



2022 இடல் வர்சய ஸதா
ஓவம் ஐதீகம் திரவல் கீரீமீ டேபார்மமீன்ருவீ
காரீய ஸா஁தா வார்நாவ

2022 ஆம் ஆண்டிற்கான
காணி உரித்து நிருணய திணைக்களத்தின்
செயல் இலக்கு அறிக்கை

PERFORMANCE REPORT

**Of the Land Title Settlement Department
For the Financial Year 2022**



ஓவம் ஐதீகம் திரவல் கீரீமீ டேபார்மமீன்ருவீ
காணி உரித்து நிருணயத் திணைக்களம்
LAND TITLE SETTLEMENT DEPARTMENT

Bim Savia Song

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Lyrics

Music

Vocals

Chandana Madhurasinghe

Assistant Title Investigation Officer/ Additional Registrar

Regional Office- Udunuwara

Message of the Commissioner General of Land Title Settlement

Land Settlement Department which was established in year 1903 has completed 120 years by now. This Department which has gradually developed since 1903 is currently being named as Land Title Settlement Department. Two Acts are being implemented under this department. They are Land Settlement Ordinance No. 20 of 1931 and Title Registration Ordinance No. 21 of 1998. Accordingly land settlement activities are being performed by Land Settlement Ordinance and land title registration activities are being carried out by Title Registration Act. At the end of this procedure, determination of the title of state lands and private lands under Land Settlement Ordinance, and providing a Title Certificate to the land owners under Title Registration Ordinance are being carried out. It should be specially mentioned herein that Survey Department and Registrar General's Department provide a great support in order to make the relevant Bim Saviya program a success. Therefore I am very grateful to the Surveyor General, Additional Surveyor General (T.R/Lis) and the staff. I am also very grateful to the Senior Deputy Registrar General, Assistant Registrar General (T.R/Lis) and staff for coordinating the program for Registrar General.

Further as the progress achieved by the Land Title Settlement Department at the end of year 2022, Final Reports has been issued for 9491 villages under Land Title Settlement Ordinance since 1931 to 31.12.2022. Determinations have been given for 898,125 land parcels under section 14 as per the Title Registration Ordinance since 1998 to 31.12.2022.

However it could not be satisfied regarding the total progress achieved by the department since 1998; many external as well as internal factors have been reasons for that. As the problems regarding Land Settlement; technical issues being arise related to survey, old files being misplaced, having to settle from old maps and the field related to those maps having been changed currently, the occurrence of delays because of the difficulties faced during the identification of current heirs with the details of old heirs are the things that can be indicated. As the problems regarding Title Registration; drawbacks of the Act, not receiving an expected staff, leaving of investigation staff, from the department, who had been trained for complex tasks such as title settlement, unexpected situations which has arisen at the field investigations when determining the title regarding private lands and existence of a large number of land related lawsuits can be indicated. In general ,as problems faced by the whole department, limitation of duty activities within the Covid 19 pandemic situation risen in years 2020 and 2021 as well as the fuel shortage existed due to the

economic crisis which prevailed in the country in year 2022. As a result of that, further obstacles were arisen to achieve an optimum progress.

However from the year 2023, plans are being prepared to reach a successful progress while winning the challenges to be faced in the future by avoiding those obstacles as well. Under that , it is expected to implement plans, such as expansion of the number of Divisional Secretaries Divisions from 66 to 100 which are implementing the Bim Saviya Program, conducting training workshops to motivate the officers, providing the infrastructure facilities necessary for the offices .

Finally I would like to pay my gratitude to all the department Officials who are dedicated to provide the service which is expected from the Land Title Settlement Department by the public, especially the Deputy/Assistant Commissioners and Assistant Title Investigation Officers who serve in the Regional Offices, and to other institutes and the officers of the staff therein who provide support.

Sri Lanka is a country with a long history and as such with a community who have with complex legal traditions, practices as well as with vivid attitudes. The sole objective of the Land Title Settlement Department is to take actions to provide a settled title to all lands by minimizing those problematic complex conditions.

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

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01. List of names of Settlement Officers/Commissioners/Commissioners General of the Land Title Settlement Department.
02. Organization Chart of the Land Title Settlement Department
03. Auditor General's Report

Performance Report of the Commissioner General of Land Title Settlement Department for the Financial Year 2022

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. 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 2022

(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 into inheritance for settlement
 - b) Forwarding information of settled lands for surveying and demarcation
 - c) Publishing of 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 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 on accounts.

1.4 Organization Chart

(Please see Annexure 02)

1.5 Main Sections of the Department

- Title Settlement Section
- Land Settlement Section

Divisional Secretariat Divisions under the Department

District	Divisional Secretariat Division
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
	Rideegama
	Mallawapitiya

Kurunegala	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

1.7 Information Regarding Foreign Aided Projects

Not relevant

Chapter 02

Progress and the Future Vision

During the year 2022, The Survey Department has provided the surveys of 88,909 land parcels of 611 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 51,699 land parcels under Section 14. These values in year 2021 had been 60,969 and 45,170 for 438 maps respectively. In addition, 47,247 land parcels were published in the Gazette under Section 14 and schedules relevant to 32,452 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 2023 to grant determinations under Section 14 is 212,392 land parcels.

Chief Accounting officer

Name:

Designation:

Date:

Accounting officer

Name:

Designation:

Date:

