



2023 இடல் வர்சய சடனா
ஓவம் ஶீகம் திரவல் கீர்மே டேபார்மமேன்ருவெ
காரீய சாடன வார்நாவ

2023 ஆம் ஆண்டிற்கான
காணி உரித்து நிருணய திணைக்களத்தின்
செயல் இலக்கு அறிக்கை

PERFORMANCE REPORT
of the Land Title Settlement Department
for the Financial Year 2023



ஓவம் ஶீகம் திரவல் கீர்மே டேபார்மமேன்ருவெ
காணி உரித்து நிருணயத் திணைக்களம்
LAND TITLE SETTLEMENT DEPARTMENT

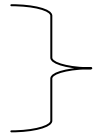
Bim Saviya Song

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Lyrics
Music
Vocals



Chandana Madhurasinghe
Asisstant Title Invesigation 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 Act 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 state lands and private lands under Land Settlement Ordinance, and providing a Title Certificate (Bimsaviya) to the land owners under Title Registration Act 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 proram 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 2023, Final Reports has been issued for 9495 villages under Land Title Settlement Ordinance since 1931 to 31.12.2023. Title Certifications have been given for 972,592 land parcels under section 14 as per the Title Registration Act since 1998 to 31.12.2023.

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.

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, the Bim Saviya Program has been expanded within 87 Divisional Secretary's Divisions as at 31.12.2023 and it is expected to be further expanded up to 110 Divisional Secretary's Divisions in the year 2024. Therefore the government has focused on the year 2024 as a specific year in the subject of lands and under that comparative to providing "Urumaya" freehold deeds with freehold ownership to the people who live in state lands all the officers in the department are working hand in hand to confirm the title of 200,000 land parcels through Bim Saviya program by Title Investigation Division. Moreover it is expected to implement plans such as execution of Training workshops to motivate the officers of the department, provision of necessary infrastructure facilities required 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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Annexure

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 2023

Chapter 01 Institutional Profile

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 2023

(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

Serial Number	Province	District	Divisional Secretary's Division
01	Western	Colombo	Homagama
02			Moratuwa
03			Kesbewa
04			Ratmalana
05			Dehiwala
06			Kotte
07			Kaduwela
08			Maharagama
09			Thimbirigasyaya
10		Gampaha	Divulapitiya
11			Minuwangoda
12			Mirigama I/II
13			Mahara
14			Attanagalla
15			Dompe
16			Gampaha
17			Ja-Ela
18			Wattala
19			Katana
20		Kalutara	Panadura
21			Horana
22			Kalutara
23			Ingiriya
24	Sabaragamuwa	Ratnapura	Balangoda
25			Weligepola
26			Ratnapura
27			Niwithigala
28			Kuruwita
29			Imbulpe
30			Ayagama
31			Godakawela
32		Kegalle	Galigamuwa
33			Ruwanwella

34	Southern	Galle	Galle Four Gravets
35			Hikkaduwa
36			Elpitiya
37			Ratgama
38			Bopepoddala
39			Madampagama
40		Matara	Weligama
41			Matara
42			Hakmana
43			Akuressa
44		Hambantota	Lunugamwehera
45			Thissamaharamaya
46			Beliaata
47			Hambantota
48	North Western	Kurunegala	Ridigama
49			Mallawapitiya
50			Kurunegala
51			Pannala
52			Wariyapola
53		Puttlam	Wennappuwa
54			Puttalam
55			Nattandiya
56	Central	Kandy	Doluwa/Udawalpala
57			Yatinuwara
58			Udunuwara
59			Harispattuwa
60			Gangawatakorale
61			Gangaihalakorale
62			Puja Pitiya
63			Minipe
64		Nuwaraeliya	Kotmale
65		Matale	Dambulla
66			Galewela
67	North Central	Anuradhapura	Thambuttegama
68			Thalawa
69			Rajanganaya
70			Nuwaragam Palatha East
71			Nochchiyagama
72			Mihintale
73			Thirappane
74		Polonnaruwa	Medirigiriya
75			Hingurakgoda
76			Thamankaduwa
77			Lankapura
78	Uva	Monaragala	Siyambalanduwa
79			Monaragala
80			Buttala
81			Wellawaya
82			Medagama

