

**ANNUAL PERFORMANCE REPORT**  
**LAND COMMISSIONER GENERAL'S DEPARTMENT**  
**2017**



## **MINISTRY OF LANDS AND PARLIAMENTARY REFORMS**

Hon. Gayantha Karunatileka

Minister, Ministry of Lands and Parliamentary Reforms

Hon. T. B. Ekanayaka

State Minister, Ministry of Lands and Parliamentary Reforms

Dr. I. H. K. Mahanama

Secretary, Ministry of Lands and Parliamentary Reforms

## **LAND COMMISSIONER GENERAL'S DEPARTMENT**

Mrs. R. M. C. M. Herath

Land Commissioner General

Ms. W. W. A. Chandra

Land Commissioner (I)

Ms. P. D. Indika L. Wijegunawardane

Land Commissioner (II)

Mrs. E. A. R. Renuka

Land Commissioner (III)

Mrs. Suseema Kariyawasam

Land Commissioner (Administration)

Ms. J. A. Girly

Chief Accountant

Ms. A. T. Sivapathasundaram

Chief Internal Auditor



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**CHAPTER 1**  
**Introduction**

**1.1 Vision of the Department**

"Creating a freehold land  
owning society  
whilst being  
the leading  
stakeholder  
in State  
Land  
management"

## **1.2 Mission of the Department**

"Management of State Land  
at a well-coordinated level adhering to  
the National Policy and ensuring optimum  
Utilization of State Land to gain  
Sustainable development while confirming  
the freehold  
Ownership of land."

### 1.3 Objectives and Strategies of Department

Objectives	Strategies
1. Ensure the land occupancy of the landless	I. Confirm the ownership of Lands II. Management of information on State Lands
2. Expand investment opportunities	I. Utilization of State Lands to expand investment opportunities
3. Optimum usage of State Land	I. Development of State Lands in an optimum level II. Ensure the security of State Lands
4. Optimum management of resources belonging to the Department	I. Develop the human resource II. Use physical resources productively III. Proper management of financial resource
5. Contribute to the growth of state revenue	I. Identify and estimate land revenue II. Collect land revenue regularly and efficiently III. Take legal steps to recover outstanding revenue



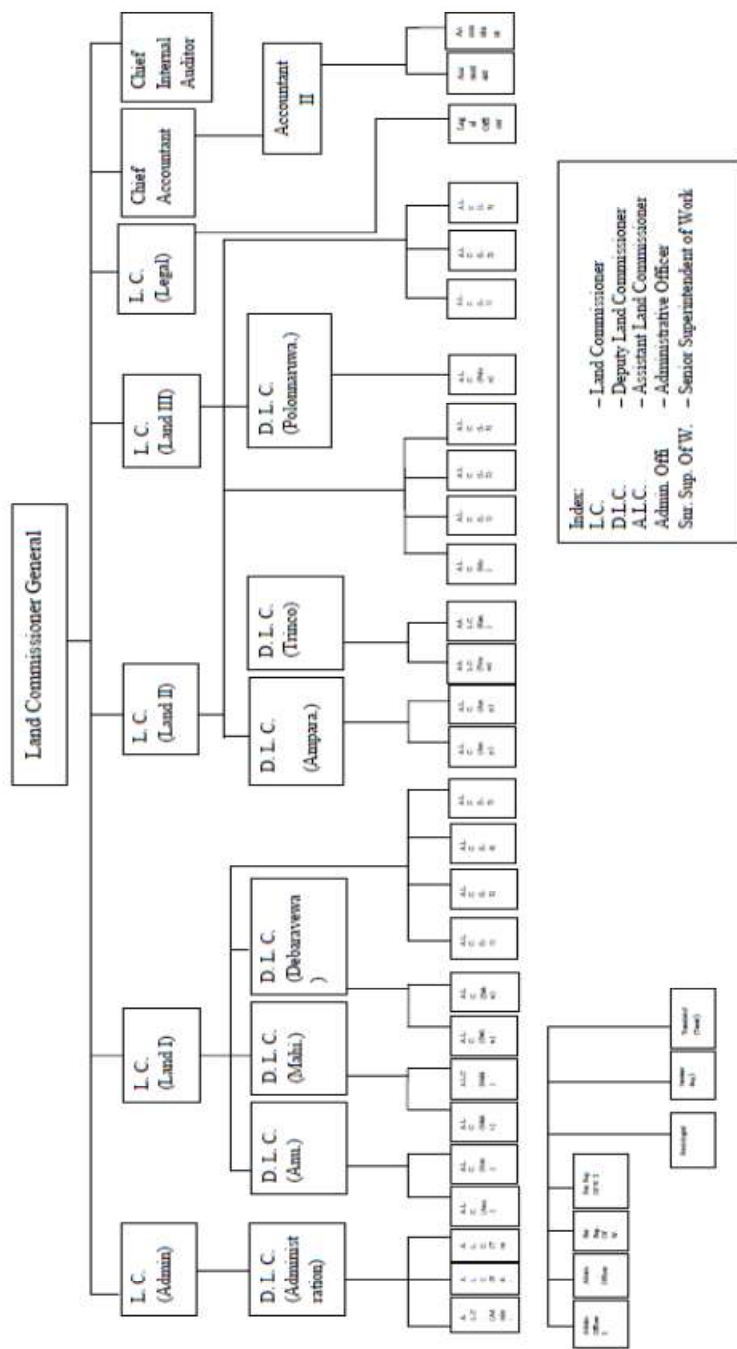
## **1.4 Role of Land Commissioner General's Department in Land Administration**

The Land Commissioner General's Department performs a special role in alienating State Lands being the pioneer in State Land management.

1. Management of inter provincial irrigation and land development projects
2. Distributing lands and issuing Grants for distributed lands under Land Development Ordinance
3. Distributing lands under State Land Ordinance and
  - Issuance of long term lease permits for residential, agricultural, industrial and commercial purposes
  - Issuance of Special and Free Grants
  - Issuance of temporality deeds (Pooja Bhoomi deeds) for temples
  - Releasing, leasing and vesting lands required for Government Departments, Statutory Boards and Institutes of Local Government, under this.
4. Distributing lands and issuing Grants under Land Grants (Special Provisions) Act
5. Protecting State Lands and reservations under State Lands (Recovery of Possession) Act
6. Providing necessary instructions and guidelines to Provincial Land Commissioners and Divisional Secretaries regarding administration of State Lands outside inter provincial and land development projects
7. Management of information on State Lands
8. Management of recovering lease on State Lands in order to strengthen the state lease revenue
9. Development of human resource
10. Settle land disputes

## CHAPTER 2

### Organization Chart



## CHAPTER 3

### Human Resource Management

#### 3.1 Composition of staff

The Land Commissioner General's Department comprises the Head Office and 08 regional offices. The Land Commissioner General serves as the Head of Land Commissioner General's Department. There are six divisions in the Head Office as Land division I, II and III, Administrative division, Accounts division and Internal Audit division. Four Land Commissioners serve as the Head of main four divisions and the Accounts division is headed by the Chief Accountant and the Internal Audit division is headed by the Internal Auditor. The regional offices established under inter provincial irrigation schemes are functioned under Deputy or Assistant Land Commissioners.