Chapter 03

Overall Financial performance of the Year

3.1 Statement of Financial Performance

ACA-F

Statement of Financial Performance for the year ended
31st December 2022

Budget 2022	Note	2022	Actual (readjusted) 2021	
- Revenue Receipts		-	-	
- Income tax	1	-	-	} ACA-
- Taxes on Domestic Goods & Services	2	-	-	
- Taxes on International Trade	3	-	-	
- Non Tax Revenue and others	4	-	-	
- Total Revenue Receipts (A)		-	-	
- Non-Revenue Receipt		-	-	
- Treasury Imprest		688,375,000	593,304,000	ACA-3
- Deposits		9,355,919	7,862,678	ACA -4
- Advance Accounts		26,597,509	21,323,063	ACA -5
- Other main ledger accounts receipts		29,869,014	25,808,033	
- Total Non-Revenue Receipts (B)		754,179,442	648,297,774	
- Total Revenue Receipts and Non Revenue Receipts C= (A)+(B)		754,179,442	648,297,774	
- Treasury Remittance (D)		-	-	
- Net income receipt and non-income receipt (E = C-D)		754,179,442	648,297,774	
Less: Expenditure				
- Recurrent Expenditure		-	-	
545,010,000 Wages, Salaries & and other Employment Benefits	5	544,709,497	475,559,558	} ACA - 2(ii)
20,006,000 Other Goods and Services	6	19,510,445	15,047,392	
8,080,000 Subsidies, Grants and Transfers	7	8,021,247	7,593,373	
- Interest Payment	8	-	-	
50,000 Other Recurrent Expenditure	9	-	4,500	
- Total Recurrent Expenditure (D)		572,241,189	498,204,823	
Capital Expenditure				
2,500,000 Rehabilitation & Improvement Of Capital Assets	10	2,137,474	10,679,442	} ACA - 2(ii)
- Acquisition of Capital Assets	11	-	14,980,104	
- Capital Transfers	12	-	-	
- Acquisition of Financial Assets	13	-	-	
2,000,000 Capacity Building	14	911,388	900,000	
5,000,000 Other Capital Expenditure	15	3,504,348	-	
- Total Capital Expenditure (G)		6,553,210	26,559,546	
Deposit Payment		5,887,919	5,442,258	ACA-4
Advance Payments		21,098,560	29,977,188	ACA-5
Other main ledger accounts payment		-	-	

Main Ledger Expenditure (H)	26,986,479	35,419,446	
Total Expenditure I=(F+G+H)	605,780,878	560,183,815	
- Imprest Balance as at 31st December J=(E-I)	148,398,564	88,113,959	
Balance as per the imprest reconciliation statement	148,398,564	88,113,959	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 2022

	Note	2022 Rs.	Actual 2021 Rs.
<u>Non-Financial Assets</u>			
Property, Plant& Equipment	ACA -6	265,179,288	265,512,241
<u>Financial Asset</u>			
Advance Accounts	ACA -5/5(a)	56,830,829	62,329,778
Cash & Cash Equivalents	ACA -3	-	-
Total Assets		322,010,117	327,842,019
<u>Net Assets/ Equity</u>			
Net Worth		50,849,638	59,816,587
Property, Plant & Equipment Reserve		265,179,288	265,512,241
Rent & Work Advance Reserve	ACA-5(b)		
<u>Current Liabilities</u>			
Deposits Accounts	ACA -4	5,981,191	2,513,191
Imprest Balance	ACA -3	-	-
Total Liabilities		322,010,117	327,842,019

Details of Accounts in above ACA format Nos. 1 to 7 presented in pages from ...07. To 27 and details on notes to accounts presented in pages from 28 to 33 are the parts included in the same final account. The most suitable Accounting Principles have been used as per disclosed in the same financial statements. We hereby certify that figures in the above final account, Notes to accounts and other relevant accounts details were reconciled with the Treasury Books of Accounts and found to in agreement.

Chief Accounting officer
Name:
Designation
Date

Accounting officer
Name:
Designation
Date

Chief Accountant
Name:
Designation
Date

3.3 Cash Flow Statement

Cash Flow Statement for the year ended 31st December 2022

ACA-C

	2022 Rs.	Actual 2021(readjusted) Rs.
<u>Cash Flows from Operating Activities</u>		
Total Tax Receipts	-	-
Fees, Fines, Penalties and Licenses	-	-
Profits	-	-
Non Revenue Receipts	-	-
Revenue collected for other Heads	29,869,014	25,808,033
Imprest Receipts	688,357,000	593,304,000
Advance Recovery	30,822,982	27,291,941
Deposits Receipts	9,355,919	7,862,678
Total Cash Generated from Operations (a)	758,404,915	654,266,652
<u>Less-Cash disbursed for :</u>		
Personal Emoluments & Operating Payments	562,181,180	500,309,071
Subsidies and Transfer Payments	8,021,247	7,593,373
Expenditure incurred for other Expenditure Heads	155,450,377	95,792,559
Imprest Settlement to Treasury	-	-
Advance Payment	20,842,982	30,149,287
Deposit Payment	5,887,919	5,442,258
Total Cash disbursed for Operations (b)	752,383,705	639,286,548
NET CASH FLOW FROM OPERATING ACTIVITIES (c)= (a)-(b)	6,021,210	14,980,104
<u>Cash Flows from Investing Activities</u>		
Interest	-	-
Dividends	-	-
Divestiture Proceeds & Sale of Physical Assets	-	-
Recoveries from Equipments	-	-
Total cash generated from Investing Activities (d)	-	-
<u>Less-Cash disbursed for :</u>		
Purchase	6,021,210	14,980,104
Total Cash disbursed for Investing Activities (e)	6,021,210	14,980,104
NET CASH FLOW FROM INVESTING ACTIVITIES (F)=(d)-(e)	(6,021,210)	(14,980,104)
NET CASH FLOWS FROM OPERATING & INVESTMENT ACTIVITIES (g)=(c) + (f)	(0)	-
<u>Cash Flows from Financing Activities</u>		
Local Borrowings	-	-
Foreign Borrowings	-	-
Grants Received	-	-
Total Cash generated from Financing Activities (h)	-	-
<u>Less-Cash disbursed for :</u>		
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)

Opening Cash Balance as at 01st January

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 : 02- Development Programme

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

Value	<u>No.of Cases</u>	<u>Total Amount (Rs.)</u>
Below Rs. 25,000.00	1	10,000
Over Rs. 25,000.01	1	43,000
Total	2	53,000

Classification of the cases by nature of Losses.

	<u>No.of Cases</u>	<u>Value (Rs.)</u>
1.PC_2375 vehicle accident of Rathnapura Regional Office	1	10,000
2. PF 7866 accident at Battaramulla filling station	1	43,000
Total	2	53,000

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

Value	<u>No.of Cases</u>	<u>Total Amount (Rs.)</u>
Below Rs. 25,000.00	0	0
Over Rs. 25,000.01	0	0
Total	0	0

Classification of the cases by Nature of Losses

	<u>No.of Cases</u>	<u>Total Amount (Rs.)</u>
1.	0	0
2.	0	0
Total	0	0

(ii) Age Analysis as per

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

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 :

Statement of write off from books

Note-(ii)

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

Expenditure Head : 287

Programme No. and Name : Programme 02

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
(ii)	Over Rs. 25,000.01	0	0
	Total	0	0

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
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
1.						
2.						
3.						
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 Financial Officer /Chief Accountant
Director (Finance)/ Commissioner (Finance)
Date :