83		Badulla	Ridimaliyadda
84			Mahiyanganaya
85	Eastern	Batticaloa	Batticaloa
86	Northern	Jaffna	Nallur
87		Vavuniya	Vavuniya

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 2023, The Survey Department has provided the surveys of 74,376 land parcels of 774 maps to the Land Title Settlement Department for publish in gazettes under Section 12 and we have been able to issue Declaration of Determination for 61,622 land parcels under Section 14. These values in year 2022 had been 109,851 and 54,167 for 818 maps respectively. In addition, 56,789 land parcels were published in the Gazette under Section 14 and schedules relevant to 47,271 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 200,000 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 2023

		Rs.	
Budget 2022	Note	2023	Actual (readjusted) 2022
- Revenue Receipts		-	-
- Income tax	1	-	-
- 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		713,654,000	688,357,000
- Deposits		5,611,102	9,355,919
- Advance Accounts		31,499,249	26,597,509
- Other main ledger accounts receipts		-	29,869,014
- Total Non-Revenue Receipts (B)		750,764,351	754,179,442
- Total Revenue Receipts and Non Revenue Receipts		750,764,351	754,179,442
C= (A)+(B)		-	-
Treasury Remittance (D)		-	-
Net income receipt and non-income receipt (E = C-D)		750,764,351	754,179,442
Less: Expenditure			
- Recurrent Expenditure		-	-
628,400,000 Wages, Salaries&and other Employment Benefits	5	616,707,088	544,709,497
31,150,000 Other Goods and Services	6	28,734,944	19,510,445
8,450,000 Subsidies, Grants and Transfers	7	7,581,461	8,021,247
- Interest Payment	8	-	-
- Other Recurrent Expenditure	9	-	-
668,000,000 Total Recurrent Expenditure (D)		653,023,493	572,241,189
Capital Expenditure			
2,500,000 Rehabilitation & Improvement of Capital Assets	10	2,441,190	2,137,474
2,500,000 Aquisition of Capital Assets	11	2,134,873	-
- Capital Transfers	12	-	-
- Acquisition of Financial Assets	13	-	-
2,000,000 Capacity Building	14	1,503,740	911,388
5,000,000 Other Capital Expenditure	15	4,624,169	3,504,348
12,000,000 Total Capital Expenditure (G)		10,703,972	6,553,210
Deposit Payment		9,039,977	5,887,919
Advance Payments		35,973,002	21,098,560
Other main ledger accounts payment		-	-
Main Ledger Expenditure (H)		45,012,979	26,986,479
Total Expenditure		708,740,444	605,780,878
I=(F+G+H)			
Imprest Balance as at 31 st December		42,023,907	148,398,564
J=(E-I)			
Balance as per the imprest reconciliation statement		42,023,907	148,398,564
Imprest Balance as at 31 st December		-	-
		-	-

3.2 Statement of Financial Position

ACA-P

Statement of Financial Position as at 31st December 2023

	Note	2023 Rs.	Actual 2022 Rs.
<u>Non-FinancialAssets</u>			
Property,Plant&Equipment	ACA -6	303,529,183	265,179,288
<u>FinancialAssets</u>			
AdvanceAccounts	ACA -5/5(a)		
Cash&Cash Equivalents	ACA -3	61,304,582	56,830,829
		-	-
TotalAssets		<u>364,833,765</u>	<u>322,010,117</u>
<u>NetAssets/ Eqity</u>			
Net Assets			
Property,Plant&Equipment Reserve		58,752,266	50,849,638
Rent&Work Advance Reserve	ACA-5(b)	303,529,183	265,179,288
<u>CurrentLiabilities</u>			
DepositsAccounts	ACA -4		
ImprestBalance	ACA -3	2,552,316	5,981,191
		-	-
TotalLiabilities		<u>364,833,765</u>	<u>322,010,117</u>

Details of Accounts in above ACA format Nos. 2 to 7 presented in pages from 07. To 27 and details on notes to accounts presented in pages from 28 to 32 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.