#### Composition of staff

No	Name of the Approved Post	No. of Posts	Number of posts in 2016	Changes occurred during the year					Number of posts in 2017
				Retired	Transferred		Recruitments	Promotions	
					Out	In			
1.	Land Commissioner General	1	1	-	-	-	-	-	1
2.	Land Commissioner	4	3	-	1	1	-	-	4
3.	Land Commissioner (Legal)	1	0	-	-	-	-	-	0
4.	Chief Accountant	1	1	-	-	-	-	-	1
5.	Chief Internal Auditor	1	1	-	-	-	-	-	1
6.	Deputy/Assistant Commissioner	32	24	-	1	2	-	-	24
7.	Accountant	3	2	-	-	-	-	-	2
8.	Surveyor	9	8	1	-	1	-	-	9
9.	Legal Officer	1	0	-	-	-	-	-	1
10.	Administrative Officer	2	1	-	-	-	-	-	1
11.	Colonization Officer (Special Grade)	31	5	-	-	-	-	-	6
12.	Senior Superintendent of Work	2	1	-	-	-	-	-	1

13.	Translator	2	1	-	-	-	-	-	1
14.	Sociologist	1	1	-	-	-	-	-	1
15.	Development Assistant	260	139	-	14	-	33		157
16.	Superintendent of Work	21	6	2	-	-	-	1	4
17.	Colonization Officer	204	102	3	-	-	-		96
18.	Draftsman	1	0	-	-	-	-	-	0
19.	Management Assistant	160	122	3	10	8	-	7	117
20.	Field Instructor	22	22	-	-	-	-	-	22
21.	Information & Communication Technical Assistant	5	2	-	-	-	-	-	2
22.	Record Keeper	1	1	-	-	-	-	-	1
23.	Driver	32	28	1	2	-	4	-	30
24.	Motor Mechanic	1	1	-	-	-	-	-	1
25.	Office Employer Assistant	32	32	-	3	3	-	1	32
26.	Office Laborer	15	15	-	-	-	-	-	15
27.	Circuit Bungalow Keeper	8	5	-	-	-	-	-	4
28.	Circuit Bungalow Laborer	8	3	1	-	-	-	-	3
29.	Survey Assistant	27	11	-	-	-	-	-	11
30.	Store Keeper	1	1	-	-	-	-	-	1
31.	Watcher	16	14	-	-	-	-	-	14
<b>Total</b>		<b>905</b>	<b>553</b>	<b>11</b>	<b>31</b>	<b>15</b>	<b>37</b>	<b>12</b>	<b>563</b>

Since the number of employed officers are less than the approved number for the post, there are vacancies. Therefore there were vacancies for the posts of Assistant Land Commissioner, Colonization officer, Development Assistant and Management Assistant in the year 2017.

### Details of Transfers in the Year

No.	Name & the Post	Transferre d out		Transferre d in	
		Date	Place	Date	Place
1	Mr. H.M. Weerasinghe P.M.A. I	30.12.2016	Regional Office of Motor Traffic- Monaragala	-	-
2	Mrs. J.L.N. Thushari P.M.A. III	30.12.2016	Agrarian Development District Office - Hambantota	-	-
3	Mrs. K.M. Mangala P.M.A. II	30.12.2016	Department of Immigration & Emigration - Battaramulla	-	-
4	Mrs. W.P.S. Wickramasinghe P.M.A. I	30.12.2016	District Survey Office - Polonnaruwa	-	-
5	Mr. M. K. K. S. Alwis P.M.A. II	03.01.2017	Ministry of Education - Battaramulla	-	-
6	Mrs. G.A.N. Padmakumari P.M.A. II	09.01.2017	Ministry of Education - Battaramulla	-	-
7	Mrs. D.M. Gnanawathi P.M.A. III	13.01.2017	Technical College - Ampara	-	-
8	Mrs. D.A.N. Ranasinghe P.M.A. III	12.05.2017	Ministry of Finance	-	-
9	Miss. H.B.R.M.L.N. Rajapaksha P.M.A. III	31.08.2017	Department of Labour	-	-
10	Miss. H.W.Y.L. Munathunga	07.05.2017	District Secretariat	-	-

11	Mrs. S. S. Weerasinghe	17.11.2017	Ministry of Home Affairs	-	-
12	Mrs. J.G.N. Damayanthi	10.04.2017	Sri Lanka Navy Headquarters	-	-
13	Mr. P.K.M.S. Kumarathunga	30.11.2017	Department of Labour	-	-
14	Mr. H. B. Dissanayaka	21.04.2017	Public Service Commission – North Western Province	-	-
15	Mrs. S. P. Darshanee	14.11.2017	Export Agriculture Department	-	-
16	Mrs. S.G.S. Wimalasooriya	10.10.2017	Divisional Secretariat - Gonapeenuwala	-	-
17	Mrs. R.R.D.N. Jayasinghe	03.07.2017	Department of Agrarian Development	-	-
18	Mrs. T.H.M. De Silva	23.05.2017	Ministry of Justice	-	-
19	Mrs. P.M.R.N. Pushpalatha	28.02.2017	Ministry of Lands and Parliamentary Reforms	-	-
20	Mrs. A.V.P.T. Sarojani	07.04.2017	Department of Social Services	-	-
21	Mrs. R. Rismiya	18.04.2017	Ministry of Home Affairs	-	-
22	Mrs. T.M.E.L.Thennakon	19.04.2017	Ministry of Home Affairs	-	-
23	Mrs. A.M.Amarasinghe	20.02.2017	Teacher Service	-	-
24	Mr. R.H. Chaminda O.E.A (special)	04.01.2017	Labour Secretariat – Colombo 05	-	-
25	Mr. D.M.C.D. Dissanayaka O.E.A. III	02.06.2017	District Labour Office - Badulla	-	-

26	Mr. W. Anura Wimalasiri Fernando O.E.A (special)	01.01.2017	Motor Traffic Office - Ampara	-	-
27	Mr. J. G. Chandrasena - Driver III	27.02.2017	Department of Agriculture	-	-
28	Mr. R.A.Prasanna Kumara - Driver II	04.01.2017	Department of Valuation	-	-
29	Mr. K. P. Chaminda A.L.C (Polonnaruwa)	31.10.2017	Provincial Council – North Western Province	-	-
30	Mrs. H.K.D.W.M.N. Hapuhinna – L.C (Administration)	23.08.2017	Department of Social Services		
31	Mrs. P.S. Pushpalatha P.M.A. I	-	-	02.01.2017	Department of Motor Traffic
32	Mrs. W.N.A.D.R. Weerasinghe - P.M.A. II	-	-	02.01.2017	Department of Immigration & Emigration
33	Mrs. H.H. Chandrakanthi - P.M.A. II	-	-	02.01.2017	Hardy Technical College- Ampara
34	Mrs. G.W.C. Karunaseeli - P.M.A. I	-	-	03.01.2017	District Survey Office - Polonnaruwa
35	Mrs. N.R. Maduri P.M.A. I	-	-	19.01.2017	Ministry of Education
36	Mrs. D.N. De Silva P.M.A. I	-	-	12.05.2017	Sri Lanka Customs
367	Mrs. H.M.A.N. Kumari P.M.A. III	-	-	25.08.2017	Department of Inland Revenue
38	Mr. H.L.Sarath Kumara – O.E.A. I	-	-	04.01.2017	Ministry of Foreign Affairs
39	Mr. U.G.Lionel Premathilaka O.E.A. I	-	-	02.06.2017	Department of Land Title Settlement