Statement of Liabilities and Commitments

Note-(iii)

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

Expenditure Head : 287

Programme No. and Name : Programme 02

Name of the Person/Institution	Commitment	Date	Head	Programme	Project	Sub Project	Object Code	Item	Finance Code	Commitment (RS) (1)	Commitment Balance (RS) (2_=(1)-(3)	Liability Date	Liability Amount (Rs) (3)	Revised Liability (Rs) (4)	Release of Liability (Rs) (5)	Liability Balance (Rs) (6)=(4)-(5)
1. Ministries/Government Department Total																
2. State Corporations/Statutory Boards																
Sri Lanka Telecom		Dec 2022	287	2	1	0	1402		11				1,314.88			1,314.88
Sri Lanka Telecom		Dec 2022	287	2	1	0	1402		11				2,629.74			2,629.74
Sri Lanka Telecom		Dec 2022	287	2	1	0	1402		11				1,314.88			1,314.88
Sri Lanka Telecom		Dec 2022	287	2	1	0	1402		11				3,012.38			3,012.38
Sri Lanka Telecom		Dec 2022	287	2	1	0	1402		11				13,097.15			13,097.15
Sri Lanka Telecom		Dec 2022	287	2	1	0	1402		11				2,125.11			2,125.11
Sri Lanka Telecom		Dec 2022	287	2	1	0	1402		11				1,294.38			1,294.38
Sri Lanka Telecom		Dec 2022	287	2	1	0	1402		11				1,182.82			1,182.82
Total													<u>25,971.34</u>			<u>25,971.34</u>
3. Others (Private Parties)																
Ajith Tyre Traders		Dec 2022	287	2	1	0	1301		11				183,540.00			183,540.00

N.V.Auto Enginner		Dec 2022	287	2	1	0	1301		11				299,100.00			299,100.00
Metropoliton Technologies Private Company		Dec 2022	287	2	1	0	1302		11				46,230.00			46,230.00
Metropoliton Technologies Private Company		Dec 2022	287	2	1	0	1302		11				28,750.00			28,750.00
Hero Stationary (PVT) LTD		Dec 2022	287	2	1	0	1201		11				473,398.00			473,398.00
New Renuka Battery Works		Dec 2022	287	2	1	0	2003		11				53,750.00			53,750.00
New Renuka Battery Works		Dec 2022	287	2	1	0	2003		11				47,700.00			47,700.00
P.S.D Motor Works		Dec 2022	287	2	1	0	2003		11				113,700.00			113,700.00
Construction Technologies Private Company		Dec 2022	287	2	1	0	2509		11				222,600.00			222,600.00
T.A.K Chandrika		Dec 2022	287	2	1	0	1003		11				11,903.75			11,903.75
W.M.I Sandamali		Dec 2022	287	2	1	0	1003		11				15,648.75			15,648.75
K.H.S.U. Yasanayake		Dec 2022	287	2	1	0	1003		11				7,935.83			7,935.83
M.G.G.P. Dharmakeerti		Dec 2022	287	2	1	0	1003		11				7,935.83			7,935.83

K.G.H.N.Sanjeewani		Dec 2022	287	2	1	0	1003		11				4,500.00			4,500.00
D.M.W.S.B.Miyanadeniya and other		Dec 2022	287	2	1	0	1002		11				64,782.11			64,782.11
K Wijesekara and other		Dec 2022	287	2	1	0	1002		11				14,547.90			14,547.90
P.Gamage		Dec 2022	287	2	1	0	1001		11				2,142.90			2,142.90
R.V.samarawickrama		Dec 2022	287	2	1	0	1001		11				13,068.71			13,068.71
N.D.N.K De Silva		Dec 2022	287	2	1	0	1001		11				110,797.95			110,797.95
K.A.C.P .Pushpakumara		Dec 2022	287	2	1	0	1001		11				84,683.94			84,683.94
Total													<u>1,806,715.67</u>			<u>1,806,715.67</u>

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

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

Note-(iv)

Name of Ministry / Department / District Secretariat : Land Title Settlement Department
Expenditure Head No. : 287
Programme No. & Title : Programme 02

Name of the Person/Institution	Description of Commitments	Project	Sub Project	Object Code	Financing Code	The maximum commitment that could be made as per the provisions of FR 92(2)	Total estimation of cost as per FR 92(2) (RS.)	Amount (Rs.)
1. Ministries/Government Department Total	-----NO-----							XX <u>XX</u> ----
2. State Corporations /Statutory Boards Total								XX <u>XX</u> ----
3. Others (Private Parties) Total								XX <u>XX</u> ----
Grand Total								----

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

Note-(v)

Statement of Liabilities - (ii)

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

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

Expenditure Code : 287

Programme No. & Title : Programme 02

Name of the Person/Institution (To be identified at the time of Transferring the Provision to Deposit Accounts.) *	Description of Liability	L/C No.	Particular of Vote details from which Provisions were Transferred				Deposit Account No.	Amount Transferred (Rs.)
			Project	Sub Project	Object Code	Financing Code		
1.Ministries/Government Department Total								XX
2.State Corporations/ Statutory Boards Total				NO				XX
3. Other (Private Sectors) Total								XX
Grand Total								XX

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

Statement of Claims under Reimbursable Foreign Aid

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

RS.

(1)	Provision in Estimates - 2022 under Reimbursable Foreign Aid including Supplementary provisions	0
(2)	Total Expenditure disbursed during the year 2022, against (I) above	0
(3)	Total of Reimbursement Claims outstanding as at 01 st January 2022	0
(4)	Total of Reimbursement Claims made during the year 2022, in respect of years 2021 & prior years (if any)	0
(5)	Total of Reimbursement Claims made during the year 2022, in respect of year 2022	0
(6)	Total of Claims disallowed by the Donor, during 2022 (if any), in respect of Claims 2021 or prior years (if any)	0
(7)	Total of Claims disallowed by the Donor, during 2022 (if any), in respect of Claims 2022	0
(8)	Total of Reimbursements received during the year 2022, in respect of years 2021 or prior years	0
(9)	Total of Reimbursements received during the year 2022, in respect of year 2022	0
(10)	Total of reimbursement Claims outstanding as at 31 st December 2022 [(3+4+5) - (6+7) - (8+9)	0
(11)	Total of Reimbursement Claims made after 31/12/2022 in respect of 2022 up to the finalization of the Financial Statements	0
(12)	Total of Reimbursement received after 31/12/2022 up to the finalization of the Financial Statements	0
(13)	Total of Reimbursement Claims outstanding as at the date of presenting the Financial Statements (10 + 11 - 12)	0

