

3. **Operating Review**

3.1 **Performance**

3.1.1 **Planning**

The following observations are made.

Even though the provisions allocated for Bim Saviya programme in the year under review as compared with the year 2020 has been increased from Rs.87,930,359 to Rs.124,000,000 by 41 per cent, the targets planned for each activity had been decreased by range of 15 per cent to 22 per cent in the year under review as compared with the year 2020.

3.1.2 Non-performing of duties

(a) The Bim Saviya Program which has been commenced in the year 2002 and planned to issue title certificates to all lands in the Island by surveying at the end of the year under review. The total cost incurred for this program at the end of the year under review amounted to Rs.5, 635.6 million. Even though 17 years has passed from the commencement of the program, the program had been implemented in only 66 Divisional Secretariats out of 331. Further, out of the 3899 Grama Niladhari Divisions belonging to 66 Divisional Secretariat Divisions commenced, surveying had been completed only in 1394 divisions. Accordingly, it was observed that the progress of this project is in an unsatisfied condition.

(b) Even though a sum of Rs.8,000,000 had been allocated under Expenditure Head 287-2-1-0-2509 for the conservation of land ledgers and other documents which are older than hundred years that is maintained relating to implementation of the Waste land Ordinance of 1897 and the Land Settlement Ordinance of 1931 , it had been failed to utilize any provision for the photocopying of relevant documents.

3.2 Assets management

Even though the dilapidated double cab of bearing No.53ශ්‍රී **0049** which had been parked at the Department premises since two years period, had been assessed at Rs.2,000,000 in May 2019 , action had not been taken to dispose it as at the end of the year under review.

3.3 Management Weaknesses

(a) Even though plans had been made to issue 60,000 Title certificates in the year under review and provisions amounting to Rs.124, 000,000 had been provided, the number of title certificates issued in the year was 13,907 and the actual expenditure incurred was amounted to Rs.94, 406,000. Accordingly, although the estimated amount for issuing the certificate is Rs.2,067, the actual expenditure had been amounted to Rs.6,788.

(b) Number of Title certificates issued from the Land Registry in the year under review was 22,485 and the number of certificates issued for owners was only 13,907. As a result of weaknesses existed in distribution of title certificates, the remaining number of Title certificates to be further distributed among the owners at the end of the year under review had been 21,231.

(c) It had been reported that the total number of files which has been kept aside due to various issues and unable to settle relevant to issuance of Title certificates as at 31 December in the year under review was 455,271. As the relevant details of the files kept aside from the Regional offices at Weligepola, Rathmalana, Dehiwala, Nallur had not been revealed even as at the end of the year under review, those had not been included into the above figures.

4 Sustainable Development Goals

4.1 Identification of Sustainable Development Goals

Even though the Sustainable Development Goals had been identified, the approach of relevant goals with the Sustainable Development Goals which had been established by the United Nations and targets expected to be achieved up to the period of year 2030 had not been clearly identified .Accordingly, it was observed that the contribution of the department for the achievement of the Sustainable Development Goals has not been clearly identified.

5. Good Governance

5.1 Internal Audit

According to FR 133 and in terms of Section 40 of the National Audit Act, No.19 of 2018, an internal audit unit had been established by the Department. However an audit plan for the year under review had not been prepared and no any audit query had been issued during the year

6 Human Resource management

The details of approved and actual carder of the department are as follows.

Detail	Approved Number	Actual Number	Number of vacancies
Senior Level	105	31	74
Tertiary Level	7	6	1
Secondary Level	1746	676	1,070
Primary Level (Permanent/Contract)	254	148	106
Total	2,112	861	1251

According to the above facts, the following observations are presented.

a) The total number of vacancies was 1251 including 74 vacancies in senior level and 1,071 vacancies in secondary and tertiary level in the Department.

b) Due to 74 vacancies in approved senior level posts such as 01 post of Commissioner, 03 District Commissioners, 68 posts of Deputy Assistant Commissioner, Legal Officer and Accountant , the department had identified it was barrier to achieve the planned targets and goals. However, action had not been taken to fill the relevant vacancies or revise the approved posts on service requirement.

c) Without appointing permanent officers, 18 officers for the post of Senior level Deputy/Assistant Commissioner and the post of Administrative Officer which is in Tertiary Level, had been appointed on contract basis.

d) Action had not been taken to fill 1,175 vacancies in 7 posts of Secondary and Tertiary Level or revising of approved cadre by re-considering service requirement.

R M Ratnayaka
Deputy Auditor General
For auditor General