40	Mr. K.W.M.Subasinghe O.E.A. I	-	-	01.01.2017	Land Commissioner Department
41	Mr. K.H.M.D.Wijewardana - A.L.C. (Polonnaruwa)	-	-	01.11.2017	Ministry of Public Administration & Management
42	Mrs. K.T.Suseema Land Commissioner (Administration)	-	-	27.07.2017	Divisional Secretariat - Ambalangoda
43	Mrs. S.N.G. Abeysekara - D.L.C. (Anuradhapura)	-	-	02.08.2017	Ministry of Public Administration & Management
44	Mr. S. K. Wickramanayaka - Surveyor	-	-	01.11.2017	Provincial Survey Office – Southern Province

### 3.2 Matters pertaining to the Establishment

There is an improvement in the matters pertaining to the establishment in 2017 compared to the year 2016. This is specially depicted through recruitments, loan approvals and promotions.

No	Description	Year 2016			Year 2017		
		Received	Approved	Remaining	Received	Approved	Remaining
1	Recruitments		21			37	
2	Examinations		8			3	
3	Interviews		8			3	
4	Confirmation of Service		69			52	
5	Promotions		456			12	
6	Salary Increments		420			212	
7	Retirements		11			11	
8	Extension of Service						
9	Preparation of Recruitment Procedure		8			2	
10	Vacation of Post		8			4	
11	Interdiction		1			1	
12	Reinstatement of Service	-	-	-	-	-	-



13	Disciplinary Inquiry					1	
14	Granting approval for foreign leave		9			4	
15	Foreign Scholarships					1	
16	Cabinet Memorandum					29	
17	Commencement of Bonds		0			0	
18	Release of Bonds		4			5	
19	Granting approval for loans						
	Property		5			6	
	Vehicle		0			0	
	Distress		105			203	

#### IV. Human Resource Development

Various training programs are organized for the development of the human resource of Land Commissioner General's Department. There have been local as well as foreign training programs. Specially, knowledge, skills and attitudes of the staff have been developed through the training programs. Accordingly, a budget estimated provision of LKR 2,700,000.00 was allocated for training and skill development in 2017 and the expenditure was LKR 2,674,478.65. The training programs organized by the department in 2017 were as follows;

##### Progress of Training the Staff 2017 - Local

Subject	Number of Training Programs planned	Number of Training Programs conducted	Expected number of officers to be trained	Number of officers trained
Training officers by the Department	61	12	800	546
Training officers by Training Institutes		33		129
<b>Total</b>	<b>61</b>	<b>45</b>	<b>800</b>	<b>* 675</b>

(\*Same officer has participated in several training programs)

In addition to the aforesaid local training programs, the officers were provided with foreign training opportunities as well with the intention of developing the human resource and making them more efficient. Details are given below.

**Progress of Training the Staff 2017 - Foreign**

No.	Name of the Course	Name of the Officer	Designation	Country	Training Period
01	Capacity Building Training Programme	Mrs. W.W.A.Chandra	Land Commissioner	Malaysia	23.07.2017 29.07.2017
02	Capacity Building Training Programme	Mrs. J.A. Girly	Chief Accountant	Malaysia	06.08.2017 12.08.2017
03	G-20 Global Leadership	Mr. T.N. Kariyawasam	Assistant Land Commissioner	South Korea	19.11.2017 03.12.2017
04	Sharing Land Management Experience to Promote Effective and Responsive Governance (Sri Lanka)	Mrs. W.W.A.Chandra	Land Commissioner	Australia	11.11.2017 10.12.2017
05	Sharing Land Management Experience to Promote Effective and Responsive Governance (Sri Lanka)	Mr. A.G.A.K. Palugaswewa	Assistant Land Commissioner	Australia	11.11.2017 10.12.2017
06	Sharing Land Management Experience to Promote Effective and Responsive Governance (Sri Lanka)	Mr. G. Pranavan	Assistant Land Commissioner	Australia	11.11.2017 10.12.2017

07	Sharing Land Management Experience to Promote Effective and Responsive Governance (Sri Lanka)	Mr. K. Jahannath	Assistant Land Commissioner	Australia	11.11.2017 10.12.2017
08	Sharing Land Management Experience to Promote Effective and Responsive Governance (Sri Lanka)	Mrs. D.D.S.T. Gunarathna	Assistant Land Commissioner	Australia	11.11.2017 10.12.2017

## CHAPTER 4 Financial Management

### 4.1 Cost Estimate

286-02-01	2016			% of Expenditure	2017			% of Expenditure
	Provision (LKR)	Expenditure (LKR)	Balance (LKR)		Provision (LKR)	Expenditure (LKR)	Balance (LKR)	
<b>Personal Emolument</b>	277,250,381	276,690,005	560,376	99.80	282,104,000	276,213,364	5,890,636	97.91
<b>Other Recurrent</b>	64,212,013	62,880,800	1,331,213	97.93	68,660,000	65,955,304	2,704,696	96.06
<b>Capital</b>	75,360,000	72,659,544	2,700,456	96.42	54,200,000	34,151,254	20,048,746	63.01
<b>2001</b>	30,000,000	29,716,855	283,145	99.06	30,000,000	16,162,417	13,837,583	53.87
<b>2002</b>	1,000,000	584,713	415,287	58.47	1,200,000	1,188,484	11,516	99.04
<b>2003</b>	5,500,000	5,033,626	466,374	91.52	5,500,000	3,824,936	1,675,064	69.54
<b>2102</b>	3,000,000	2,929,316	70,684	97.64	3,000,000	488,234	2,511,766	16.27
<b>2104</b>	26,400,000	26,400,000	0	100	5,000,000	4,346,300	653,700	86.93
<b>2105-1</b>	960,000	680,570	279,430	70.89	1,000,000	727,095	272,905	72.71
<b>2105-2</b>	3,200,000	2,564,544	635,456	80.14	3,600,000	3,579,000	21,000	99.42
<b>2105-3</b>	2,600,000	2,596,006	3,994	99.85	2,200,000	1,160,310	1,039,690	52.74
<b>2401</b>	2,700,000	2,153,914	546,086	79.77	2,700,000	2,674,478	25,522	99.05
<b>Total</b>	416,822,394	412,230,349	4,592,045	98.90	404,964,000	376,319,922	28,644,078	92.93

### 4.2 Public officers' advance payments 'B' account

Providing financial facilities for advances and loans to the staff of the Department is compiled through this account and the received advances and loan applications were completed in 2017 as mentioned below.