We hereby certify that an effective internal control system for financial control exists in the reporting institute and to monitor the effectiveness of the internal control system for financial control and to make changes as required to be implemented accordingly those systems are being subjected to periodic reviews.

Chief Accounting officer
Name:
Designation
Date

Accounting officer
Name:
Designation
Date

Chief Accountant
Name:
Designation
Date

3.3 Cash Flow Statement

ACA-C

Cash Flow Statement for the year ended 31st December 2023

	Actual	
	2023 Rs.	2022 (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	31,060,370	29,869,014
Imprest Receipts	713,654,000	688,357,000
Advance Recovery	41,056,515	30,822,982
Deposits Receipts	5,611,102	9,355,919
Total Cash Generated from Operations (a)	791,381,987	758,404,915
<u>Less-Cash disbursed for :</u>		
Personal Emoluments&Operating Payments	640,213,613	562,181,180
Subsidies and Transfer Payments	7,581,461	8,021,247
Expenditure incurred for other Expenditure Heads	87,785,132	155,450,377
Imprest Settlement to Treasury	-	-
Advance Payment	36,057,832	20,842,982
Deposit Payment	9,039,977	5,887,919
Total Cash disbursed for Operations (b)	780,678,015	752,383,705
NET CASH FLOW FROM OPERATING ACTIVITIES (c)=(a)-(b)	10,703,972	6,021,210
<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>		
Capital expenditures	10,703,972	6,021,210
Total Cash disbursed for Investing Activities (e)	10,703,972	6,021,210
NET CASH FLOW FROM INVESTING ACTIVITIES (F)=(d)-(e)	(10,703,972)	(6,021,210)
NET CASH FLOWS FROM OPERATING & INVESTMENT ACTIVITIES (g)=(c) + (f)	(0)	-
<u>Cash Flows from Financial 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 Financial Activities (i)	-	-
NET CASH FLOW FROM FINANCING ACTIVITIES (J)=(h)-(i)	-	-
Net Movement in Cash (k)= (g)+(j)	-	-
Opening Cash Balance as at 01st January	-	-
Closing Cash Balance as at 31st December	-	-

3.4 Notes to the financial Statements

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

Ministry / Department / District Secretariat : Land Title Settlement Department

Expenditure Head No : 287

Number and the name of the program : 02- Development Programme

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

<u>Value</u>	<u>No.of cases</u>	<u>Total amount (Rs.)</u>
Below Rs.25,000.00	0	0.00
Over Rs.25,000.01	0	0.00
Total	0	0.00

Classification of the cases by nature of Losses.

	<u>No.of cases</u>	<u>Total amount (Rs.)</u>
1.	0	0.00
2.		
Total	0	0.00

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

<u>අගය</u>	<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 cases by Nature of Losses

	<u>No.of cases</u>	<u>Value (Rs)</u>
1.	0	0
2.	0	0
Total	0	0

Age analysis as per (ii)

Less than 5 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

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

Expenditure Head : 287

Programme No. and Name : 02 – Development Programme

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

	Value	No. of Cases	Value (Rs.)
(i)	Below Rs. 25,000.00	0	0
(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.	
1.						
2.						
3.						
4.						
5.						
Total						

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

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

Commissioner (Finance)

Date : .

Report of Accumulative Commitments/ Liabilities and Commitments (Liabilities) for 2023

To - Commissioner General of Land Title Settlement
From – Director General, Department of State Accounts
General Treasury, Colombo 01 Reports