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

Statement of Missing Vouchers

Note-(vii)

Ministry / Department / District Secretariat : Land Title Settlement Department

Expenditure Head No : 287

Programme No. & Title : Programme 02

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

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

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

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 31/12/2020 (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	12,550,588.99	0	0	January 2023

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

3.5 Performance of the Revenue Collection

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		
Recurrent	572,470,000.00	573,146,000.00	572,241,189.05	99.84
Capital	9,500,000.00	9,500,000.00	6,553,210.50	68.98

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 Utilized as a % of Final Allocation amount completed
			Initial allocations	Final allocations		
01	Ministry of Lands	Implementation of Bimsawiya Program	90,000,000.00		83,609,057.51	92.8%
02	Ministry of Local Authority and Provincial Council	Payment of allowances/salaries	80,259,804.00		79,251,051.90	98.74 %
03	Pension Department	Recovery of Advances B Account loans	218,678.00		218,678.00	100 %

3.8 Performance of the Reporting of Non-Financial Assets

Assets Code	Code Description	Balance as per Board of Survey Report as at 31.12.2022	Balance as per Report of financial Position as at 31.12.2022	Yet to be Accounted	Reporting of Progress as a %
9151	Building and Structures		36,400,000.00	Assets purchased during the year are brought to accounts in the year.	
9152	Machinery (including vehicles)		228,779,287.84		
9153	Lands		-		
9154	Intangible Assets		-		
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

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

Specific Indicators	Actual output as a percentage (%) of the expected output		
	100% - 90%	75% - 89%	50% - 74%
Gazette under Section 12	***		
No of Title Application distributed		87%	
Holding of Title Investigation	****		
Holding of Land Registry Investigations			65%
Recomendations and Approval of Determinations under Section 14	98%		
Gazette under Section 14	94%		
Forwarding of Schedules to Land Registrar to issue Title Certificates			67%

***Percentage of Gazetting under Section 12 is 127% and that value has not been included to any of above ranges.

****Percentage of conducting of Title Investigation is 113% and that value has not been included to any of above ranges

(II) Duties assigned by the Act No 20 of 1931

Specific Indicators	Actual output as a percentage (%) of the expected output		
	100%-90%	75%-89%	50%-74%
Carrying out of Petitions in to Inheritance	-	60%	-
Investigation of Demarcation and preparation of Orders for Settlement Order	100%	-	-
Obtaining of Line diagrams from District Survey Offices by preparing Linear Draft Applications for settled lands	-	-	-
Referring to Land Registrar for the registration of settled lands	-	50%	-
Sending the Settlement Order for the approval of the Minister of Land	-	50%	-
Publishing the Settlement Order in the Gazette	100%	-	-
Distributing the Gazettes (Deeds and Plans) which Settlement Orders were published to the claimants	-	-	-
Number of villages released	***		

*** Even though this number did not included in to the action plan, more number of villages have been settled, therefore this percentage should be 200%

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	***		
		No of Title Application distributed			87%
		Holding of Title Investigation	****		
		Holding of Land Registry Investigations		65%	
		Recomendations and Approval of Determinations under Section 14			98%
		Gazette under Section 14			94%
		Forwarding of Schedules to Land Registrar to issue Title Certificates		67%	

***Percentage of Gazetting under Section 12 is 127% and that value has not been included to any of above ranges.

****Percentage of conducting of Title Investigation is 113% and that value has not been included to any of above ranges

5.2 Achievements and challenges of the Sustainable Development Goals

- At present the Bimsaviya Program has been implemented in 66 Divisional Secretariat Divisions and taking steps to increase the No. of Divisional Secretariat Divisions up to 100 with the objective of further expansion of Bimsaviya Program
- Taking steps to amend the Title Registration Act No 21 of 1998
- The human resource of the Department is not enough to increase the efficiency of the Bimsaviya Program

Chapter 06

Human Resource Profile

6.1 Cadre Management

	Approved Cadre	Existing Cadre	Existing Cadre (Contract)	Vacancies/Excess
Senior	105	34	4	71
Tertiary	7	5	0	2
Secondary	1746	810	0	936
Minor	254	142	0	112

6.2 Effect of the shortage of the Human Resources on the performance of the Department

It has been planned to establish 91 Regional Offices of this Department with the objective of precisely and accurately identification of title, location and the extent of all the lands of the Island, and 47 regional offices have been established by now and the process of the Title Settlement is being carried out successfully.

However due to the shortage of Senior level Officers in the Regional Offices; those offices have faced many administrative difficulties. In the same way it is not possible to establish new offices without Assistant Commissioner Officers. Also without opening new offices it is not possible to attach officers of Secondary and Tertiary level.

Due to the difficulty in recruiting permanent Senior level officers to the Department, administration activities of the Department have been maintained until last year, by recruiting the officers under the contract basis, as extension of the service of the officers recruited under the contract basis has been suspended by the letter of Secretary of the Public Service Commission No PSC/APP/HB/01/2022 dated 25.05.25, service of the few officers could not be extended. Shortage of officers for Deputy/ Assistant Commissioner Posts has been a hindrance to the establishment of new offices. As a solution for this issue, currently the Departmental Deputy/ Assistant Commissioners have been appointed to cover up duties of the other nearby offices in addition to the regular workplace and cover up duties have been performed by Assistant Divisional Secretaries.

Many difficulties have been arisen in performing the duties of the Head office due to the lack of Tertiary level officers, especially Administration Officers. Even though two Management Service officers should be attached to each Regional Office, due to the lack of officers, few

offices could not be provided with officers in such manner and this issue is prevailed in the Head Office as well.

At present this Department has 41 vehicles and only 37 drivers are in the service. Due to this issue it has to face many difficulties when performing field duties in Regional Offices. Further actions are being taken to recruit 22 Multi Task Development Assistants for the vacancies of Office Assistant Service.

Therefore it can be identified that the shortage of the Human Resource of this Department affects the achievement of goals and targets of this Department.