#### Public officers' advance payments 'B' account

No	Category of Loan	Number of applied	Number of granted	Amount (LKR)
01	Special loan advances	125	125	500,000.00
02	Festival advance	369	369	3,690,000.00
03	Distress loans	209	111	14,864,151.50
04	Cycle loans	01	01	6,000.00
	<b>Total</b>			19,060,151.50

The operation of advance account in terms of due limitations is given below with a comparison to the previous year.

## Public Officers Advance 'B' account

Limitations	2016			Total B+C	2017			Total B+C
	Estimate A	Actual			Estimate A	Actual		
		Having Impact on estimate -B	Not having Impact on estimate - C			Having Impact on estimate -B	Not having Impact on estimate - C	
Maximum expenditure limit	16,000,000.00	16,107,312.52	4,481,534.50	20,588,847.02	21,000,000.00	20,346,710.18	2,131,441.00	22,478,151.18
Minimum credit limit	14,000,000.00	15,420,513.06	4,827,895.00	20,248,408.06	15,200,000.00	16,357,698.76	3,602,176.00	19,959,874.76
Maximum debit balance limit	60,000,000.00	52,974,922.17	-	52,974,922.17	80,000,000.00	55,493,198.59	-	55,493,198.59

## 4.3 Revenue Account

	Previous Year (LKR) million	Current Year (LKR) million
Estimate (LKR)	45,000,000	46,000,000
Revenue of the year (LKR)	64,197,522	70,132,249
Difference (+/-)	(19,197,522)	(25,132,249)

## 4.4 Physical Resource Management

### Composition of physical resources, changes occurred and procurement, disposals of goods

Since new buildings were not constructed and new lands were not acquired to the Department under the category of fixed assets, the remaining balance of immovable assets in 2017 were same as in the year 2016.

## Immovable Assets

No	Category	At the beginning of the year	Changes within the year				At the end of the year
			Acquisitions	Purchases	Auctions	Vesting	
01	Land (Ha.)	88.4	-	-	-	-	
02	Building	250	-	-	-	-	250
03	Construction	-	-	-	-	-	

## Movable Assets

No	Category of the Asset	At the beginning of the	Changes within the year				At the end of the year
			Acquisitions	Purchases	Auctions	Disposal	
01	Cabs	29					29
02	Motor vehicles (Jeeps and cars)	13					13
03	Vans	02					02
04	Bicycles	09					09
05	Photocopy machines	12			01		11
06	Computers	85			04	03	78
07	Computer printers	59			02	02	55
08	Fax machines	17					17
09	Type writers	38			04		32
10	Safes	05					05
11	Televisions	17		01	01		15
12	Refrigerators	11		03	01		07
13	Almira (steel & wooden)	213		28	11	13	161
14	Tables (steel & wooden)	518		28	15	12	463
15	Chairs	658		52	15	69	522
16	Shelves	224				03	221
17	Pedestal fans	09		03			06
18	Roneo machines	05				01	04
19	Electric kettles	22		03	01	03	15
20	Filters	32				01	31
21	Rice cookers	08		03	02	01	02
22	Gas cookers	11		03			08
23	Air conditioners	24					24
24	Electric irons	11		03		01	07
25	Fire extinguishers	16					16
26	Blenders	03					03
27	Calculators	147				19	128
28	Platform weighing	10					10
29	Vacuum cleaners	06					06
30	Polishers	03					03
31	Lawn mowers	04					04

32	Board cutting machines	02					02
33	Paper cutting machines	01					01
34	Computer tables	124					124
35	Computer chairs	85				09	76
36	Finger print machines	02					02
37	Electric drill hammer	01					01
38	Multi meter	01					01
39	Racks for hand bills	02					02
40	Digital cameras	01					01
41	Laptops	06					06
42	Beds (Teak)	11					11
43	Multimedia projectors	01			01		0
44	Pen drives 4GB	05				01	04
45	UPS machines	23			02		21
46	Veranda chairs	12					12
47	Dining tables (teak)	04					04
48	Dining chairs	34					34
49	Grinders	02					02
50	Executive chairs	33				02	31
51	Executive tables	37					37
52	Sofas	03					03
53	Mid back chairs	52					52
54	Visitors' chairs	96		06			90
55	Lobby chairs	30					30
56	Iron tables	03					03
57	Television racks	01					01
58	Duplex units	01					01
59	Long bench	19				02	17
60	Beds	20			06		14
61	Gas cylinder	04					04
62	LCD monitor	02					02
63	Dressing table	15					15
64	Mahogany office	04					04
65	Low back chair	115					115
66	Clocks	03			02		01
67	Regulator	01					01
68	Santa dining set	05					05
69	Leisure chairs	07					07
70	White board	01					01
71	Ladders	04					04
72	Routers	02					02
73	Key board	01					01
74	Boiler	01					01
75	Plate racks	01				01	0
76	Plastic chairs	152		47		02	103
77	Scanners	02					02
78	Library almirahs	02					02

79	BI cutter	01					01
80	Dining tables	02					02
81	Iron cupboards	02					02
82	Rechargeable torch	02					02
83	Book racks	02					02
84	Lobby stool	01					01
85	Washing machines	03		01			02
86	Cupboards	05					05
87	Towel racks	07				01	06
88	Wooden drawing chairs	12				01	11
89	Mattresses	24					24
90	Filing cupboards	81		28			53
91	Pen drive 8GB	09				01	08
92	TV antenna	01				01	0
93	Ceiling fans	05		02			03
94	Water motors	01					01
95	Tea Trolley	05					05
96	Door panel	03					03
97	Teapoy	01					01
98	Bed side stool	01					01
99	Cabinet (display)	01					01
100	Reception table	01					01
101	Mic and camera	01					01
102	Water filter stand	07					07
103	AC machines	01					01

#### 4.5 Board of Survey

Store management is done by keeping annual store inspection records. This is successfully carried out by Land Commissioner General's Department at the levels of Head Office and sub offices.

#### Board of Survey

No	Office	No. of offices surveyed
01	Head Office	1
02	World Food Stores Complex. Rathmalana	1
03	Circuit Bungalow - Meepilimana	1
04	Deputy Land Commissioner's Office – Anuradhapura	1
05	Circuit Bungalow - Anuradhapura	1
06	Sub Offices - Anuradhapura	32



07	Deputy Land Commissioner's Office – Polonnaruwa	1
08	Circuit Bungalow – Polonnaruwa	1
09	Sub Offices - Polonnaruwa	13
10	Deputy Land Commissioner's Office –Trincomalee	1
11	Sub Offices – Trincomalee	8
12	Assistant Land Commissioner's Office – Kanthale	1
13	Circuit Bungalow – Kanthale	1
14	Sub offices - Kanthale	6
15	Deputy Land Commissioner's Office – Debarawewa	1
16	Circuit Bungalow – Katharagama	1
17	Circuit Bungalow – Hambanthota	1
18	Sub Offices – Debarawewa	9
19	Deputy Land Commissioner's Office – Mahiyanganaya	1
20	Circuit Bungalow – Mahiyanganaya	1
21	Sub Offices – Mahiyanganaya	16
22	Deputy Land Commissioner's Office – Ampara	1
23	Circuit Bungalow – Ampara (Uhana)	1
24	Sub Offices– Ampara	16
25	Assistant Land Commissioner's Office – Monaragala	1
26	Circuit Bungalow – Monaragala	1
27	Sub Offices - Monaragala	4
	<b>Total</b>	<b>123</b>

#### 4.6 Audits

Audits of the Land Commissioner General's Department are conducted annually by the Government Auditor General's Department and the Internal Audit division of the Department. The internal audits and government audits conducted are given in comparison with the previous years.