New chart No. - SA-92
Old Chart No.
Date - 2/20/2024

Nature	Commitment No.	Date	To whom	Expenditure Head	Commitments	Commit -Ment Balance	Commitment	Commitment Amount	Revised Commit -ments	Paid	Commitment Balance	Reported by
State	C/2023/HR187	31 Dec. 2023	P.A.Ariyadasa and Sons	287-2-1-0-1301- 8	51,090.00	0.00	31 Dec. 2023	51,090.00	0.00	0.00	51,090.00	287
State	C/2023/HR188	31 Dec. 2023	Supreme Super Service	287-2-1-0-1301- 8	36,220.00	0.00	31 Dec. 2023	36,220.00	0.00	0.00	36,220.00	287
State	C/2023/HR189	31 Dec. 2023	M.J.R.Pris and Sins (Pvt) Limited	287-2-1-0-1301- 8	170,798.00	0.00	31 Dec. 2023	170,798.00	0.00	0.00	170,798.00	287
State	C/2023/HR182	31 Dec. 2023	W.R.N.M.Dayananda	287-2-1-0-1003- 8	15,648.75	0.00	29 Dec. 2023	15,648.75	0.00	0.00	15,648.75	287
State	C/2023/HR183	31 Dec. 2023	S.A.D.N.Suraweera	287-2-1-0-1409- 8	9,000.00	0.00	29 Dec. 2023	9,000.00	0.00	0.00	9,000.00	287
State	C/2023/HR184	31 Dec. 2023	Sri Lanka Telecom P.L.C	287-2-1-0-1402- 8	29,789.64	0.00	29 Dec. 2023	29,789.64	0.00	0.00	29,789.64	287
State	C/2023/HR185	31 Dec. 2023	K.A.S.M.Rupasinghe	287-2-1-0-1409- 8	5,890.00	0.00	29 Dec. 2023	5,890.00	0.00	0.00	5,890.00	287
State	C/2023/HR186	29 Dec. 2023	P.A.Ariyadasa and Sons	287-2-1-0-1202- 8	163,842.00	0.00	29 Dec. 2023	163,842.00	0.00	0.00	163,842.00	287

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Note-(vii)

Statement of Missing Vouchers

Ministry / Department / District Secretariat : Land Title Settlement Department

Expenditure Head No : 287

Programme No. & Title : program 02

Date	Voucher No.	Name of Payee	Nature of Payment	Amount (Rs.)
	No any misplaced vouchers-----		-	

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

Commissioner (Finance)

Date :

Note-(viii)

The Status Report as at 31/12/2023 on 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 31/12/2023 (Rs.)	Balance as Per Cash Book as at 31/12/2023 (Rs.)	Total Value of Cheques not yet Presented to Bank as at 31/12/2023 (if exceeds 6 months)	Month of Last Bank Reconciliation Prepared
01	People's Bank-Battaramulla Branch	208-1002-59027251	28,168,269.17	0	0	January 2024

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

Commissioner (Finance)

Date :

3.5 Performance of the Revenue Collection

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

3.6 Performance of the Utilization of Allocated Provisions

Type of Provision	Allocated Provisions		Actual Expenditure	Provision Utilization as a % of completed Final Provision amount
	Original Provisions	Final Provisions		
Recurrent	668,000,000.00	668,000,000.00	653,023,492.97	97.76
Capital	12,000,000.00	12,000,000.00	10,703,972.25	89.20

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

Serial No	Provision Received from Which Ministry /Department	Purpose of the Provision	Provision		Actual Expenditure	Provision Utilized as a % of completed Final Provision amount
			Original Provision	Final Provision		
1	Ministry of Lands	Implementation of Bimsawiya Program	93,315,750.00	93,315,750.00	92,880,738.33	99.53
2	Public Administration	Payment of allowances/salaries				
3	Pension Department	Recovery of Advances B Account loans	344,397.00	344,397.00	344,397.00	100

3.8 Performance of the Reporting of Non-Financial Assets

σ.

Assets Code	Code Description	Balance as per Board of Survey Report as at 31.12.2023	Balance as per Report of financial Position as at 31.12.2023	Yet to be Accounted	Reporting of Progress as a %
9151	Building and Structures		36,400,000.00		
9152	Machinery (including vehicles)		230,136,932.84		
9153	Lands		36,285,000.00		
9154	Intangible Assets		707,250.00		
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 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 Applications distributed	-	81.45%	-
Conducting Title Investigation	****		
Conducting Land Registry Investigations	-	88.04%	-
Recomendations and Approval of Determinations under Section 14	-	-	61.62%
Gazette under Section 14	-	-	70.98%
Forwarding Schedules to Land Registrar to issue Title Certificates	-	-	67.53%