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		
Workshop on Bimsaviya for Assistant Title Investigation officers	35	18.01.2022 From 8.30 am to 4.00 pm	15,000/=	-	Local	To obtain knowledge on maintaining the Departmental Procedures systematically and accurately as per the Title Settlement Act No 21 of 1998 and its Amendments.
Training Program for the officers of the Office Assistant Service	109	19.01.2022 From 8.30 am to 4.00 pm	60,000/=	-	Local	To obtain knowledge on the importance of the Office Assistant Service in within the Public Service
Training Workshop for Assistant Title Investigation officers Anuradhapura/ Matale Districts	37	2022.01.20	42,125/=	-	Local	To obtain knowledge to submit an accurate investigation report in order to provide a final decision regarding the title of private lands

Training Workshop for Assistant Title Investigation officers Kandy District	55	2022.01.27	26,425/=	-	Local	To obtain knowledge to submit an accurate investigation report in order to provide a final decision regarding the title of private lands
Training Workshop on conducting Mediation, Investigations	47	2022.02.11 From 9.00 am to 3.30 pm	12,000/=	-	Local	To obtain knowledge on maintaining the Departmental Procedures systematically and accurately as per the Title Settlement Act No 21 of 1998 and its Amendments.
Land Training program- Rideemaliyadda	47	2022.02.15	12,940/=	-	Local	To obtain knowledge on maintaining the Departmental Procedures systematically and accurately as per the Title Settlement Act No 21 of 1998 and its Amendments.
Awareness program for Assistant Title Investigation officers	440	On 09.12.2022 From 9.30 am to 2.00pm	484,282/=	-	Local	To obtain knowledge on Title Settlement Procedures. Legal Background, Title Settlement Act No 21 of 1998 and its Amendments.
Tamil Language Course 150 hours	87	From 26.09.2022 to 20.12.2022 From 9.00am	112,500/=	-	Local	To promote the Tamil language proficiency.

Contribution of Training Programmes on the performance of the Institution

Through the training programs conducted during year 2022 for the Assistant Title Investigation officers of this Department, trainings have been conducted to obtain knowledge on maintaining the Departmental Procedures systematically and accurately as per the Title Settlement Act No 21 of 1998 and its Amendments, to obtain knowledge on Title Settlement Procedures, Legal Background, Title Settlement Act No 21 of 1998 and its Amendments, to obtain knowledge to submit an accurate investigation report in order to provide a final decision regarding the title of private lands. Through these trainings it is expected to carry out the land settlement procedure successfully by providing a wide knowledge regarding the provisions of the Act to those officers.

On the same way it is expected to promote the performance of the institute through the development of subject knowledge and attitudes of the officers of the Office Assistant Service by the training program conducted to the officers of the Office Assistant Service of this Department to provide an awareness regarding the importance of the Office Assistant Service role in the Public Service.

A Tamil Language course has been successfully conducted in year 2022, to promote the Tamil language proficiency of all the officers of this 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		
1.4	Stores Advance Account	Not-Complied		
1.5	Special Advance Account	Not-Complied		
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		

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

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

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
5.1	All the audit queries has been replied within the specified time 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	It takes more than one month to provide replies to Audit quarries due to practical issues in Regional Offices.	
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		
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 & 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		
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	Not- Complied	At the last stage of the boards of survey, Since there are 48 Regional offices	

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	Not- Complied	At the last stage of the boards of survey, Since there are 48 Regional offices	
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	Not- Complied	Running charts received on due dates and running charts without any omissions will be checked and produced to the Auditor General	
9.2	The condemned vehicles had been disposed of within a period of less than 6 months after condemning	Not- Complied	In practical, more than 06 months are taken for the procedure.	
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		

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
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	It has not been possible to do fuel consumption testing due to the fuel crisis prevailed in the country and financial crisis of the Department	
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		
10.2	The dormant accounts that had existed in the year under review or since previous years settled	Not relevant	No dormant accounts	
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			

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
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			
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	Not- Complied	• U G Jayawardhana Rs. 93,730/- Disciplinary actions have been implemented • P G D I N Ranasingha Rs. 179,623/- Has vacated the post (explanations for reinstatement are being conducted)	
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	Complied		

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

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
16	Human Resource Management			
16.1	The staff had been paid 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		
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 or alternative measures	Not -Complied		

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
17.3	Bi- Annual and Annual reports have been submitted as per section 08 and 10 of the RTI Act	Not -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	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		

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non-compliance in future.
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	Not -Complied		
19.3	Annual performance agreements have been signed for the entire staff based on the format in Annexure 01 of the aforesaid Circular	Complied		
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		

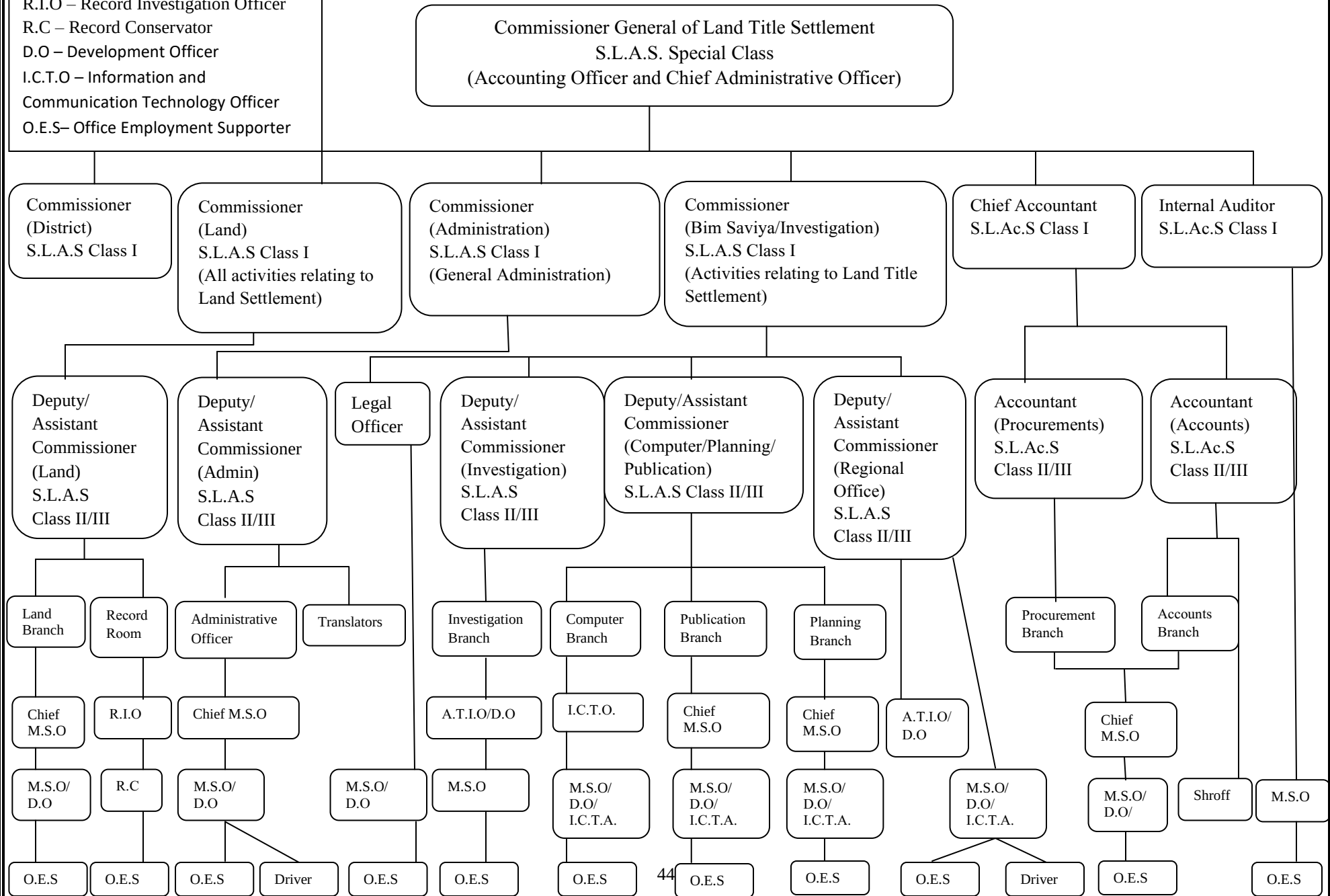
Land Title Settlement Department
List of names of Settlement Officers/Commissioners/Commissioners General