## Internal Audits

	2015	2016	2017
Number of Audits conducted	14	19	21
Number of audit queries responded within the year	14	16	20

According to the annual Audit Plan 2017, it was planned to conduct 21 internal audits and it was possible to complete 20 audits by the end of 2017. Following are the details of the offices which audits were conducted.

## Regional Offices

1. Deputy Land Commissioner's Office - Anuradhapura
2. Deputy Land Commissioner's Office - Polonnaruwa
3. Deputy Land Commissioner's Office - Ampara
4. Deputy Land Commissioner's Office - Mahiyanganaya
5. Deputy Land Commissioner's Office - Debarawea
6. Deputy Land Commissioner's Office - Trincomalee
7. Assistant Land Commissioner's Office - Monaragala
8. Assistant Land Commissioner's Office - Kantale
9. Circuit Bungalow - Nuwaraeliya
10. World Food Stores - Rathmalana

## Head Office

1. Technical Division - Head Office
2. Administrative Division - Head Office
3. Transport Division - Head Office
4. Land Division - Head Office
5. Bim Saviya Division - Head Office
6. Procurement - Head Office
7. Main Stores - Head Office

## Government Audits

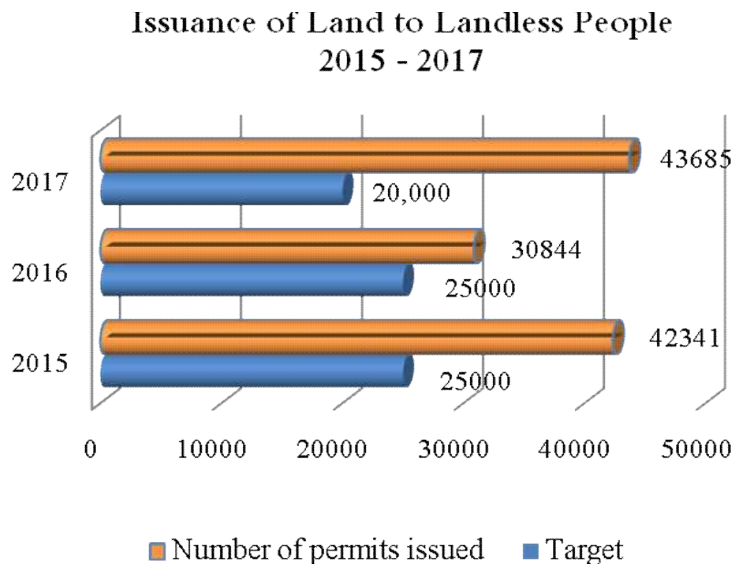
	2015	2016	2017
Number of Audits conducted	07	14	22
Number of audit queries replied within the year	07	13	16

Land Commissioner General's Department has duly responded to government audits when the audits were conducted.

## CHAPTER 5 Development Affairs

### 5.1 Land

#### 5.1.1. Issuance of Permits under the Land Development Ordinance



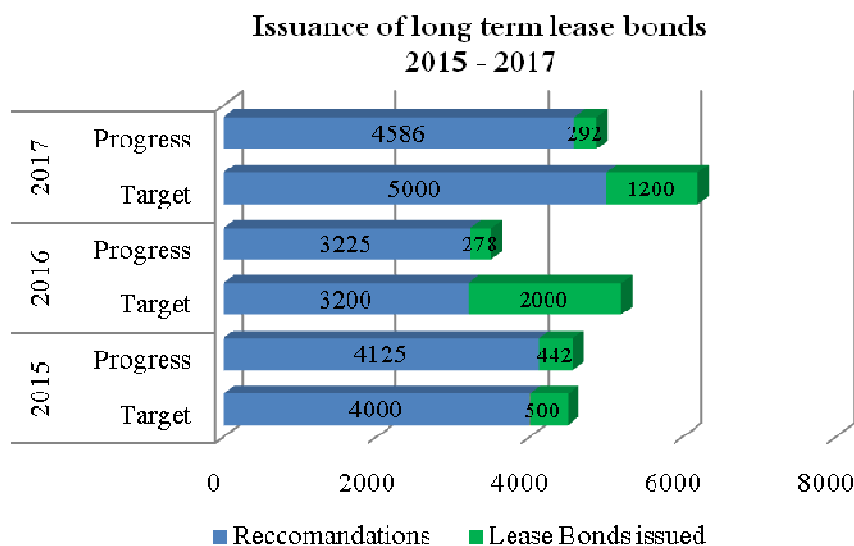
Under the issuance of land Permits to the landless, it was targeted to issue 20,000 Permits in 2017 and it was possible to issue 43,685 Permits as 9,242 Permits from the Department and 34,443 Permits from Provincial Land Commissioner offices.

#### 5.1.2. Issuance of Long Term Lease bonds under State Land Ordinance

The Land Commissioner General's Department provides lands to the people and institutes of both public and private sector for agricultural, residential, industrial and commercial purposes and also to the investors who wish to invest in special development projects.

Issuance of long term lease is a very long process. The Divisional Secretaries send all the documents with reports of recommendations through all the Provincial Land Commissioners / Deputy Land Commissioners (Inter Provincial). They should be checked and submitted to the Minister through the Secretary of Ministry of Lands and obtain the approval to lease.

Notifications are published in the government gazette for objection and then the possession is handed over after recovering the lease rental. Following that, after obtaining the diagram and preparing the lease bond, it is sent to the Presidential Secretariat via Ministry of Lands and after getting it signed, and registered by sending to the Divisional Secretary, the lease bond is issued.



Under the issuance of long term lease bonds for 2017, the target to send recommendations to the Ministry was 5000 and the recommendations for 4586 permits have been sent to the Ministry. The target to issue long term lease bonds was 1200 and it was possible to issue 292 lease bonds.

### **5.1.3. Sending Recommendations to the Ministry to issue Vesting Orders for Tri Forces and Local Government Institutions**

In terms of the Section 27 of the State Land Ordinance, any immovable property of the Democratic Socialist Republic of Sri Lanka can be vested in any naval, military, air force or local authority by the officer authorized by H.E. the President or a Vesting Order signed by the said officer, for purposes of administration subject to such terms and conditions as may be specified in such order. Accordingly, the target for preparing Vesting Orders in the year 2017 was 50 and it was possible to prepare 39.