*** Number of Land Registrar Survey is 111.42% and that value has not been included to any of above ranges.

**** Conducting Title investigation is 150.08% and that value has not been included to any of above ranges.

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

Specific Indicators	Actual output as a percentage (%) of the expected output		
	100%-90%	75%-89%	50%-74%
Conducting Inheritance Inquiries	100%	-	-
Preparation of order for Settlement Order by checking the demarcation	-	-	60%
Calling for Settlement Diagrams from District Survey Offices by preparing Settlement Diagrams for Settled Lands.	-	80%	-
Forwarding the settled lands to the Land Registrar for registration	-	-	-
Forwarding the Settlement Order for the approval of Honorable Subject Minister of Lands	-	-	40%
Publishing the Settlement Order in the Gazette	-	75%	-
Distribution of Gazettes which published the Settlement Orders (Deeds and Plans) to heirs	-	-	66%
Number of villages released	100%	-	-

Chapter 05

Performance of achieving Sustainable Development Goals (SDG)

5 1.Identified respective Sustainable Developments Goals (SDG 1.4)

Goal / Objective	Targets	Indicators of the achievement	Percentage 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 (1.4)	Recomendations and Approval of Determinations to issue Title Certificates (1.4.2)	Gazette under Section 12	***		
		No of Title Application distributed			81.45%
		Conducting Title Investigation	****		
		Conducting Land Registry Investigations			88.04%
		Recomendations and Approval of Determinations under Section 14		61.62%	
		Gazette under Section 14		70.98%	
		Forwarding of Schedules to Land Registrar to issue Title Certificates		67.53%	

*** Number of Land Registrar Survey is 111.42% and that value has not been included to any of above ranges.

**** Conducting Title investigation is 150.08% and that value has not been included to any of above ranges.

5.2 Achievements and challenges of the Sustainable Development Goals

- The Bimsaviya program is currently being implemented within 87 Divisional Secretary's Divisions and taking actions to increase upto 110 Divisional Secretary's Divisions with the intention of expanding the Bimsaviya proram further
- Inclusion of Amendments to the Title Registration Act No 21 of 1998
- Human Resource of the Department, is not adequate to increase the efficiency of Bimsaviya Program

Chapter 06

Human Resource Profile

6.1 Cadre Management

Position	Approved Cadre	Existing Cadre	Vacancies/Excess
Senior	105	34	71
Tertiary	7	5	2
Secondary	1746	838	908
Primary	254	149	105

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

Regional Offices have been started by now as there is a comprehensive program to implement the Bim Saviya process in the entire island and as new recruitment for public service has been stopped it is not possible to fill vacancies in those offices as well as in the head office.

The ministry of PublicAdministration has been notified to fill up the vacancies at Senior Level, Tertiary Level and Secondary Level.

6.3 Human Resource Development

Name of the Programme	No. of Staff Trained	Duration of the Programme	Total Investment (Rs.)		Nature of the Programme (Local/ Foreign)	Output/Knowledge Gained
			Local	Foreign		
Training workshop on Bim Saviya for Assistant Commissioners/Deputy Commissioners	31	3 days	399,565.95		Local	Obtain knowledge regarding the proper and accurate maintenance of departmental procedure as per the Title Settlement Act No. 21 of 1998 and amendments thereon.
Capacity development program for officers of Internal Audit Department	5	1 day	30,000		Local	providing knowledge regarding the execution of tax policies of the years 2023,2024
Capacity development officers of Accounts Division	9	11 days	100,500		Local	Proper and accurate maintenance of departmental procedure as per the Title Settlement Act No. 21 of 1998 by providing new subject knowledge regarding duties of the accounts division , Procurement procedure, Preparation of Advance B account, Contract administration, Board of survey, Salary preparation system
Subject related training programs of officers of Administration Division	12	7 days	44,500		Local	Providing subject knowledge regarding transport management, writing office letters, duties of the leave officers
Workshop regarding Bim saviya for Title Investigation Officers	144	5 days	223,070		Local	Obtaining knowledge on proper and accurate maintenance of departmental procedure as per the Title Settlement Act No. 21 of 1998

Training workshop for Drivers	25	1 day	18,960		Local	Providing knowledge regarding traffic laws, driver discipline, mechanical activities
Office System Training for Development Officers/Management Service Officers/Office Employees' Service of the head office	48	1 day	41,400		Local	Providing knowledge regarding office management
Total	274	29 days	857,995.95			