1903 – 1905	Mr. J. G. Frazer
1906	Mr. H. O. Foks (Acting)
1907 – 1912	Mr. J. G. Frazer
1913	Mr. H. O. Foks
1914	Mr. J. M. Davis (Acting)
1915 -1917	Mr. H. O. Foks
1918	Mr. J. M. Davis (Acting)
1919 – 1920	Mr. H. O. Foks
1921	Mr. W. E. Veit
1922 – 1923	Mr. M. M. Weatherburn (Acting)
1924	Mr. M. T. Archbald (Acting)
1925	Mr. F. Bartlet
1926 – 1927	Mr. M. T. Archbald (Acting)
1928	Mr. M. T. Archbald
1929 – 1930	Mr. W. T. Stays
1931 – 1936	Mr. H. E. Janz (Acting)
1937 – 1939	Mr. H. E. Janz
1940	Mr. C. L. Wickramasinga
1941 – 1944	Mr. H. E. Janz
1945 – 1947	Mr. C. B. P. Perera (Acting)
1948 – 1950	Mr. C. B. P. Perera
1951 – 1954	Mr. M. W. F. Abeykoon (Acting)
1955 – 1958	Mr. M. W. F. Abeykoon
1959	Mr. S. L. De Silva (Acting)
1960	Mr. R. T. Ranathunga (Acting)
1961 – 1963	Mr. R. T. Ranathunga
1964 – 1974	Mr. S. L. De Silva
1975 – 1978	Mr. C. S. Ranasooriya
1979 – 1980	Mr. I. A. Ediriweera
1981 – 1983	Mr. K. P. Wimaladharma
1984 – 1987	Mr. R. W. Piyasena
1988	Mr. A. Boralugoda (Acting)
1989	Mr. D. G. P. Senevirathna
1990 – 1993	Mrs. R. M. C. P. Udugampala
1994	Mr. H. Udakandage (Acting)
1995 - 1997	Mrs. R. M. C. P. Udugampala
1997 – 2001	Mr. H. Udakandage
2002 – 2003	Mr. S. H. Vithanage
2004 – 2005	Mr. K. A. D. P. Paul
2006 – 2008	Mr. P. A. Muthukumarana
2009 – 2010	Mr. G. Vijitha Nanda Kumar
2011	Mr. L. K. Pamarathna
2012 - 2013	Mr. A. H. S. Wijesinghe
2013- 2015	Mr. Gaminillangarathna
2015	Mr. G. Vijitha Nanda Kumara
2015 -2018	Mr. K.A.K. RanjithDharmapala
2019 - 28.09.2022	Mrs. P.M.H Priyadharshani
29.09.2022-present	Mrs. P.C.D. Sigera

M.S.O – Management Service Officer
A.T.I.O – Assistant Title Investigation Officer
R.I.O – Record Investigation Officer
R.C – Record Conservator
D.O – Development Officer
I.C.T.O – Information and Communication Technology Officer
O.E.S– Office Employment Supporter

Organizational Chart of Land Title Settlement Department

Annexure 02



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 2022 in terms of Section 11(I) of the National Audit Act, No. 19 of 2018

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 2022 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, the financial statements give a true and fair view of the financial position of the Land Title Settlement Department as at 31 December 2022 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

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 Chief Accounting Officer and 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 alterations 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 not been executed.

2 . Financial Review

2.1 Management of Expenditure

(a) Even though provisions amounted to Rs.50,000 had been allocated under 1701-Losses and Written off to the Department, the total provisions thereon had not been utilized during the year under review.

(b) Provisions amounting to Rs.2,584,264 allocated to 02 Expenditure Heads to fulfill the development activities had been saved and the same savings had ranged in between 30 to 54 percent.

(c) Provisions amounting to Rs.90,000,000 had been received to the Department in the year under review from the Ministry of Tourism and Land and a sum of Rs.75,980,647

had been incurred for the recurrent expenditure such as personnel emoluments , travelling expenses, supplies, maintenance expenditure, services. It had not been revealed in financial statements regarding those provisions.

2.2 Incurring Commitments and Liabilities

(a) Even though the total value of commitments and liabilities amounting to Rs.1,832,687 according to the Note No.(iii) mentioned in the financial statements as at 31 December in the year under review, a difference of Rs.1,570,537 was observed as it was Rs.262,150 according to the treasury computer printouts .

(b) The Department had incurred commitments totaling of Rs.825,273 relevant to four Expenditure Heads exceeding annual provisions, contrary to the Financial Regulation 94 and Paragraph 2 (d) of the Public Accounts Circular No.255/2017 dated 22 April 2017.