#### **5.1.4. Issuance of Grants**

Though certain administrative powers regarding the management of State Lands are vested in Provincial Councils by the 13<sup>th</sup> amendment to the constitution, the Land Commissioner General's Department is assigned a special role in implementing the legal powers vested in H.E. the President with regard to disposition of State Lands. Issuance of Ran Bima grants under Land Development Ordinance, issuance of grants, free grants, special grants, temporality (Pooja Bhoomi) grants, Tsunami grants under State Land Ordinance and issuance of instruments of disposition under Land Grants (Special provisions) Act take a main place in disposition of State Lands.

##### **5.1.4.1. Releasing Lands for Departments**

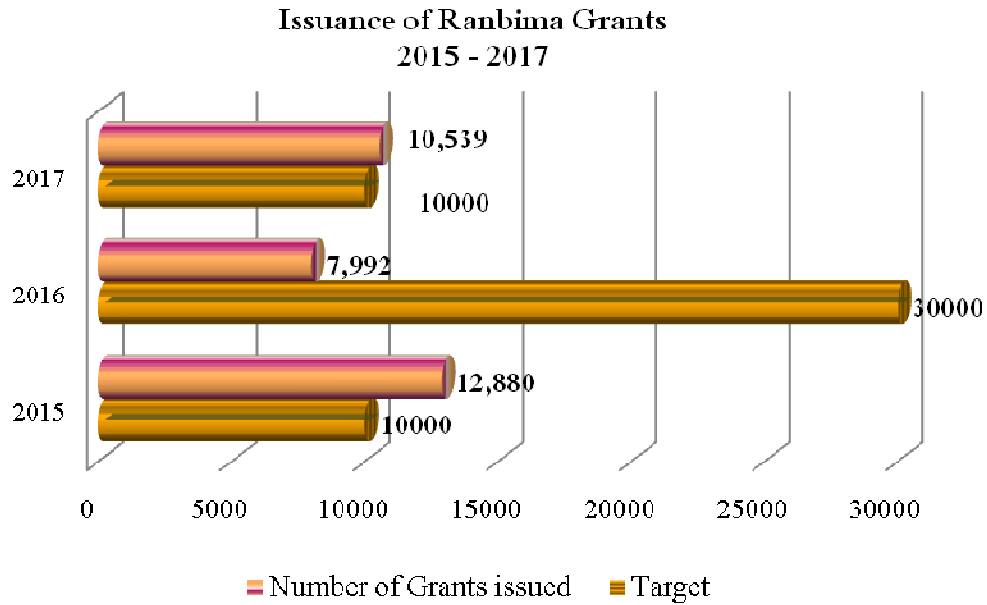
Land Commissioner General's Department annually releases lands for various requirements of government institutions and departments and the following table depicts how it was carried out in recent years.

<b>Year</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
<b>Target</b>	100	250	250
<b>Progress</b>	154	340	378

The target of releasing lands for Departments in 2017 was 250 and it was possible to achieve 378.

##### **5.1.4.2. Issuance of Grants under Land Development Ordinance**

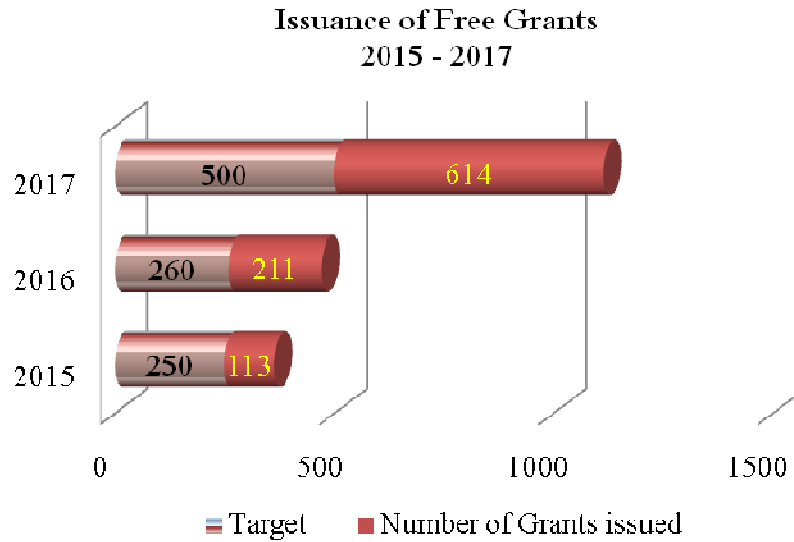
Issuance of Ran Bima grants to give the permanent ownership with conditions, after the developments are made to the lands which permits were issued under Land Development Ordinance, is one of the main programs of this department.



It was planned to issue 10,000 Ran Bima grants in the year 2017 and 10,539 grants were issued by the end of year.

#### **5.1.4.3. Issuance of Free Grants (under State Land Ordinance)**

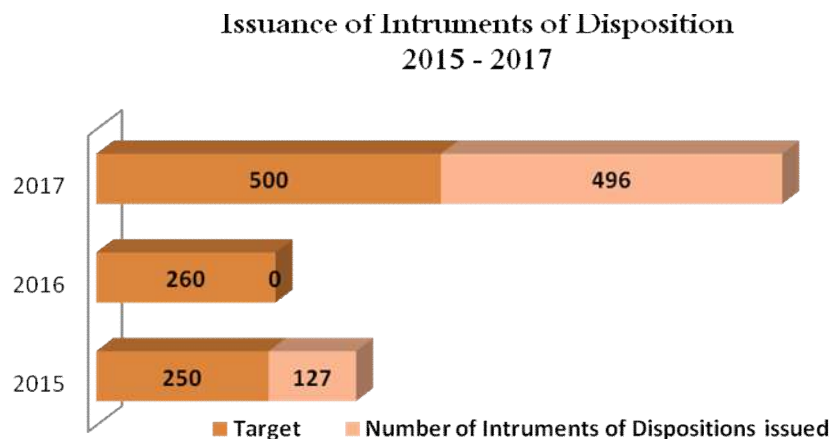
Free Grants with permanent ownership are issued to the public for the lands distributed with long term lease bonds or preliminary lease. However, such grants are not issued for commercial purposes unless it is a special instance.



It was targeted to issue 500 Free Grants in the year 2017 and it was possible to issue 614 grants by the end of the year.

#### **5.1.4.4. Issuance of Grants under Land Grants (Special Provisions) Act (Issuance of Instruments of Disposition)**

This Act is in effect since 1979. The lands distributed in terms of this Act are the lands which have been released to the government in order to distribute to the landless families from the lands acquired by the Land Reform Commission. Poor people who do not own any piece of land are benefited under this Act.



It was targeted to issue 500 Instruments of Disposition under Land Grant (special provisions) Act in the year 2017 and it was possible to issue 496 Instruments of Disposition.