Contribution of Training programs for performance of the institute

Through the training program provided in the year 2023 for the Assistant Title Investigation officers of this department provided knowledge about the Proper and accurate maintenance of departmental procedure in accordance with the Title Registration Act No. 21 of 1998, and also provided training programs regarding obtaining accurate knowledge required to provide precise investigation reports for final decision regarding the private land ownership, Title Settlement procedures, legal background and obtaining understanding regarding the Title Registration Act No.21 of 1998 and amendments thereon. Accordingly it is expected that the land title certification process will be successfully carried out by providing the officials with a broad knowledge of the provisions of the Act.

Also, through the training program conducted for the Development Officers/Management Service Officers/Office Employees' Service of the head office in order to obtain an understanding of the importance of their official role in the public service for office system training it is expected to improve the performance of the institute through the subject knowledge and attitude development of the officers.

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	Trading and Manufacturing Advance Accounts does not exist	
1.4	Stores Advance Account	Not-Complied	Stores Advance Accounts are not being prepared	
1.5	Special Advance Account	Not-Complied	Special Advance Account does not exist	
1.6	Others	-		
02	Maintenance of Books and Registers(FR445)			
2.1	Fixed assets register has been maintained and update in terms of Public Administration Circular 267/2018	Complied		
2.2	Personal emoluments register/ Personal emoluments cards has been maintained and update	Complied		
2.3	Register of Audit queries has been maintained and update	Complied		
2.4	Register of Internal Audit reports has been maintained and update	Complied		
2.5	All the monthly account summaries (CIGAS) are prepared and submitted to the	Complied		

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

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non- compliance in future.
	dated 11.05.2014 in using the Government Payroll Software Package			
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		
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	Due to practical issues it takes more than a month to provide audit answers.	Taking actions to inform the officers in the Audit Management Committee Meeting.

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non- compliance in future.
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			
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	Due to the transfer of the Chief Accountant who was the Liaison Officer appointed in 2023, the appointment of a new officer is in progress.	

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. 05/2020	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	Not- Complied	Mistakes occur while receiving running charts from regional offices.	Regional offices have been informed.
9.2	The condemned vehicles had been disposed of within a period of less than 6 months after condemning	Not- Complied	At present the activities are being carried out by the Committee on disposal.	
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	Complied		
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 applicable	There are 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			
11.1	The provisions allocated had been spent without exceeding the limit	Complied		

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non- compliance in future.
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.Jayawardhane 93,730/= There are ongoing disciplinary actions. *P.G.D.I.N.Ranasinghe 179,623/= Vaccated the Post (Inquiries are going on to reinstate in the service) and Mr.Ranasinghe has agreed to pay the relevant loan amount in instalments.	
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		
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		

No.	Applicable Requirement	Compliance Status (Complied/Not - complied)	Brief explanation for non compliance	Corrective actions proposed to avoid non- compliance in future.
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	Not relevant	Revenue Accounts does not exist.	
15.2	The revenue collection had been directly credited to the revenue account without credited to the deposit account	Not relevant		
15.3	Returns of arrears of revenue forward to the Auditor General in terms of FR 176	Not relevant		
16	Human Resource Management			
16.1	The staff had been maintained within the approved cadre	Complied		
16.2	All members of the staff have been issued a duty list in writing	Complied		
16.3	All reports have been submitted to MSD in terms of their circular no.04/2017 dated 20.09.2017	Complied		
17	Provision of information to the public			
17.1	An information officer has been appointed and a proper register of information is maintained and updated in terms of Right To Information	Complied		

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

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	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	Complied		

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	Complied		
20	Responses Audit Paras			
20.1	The shortcomings pointed out in the audit paragraphs issued by the Auditor General for the previous years have been rectified	Complied		

Land Title Settlement Department
List of names of Settlement Officers/Commissioners/Commissioner Generals

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 - 2022.09.28	Mrs. P.M.H Priyadharshani
2022.09.29 upto now	Mrs.P.C.D.Sigera

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

Annexure 02

Organization Chart of the Land Title Settlement Department