(c) As a result of the Ministry of Tourism and Lands had paid the commitments totaling Rs.458,331 within the first quarter of the year 2023 under the Expenditure Head of the same Ministry , the same commitments had been understated in the financial statements of the Department in the year under review

2.3 Non- Compliance with Laws, Rules and Regulations

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

Law, Rule and Regulation

(a) Sections 4.5 and 4.6 of Chapter xxiv of the Establishments Code of the Democratic Socialist Republic of Sri Lanka

Non- Compliance

Action had not been taken to recover from the guarantor or the heirs in terms of the Establishments Code, regarding the loan balance amounting to Rs.179,623 to be recovered from an officer who is vacated post

on 05 October 2021 and a loan balance amounting to Rs.93,730 to be recovered from more than 05 years period from an officer who dismissed from the service on 30 December 2016 .

(b) Financial Regulations of the Democratic Socialist Republic of Sri Lanka

i .FR 104(3)

Although if there is a delay of more than 07 days in submitting a Full Report of loss or damage, the Preliminary Report should be sent immediately, Preliminary and full Reports in respect of the vehicles No,PF 7866 and No.PC 2375 occurred in an accident on 28 May 2022 and 30 May 2022 had not been submitted even by 14 March 2023 the date of audit.

ii FR 1654 (a)

Log entry books relevant to 41 vehicles had not been up dated and maintained.

(c) Public Administration Circulars

(i) Paragraph 3.1 of Circular No. 30/2016 dated 29 December 2016

After each fuel test, although a re-fuel test should be carried out after a period of 12 months or after 25,000 km or after a major overhaul involving engine, whichever occurs first, actions had not been taken accordingly.

(ii) Circular No. 05/2008 dated 06 February 2008 as amended by Circular No. 05/2018 (1) dated 24 January 2018

Citizen/client Charter had not been prepared

(iii) Circular No. 02/2018 dated 24 January 2018 Format of the Annexure 02

Human Resource Development Plan had not been prepared

(iv) Circular No. 02/2018 dated 24 January 2018 Format of the Annexure 01

Even though signing of performance agreement should be done since year 2018, performance agreement had not been signed even as at 31 December 2022.

(c) Public Finance Circulars
Section 2.1 of Circular No.08/2019
dated 17 December 2019

Even though all Government Institutions should register for Electronic Government Procurement (E.G.P) before 31 January 2020, the Department had not been registered for the same Electronic Procurement even as at 31 December in the year under review.

2.4 Operating of Bank Accounts

Actions have not been taken to identify Rs. 48,558 which is the total of Bank Reconciliation sheet as at 31 December in the year under review.

3. Operating Review

3.1 Performance

3.1.1 Planning

Even though the Bimsaviya Program has been implemented in 66 Divisional secretariat Divisions in 18 District as at 31 December in the year under review, which was implemented in 03 Divisional secretariat Divisions in 03 District after the adoption of title Settlement Act No 21 of 1998, an Action Plan has not been prepared including a time frame to implement this program to cover whole Sri Lanka including other District as well.

3.1.2 Non – performance of Functions

- (a) It could not be completed the activities of the Bimsaviya Program which has been implemented under the Land Ministry since 2007 with a total cost of Rs. 5,911.05 Million even at the end of the year under review. Following weaknesses have been observed.

- I. Even though the program has been implemented in Divisional Secretaries Divisions Balangoda, Divulapitiya, Udapalatha in 1998 that is 22 years ago and in Divisional Secretaries Divisions Homagama and Thambuththegama in year 2002 that is 19 years ago, the program has not been completed.
- II. Even though there were 3971 Grama Niladhari divisions in relation to 66 divisional secretariat divisions within 16 years of the initiation of this program, , only 1468 out of them that is 37 percent had been completed the surveys. Also, the surveying of 207 Grama Niladhari divisions belonging to 9 divisions had not been started by December 31, 2022.
- III. Bim Saviya program, which was implemented in 57 Divisional Secretariat Divisions in the year 2017, has improved to 66 by 09 offices by the year under review, and it was limited to only 07 districts namely Ratnapura, Colombo, Kandy, Polonnaruwa, Puttalam, Galle and Matara. Also in 2017, although this program has been started in the districts of Nuwara Eliya, Monaragala, Kegalle and Jaffna, even though a period of 05 years have been passed until the year under review, Progress in program expansion has been in a low level.

- (b) A total of Rs.271,345,483 had been paid for building rent and security expenses for 48 regional offices throughout the island for the Bimisaviya program of the Department from 2017 to the year under review and it was observed that Rs. 50,500,200 was incurred as building rent and security expenses only during the year under review since actions have not been taken to use a State Building to establish offices as per the National Budget Circular No. 03/2022 dated April 26, 2022.
- (c) Even though approval had been given by the Commissioner of Land Title Settlement for 898,125 land parcels out of the total land parcels which were published in the Gazette under Section 12 of the Title Registration Act No. 21 of 1998 up to 31st December of the year under review, it was observed that unable to approve 43 percent up to now.
- (d) Total No of files which are kept aside from the beginning of the Bim Saviya programme without taking further action for issuance of Title Certificate due to 11 different types of issues including legal issues, title issues, boundary issues, access road issues, existence of unsettled lands under the Title Settlement Ordinance, objections under the Temporality Act, had been 472,773 as at December 31 of the year under review. This amount was about 30 percent of the total land area which is 1,561,909 that

had been surveyed and published in the gazette so far and it was observed that the follow-up of the files kept aside by the Department was not done properly.

- (e) Out of the total number of 167,322 land parcels that were kept aside in the last 06 years from the year 2017 to the year under review, the number of land plots that were resolved and determined were 58,823 and its progress was 35%. This has been a hindrance to the achievement of the desired objective of the Bimaviya programme and it has greatly affected the settlement of the land rights of the public.
- (f) According to the information on the number of land parcels sent to the Land Registrar in 20 Divisional Secretariat Divisions From the year 2020 to December 31 of the year under review, 42,833 plots of land were sent to the Land Registry during this period and the number of certificates received was 22,524. Among those offices, although 780 parcels of land were sent in Tambuththegama Divisional Secretariat Division, no any certificate was received and the progress of receiving certificates in Tissamaharamaya and Higurakgoda Divisions was very low.
- (g) Even though the number of title certificates balance in hand which were not distributed to the owners out of the number of title certificates received from the land registrar's office, as at 31 December of the year under review was 24,898 , action had not been taken to maintain a time analysis by each Regional Office regarding the remaining number of certificates.
- (h) Due to the Land Title Settlement Department has not yet established an information system that includes data related to land settlement projects, it has been integrated with the e-Land register software established in the Land Registrar General Department to obtain facilities for checking land documents and folios during the title investigation process. The department had failed to obtain that facility but no action had been taken in this regard.
- (i) Even though the Title Settlement Commissioner shall appoint a Conciliation Board for each Grama Niladhari Division within a specified area as per in Section 7 (1) of the Title Registration Act No. 21 of 1998, it was observed that Conciliation Boards were appointed only in 315 out of 3971 Grama Niladhari Divisions in the districts where the Bimsavia Program was implemented, and it was observed that non- appointing of Conciliation Boards for remaining 3,656 Grama Niladhari Divisions has caused to a decrease in overall progress.