#### 5.1.4.5. Issuance of Middle Class Grants under Land Development Ordinance

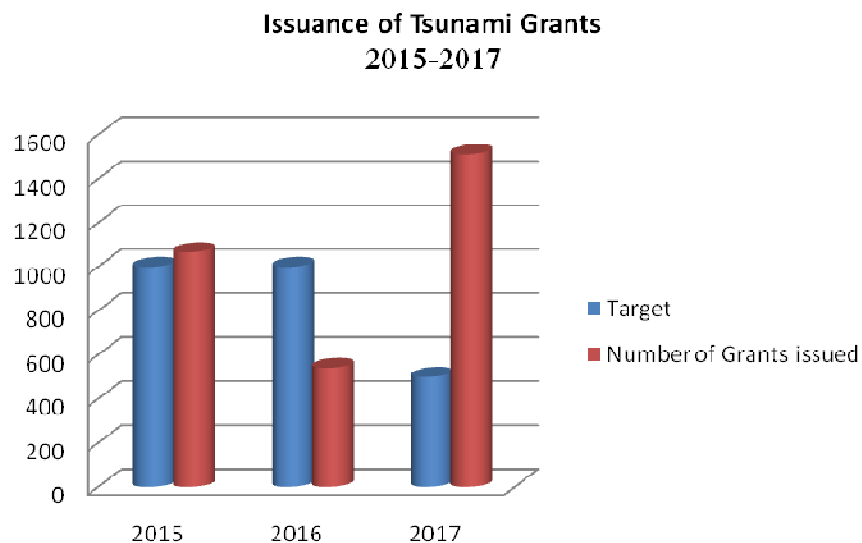
It is passed by Land Development Ordinance in order to give a State Land not only to the landless peasants but also to the citizens with some financial or capital capabilities, and to prepare a system to make them develop that allotment and get their active contribution to the national productivity. In pursuance with that, under providing a State Land to the middle class, each person is given an area of land in extent of about 10, 25 acres or 50 acres.

It was targeted to issue 50 middle class grants in 2017 and it was possible to issue 45 grants.

#### 5.1.4.6. Issuance of Tsunami Grants

Identifying alternative lands, Free Grants have been issued for free of charge to the displaced people of Tsunami since 2007 and by 2017, 8,019 grants have been issued.

Year	2015	2016	2017
Target	1000	1000	500
No. of Grants issued	1067	541	1512

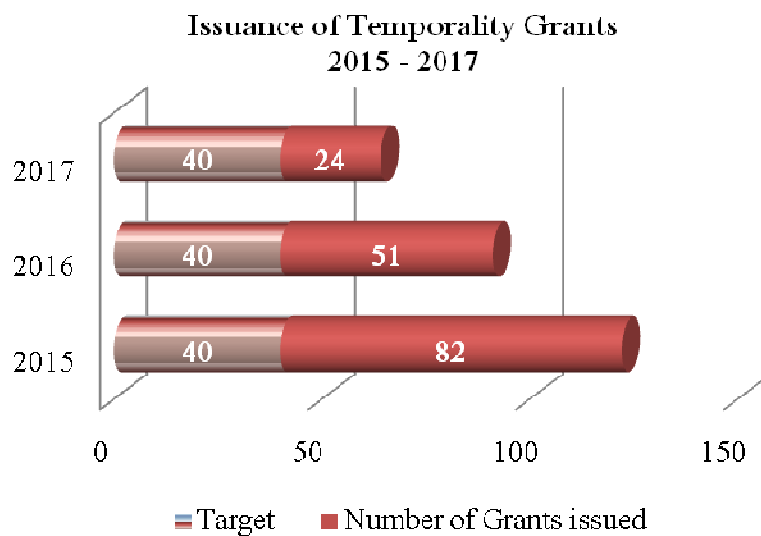




It was targeted to issue 500 Tsunami grants in the year 2017 and it was possible to issue 1512 grants by the end of the year.

#### 5.1.4.7. Issuance of Temporality (Pooja Bhoomi) Grants

Free grants are issued annually for the development of Buddhist temples and the issuance of such grants during the current year is shown below.



It was targeted to issue 40 temporality (Pooja Bhoomi) grants in the year 2017 and it was possible to issue 24 grants by the end of year.

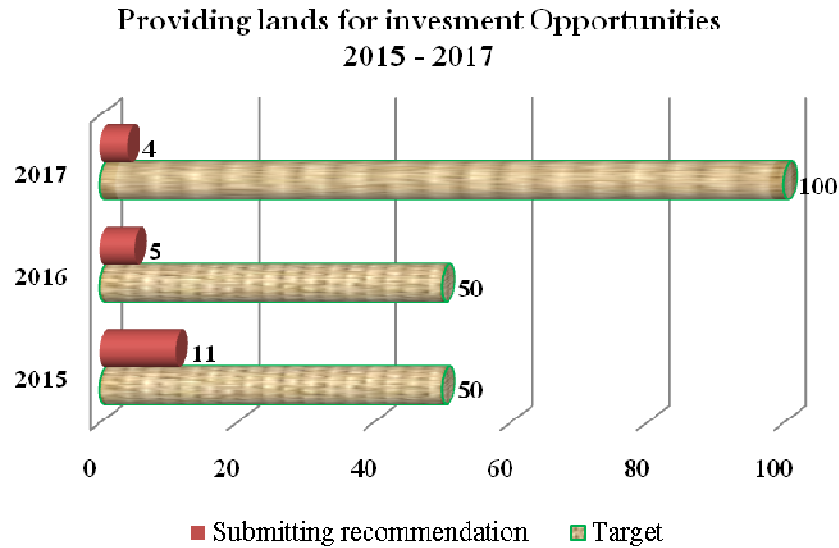
#### 5.1.5. Resolve Land Issues and Give Instructions

Divisional Day and Mobile Service programs have been conducted to resolve the land issues of the land beneficiaries and to give instructions. In addition, Department provides legal and technical assistance for the issues directed at inter provincial and provincial council levels.

In the year 2017, instructions were given for 9,063 issues under Land Development Ordinance and for 6,757 issues under State Land Ordinance.

### 5.1.6. Providing lands for investments

State Lands are given for middle term and long term investment opportunities.

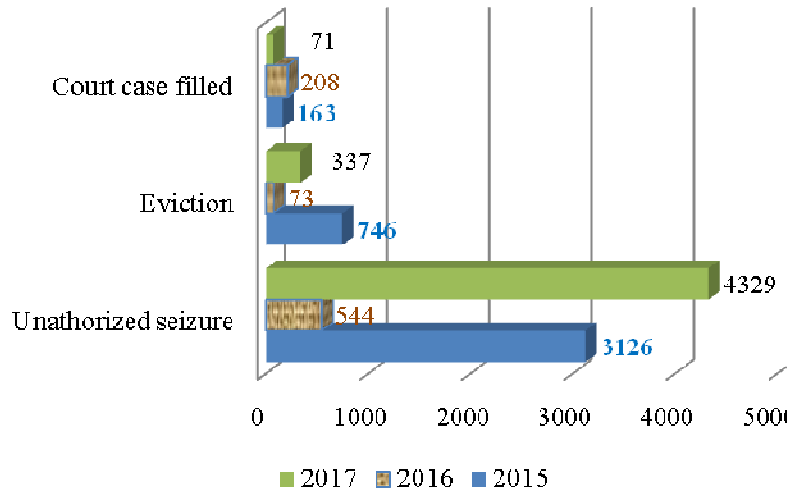


Though it was targeted to submit 100 recommendations of long term lease bonds for special development investment projects to the Ministry of Lands during the year 2017, with the intention of providing lands to expand investment opportunities, due to the decline in requests made, only 04 recommendations have been sent.