3.2 Asset Management

- a) Even though the Commissioner General's Quarters in Battaramulla, which is valued at Rs.36,400,000 has been included in the statement of financial position under property ,plant and equipment, the value of the land in extent of 0.0612 hectares on which the Quarters is located was not presented in the statement of financial position.
- b) According to the log book, the Land Rover Defender vehicle number 65-0748, which was registered under the United Nations World Food and Agriculture Organization, has been used for duties under this department since 2007. However, actions had not been made to take over the relevant rights of the vehicle even as at the date of this report.
- c) As the Commissioner General does not reside in the Commissioner General's Quarters at Rajamalwatte, Battaramulla, the compartment reserved for the assistants has been temporarily allocated to the Administrative Officer from September 1st , 2020 to January 27th , 2022, it was observed that this Quarters has been closed without proper acceptance of the relevant inventory
- d) Vehicle No. 53-0049 was parked in the department parking lot from February 01, 2018 and a special vehicle identification survey board appointed on July 09, 2020 recommended it to be disposed. Accordingly, without disposing this vehicle in accordance with the Public Finance Circular No. 02/2015 dated 10.07.2015, it has been taken to Lakdiva Engineering Private Company on 25th March 2022 to check whether it is possible to repair the vehicle, but as at the date of this report which is 13th March 2023, it has not been informed that whether the vehicle can be repaired or not and the vehicle has not been returned as at the date of this report.
- e) Calling for quotations for the renovation of cab No. 32 – 3129 was carried out on 15th November 2021 and although the President's Secretariat (Mechanical Engineering) had recommended to do the repairing of the vehicle from P. S. D. Motors, the relevant repair had not been done even by March 13th , 2023.
- f) Even though complete repair of the engine of the Jeep No. KH - 5711 had been done on 01st March, 2021 and the vehicle was returned to the same company on August 09, 2021 for the first service, action had not been taken to take over the vehicle to the Department even passing of 01 years and 07 months, as at the date of audit 15 March, 2023.

- g) A sum of Rs.182,696 had been paid on 29th December 2021 for the repair of vehicle No. PF 7885. Further although the driver informed on December 28th, 2021 that the repair was done using Thai spare parts instead of Japanese spare parts which have been mentioned in the estimate, No action was taken against the responsible officials for not conducting an inspection regarding the matter, due to the misplacement of the file related to the repair.

3.3 Keeping Sureties to the Public Officers

According to Circular No. 1/2020 dated 28 August 2020, the Department shall maintain information about the administratively responsible officers in connection with the receipt or custody of government money, revenue stamps or goods or the distribution of government money or the issuance of goods. Even though there are 75 officers in the Department who shall keep surety, number of officers who kept surety is 05.

3.4 Management Weaknesses

- a) As a preliminary step in opening Regional offices in the Northern and Eastern Provinces, 06 development officers who were appointed in the years 2013, 2014 and 2015 to the Department, have been temporarily attached to the Divisional secretariats in those areas. However, the establishment of those offices or the basic steps to be taken for the same had not been taken and during the period up to December 31 of the year under review, an amount of Rs. 2827,836 was paid to those 5 officers including salary and allowances. The details on salary and allowances of an officer were not presented to audit and the Department not involved to the duties and administrative activities of that officer and only payment of salaries and allowances had been done.
- b) 08 officers who were appointed on February 07, 2022 were attached to the Divisional Secretariat of Vavuniya for the position of Development Officer and had been paid an amount of Rs.4, 467,690 as salary for a period of 11 months without performing the duties of the Department.
- c) Although there has been zero physical progress in the activities of the Bimsaviya program since the survey requests were sent, sum of Rs. 1,116,000 was paid from January to December of the year under review for maintaining of the Sri Jayawardenepura Kotte office.

4. Sustainable Development Goals

Although the Sustainable Development Goals were identified, the method of the respective goals relates to the Sustainable Development Goals established by the United Nations and the targets expected to be achieved by the year 2030 and the goals and progress expected to be achieved annually have not been mentioned in the Action Plan of the year 2022. Accordingly, the Department's contribution in achieving Sustainable Development Goals was not presented specifically

Human Resource Management

5.1 Approved Staff, Actual Staff

Information about the approved and actual staff of the Department is given below.

Description	Approved No	Actual No	No. of Vacancies
Senior level	105	34	71
Tertiary Level	07	05	02
Secondary Level	1746	810	936
Preliminary Level (Permanent/ Contract)	254	142	112
Total	2112	991	1121

Following observations are made

- a) There were a total of 1121 vacancies in the Department including 71 senior level vacancies and 938 vacancies in secondary and tertiary level.
- b) Being vacancies in post of 01 Commissioner ,03 posts of District Commissioners, 65 Deputy/Assistant Commissioners, 71 senior level posts of Accountants and Legal Officers, which had been approved has been identified as a hindrance to achieve planned targets and objectives by the Department, actions had not been taken to fill those vacancies or to revise the approved information on the basis of the service requirement.
- c) Senior level Deputy/ Assistant Commissioners were appointed on contract basis without appointing officers for 04 posts.

- d) Actions had not been taken to fill 1048 vacancies in 09 posts at secondary and tertiary level or to revise the approved information on the basis of the service requirement.
- e) Although the proposal regarding the recruitment of officials on contract basis, in cases of delay in recruitment and in very urgent cases, proposed through the Memorandum No. LD/CM/14/2007 dated September 28 2017, presented by the Minister of Lands, on the implementation of the Bim Saviya program as a local fund project, was approved by No. අමුණ /07/1758/336/007 dated October 17, 2017, the Department had failed to increase performance in the past years by performing accordingly.

P. K. M.P. Nonis
Senior Assistant Auditor General.
for Auditor General