### 5.1.7. Ensuring the security of State Lands

Many steps have been taken to ensure the security of State Lands and to control unauthorized seizing. A combined national program has been implemented since 2013, together with The Ministry of Public Administration and Home Affairs, Land Commissioner General’s Department and all the District Secretariats and Divisional Secretariats island wide, for this purpose. In pursuance with the circular numbered HAF/03/ADMIN/002 issued on 05.07.2013 by the Ministry of Public Administration and Home Affairs, the investigations on controlling unauthorized seizing in every Grama Niladhari division and every Divisional Secretary’s division, have been initiated by the Land Commissioner General’s Department. There, the actions have been taken to identify the encroachers and eject them from the lands and sue the encroachers who do not leave. Such actions taken in the year 2017 are given below.

**Controlling of unauthorized seizure of State Lands  
2015 - 2017**



4329 instances of unauthorized seizure of State Lands were reported during the year 2017 and it was possible to eject 337 from them and to sue another 71. Further action are in process for another 3718 encroachers.

**5.1.8. Conducting Mobile Services**

The process of giving solutions for the land related issues of land beneficiaries at divisional level, with the intervention of government officers is known as the Mobile Service Program. It was targeted to conduct 100 Mobile Service programs in 2017 and it was possible to conduct 91 programs and to give necessary instructions for 6,833 issues.

**5.1.9. Development of circuit bungalows, office quarters and offices**

Renovation and repairing of office quarters and office buildings of internal officers attached to inter provincial irrigation and settlement projects are done annually. Accordingly, they were proceeded in the year 2017 as well. There, it was planned to repair 40 circuit bungalows, office quarters and office buildings and all of them could be completed with a cost of LKR 30,660,553.41.

### 5.1.10 Implementation of State Land Information and Management System

State Land Information and Management System has been designed to make the State Land management more efficient by using information technology. The information on State Lands are entered to this system at Divisional Secretary's divisions' level and it is also possible undertake the issuance of documents in land distribution and the process of revenue collection, the follow ups and supervision of distributed lands. It was possible to successfully implement this system, which was commenced with 40 Divisional Secretary's divisions in Western Province in 2013, in 332 Divisional Secretary's divisions island wide by the end of 2017.

Year	2015	2016	2017
Entering information to the data system as per the land documents. ( No of documents)	116,909	415,606	231,021
Entering area information with tracings to the data system. (No of allotments)	25,015	83,016	93,911
Issuance of new grants	450	4,237	5,075
<b>Total</b>	<b>142,374</b>	<b>502,859</b>	<b>330,007</b>

It was targeted to enter 300,000 land documents to the State Land Information System during the year 2017 and the Department could enter 231,021 documents. In addition, all the documents including grants, annual permits, and long term lease bonds were also printed by using this system. Accordingly, it was possible to issue 5,075 grants.

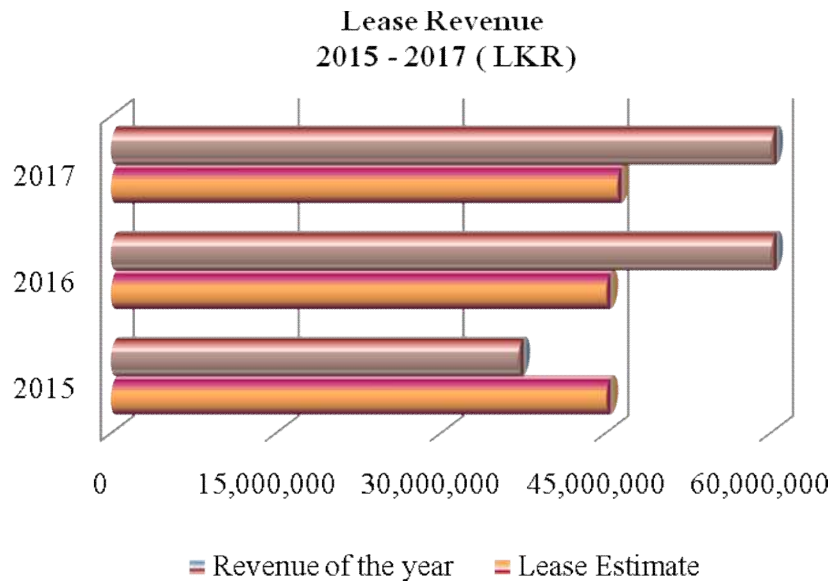
### 5.2 Estimating and collecting of revenue generated from land lease

The land lease income which should be collected by the Land Commissioner General's Department annually, is predicted in the beginning and the middle of the year. When considering those predictions, the amount of the lease income which is to be collected annually has increased. Accordingly, there is a tendency to increase the state income also. When predicting the annual land lease income which should be collected by the Department, it is calculated separately as new lease income and outstanding lease income. When the both

are taken as a whole, the lease income to be collected annually has gone up. This tendency is reflected by the collection of lease rental in past few years. The quantitative increase in new leasing of lands and the increase in the assessed value of the lands have mainly affected for this. Further, the decrease in concessionary leasing on nominal value and the regularizing of collection could also be identified as reasons.

Estimated and Collected Lease Revenue 2015 – 2017

	2015	2016	2017
Estimated lease income (LKR)	45,000,000.00	45,000,000.00	46,000,000.00
Lease income of the year (LKR)	36,969,740.00	64,197,521.90	70,132,249.15



**5.3.** Details on the Institutions attached to Land Commissioner General's Department are given below.

### **Regional Offices**

Mrs. S.M.G. Abeysekara  
Deputy Land Commissioner  
Deputy Land Commissioner's Office – Anuradhapura

Mr. K. H. M. D. Wijewardana  
Assistant Land Commissioner  
Deputy Land Commissioner's Office – Polonnaruwa

Ms. D. D. S. Thakshila Gunarathne / Mrs. A.L.I. Bhanu  
Assistant Land Commissioner  
Deputy Land Commissioner's Office – Ampara

Miss. W.H.A.S. Nadeeshani  
Assistant Land Commissioner  
Deputy Land Commissioner's Office – Debarawewa

Mr. R. M. N. C. Hemakumara  
Assistant Land Commissioner  
Deputy Land Commissioner's Office – Mahiyanganaya

Mr. K. B. Nijaharan  
Assistant Land Commissioner  
Deputy Land Commissioner's Office – Trincomalee

Ms. Y. Y. N. Perera  
Assistant Land Commissioner (Acting)  
Assistant Land Commissioner's Office – Monaragala

Mr. K. Jahannath  
Assistant Land Commissioner  
Assistant Land Commissioner's Office – Kanthale