



SaZhi

“Securing the priceless land for prosperity and happiness”



National Land Commission’s quarterly newsletter

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NLCS gets New Directors



Mr. Geley Norbu



Mr. Tenzin Namgay

Mr. Geley Norbu joined as the Director for Department of Survey and Mapping under the Secretariat on 13th June 2017. He served as the Chief Urban Planner of Thimphu Thromde

prior to the current post. He had also served under MoWHS in various capacities.

Mr. Tenzin Namgay took charge of the Department of Land Ad-

ministration and Management officially on 15th June 2017 as the Director. He had been serving as the officiating Director of the same department before.

5 Dzongkhags receive new lagthrams



The Director handing over New Lagthrams to Samtse Dzongkhag

The Secretariat handed over 8570 rural lagthrams for plots without the issue of excess/

deficit area to Samtse Dzongkhag on 12th May, 2017. There are 19099 thramholders in rural are-

as under Samtse Dzongkhag.

Tsirang Dzongkhag’s 3659 fine Thrams were also handed over to Land Record Assistant Sangay Tshewang on the same day. There are 9294 Thramholders in rural Tsirang Dzongkhag. Of the total Thrams of Gasa Dzongkhag, 147 fine Thrams were issued to Gasa Dzongkhag Land Registrar.

Similarly, 3207 fine Thrams of Paro and 9046 Thrams of Sarpang Dzongkhags were also handed over to respective Dzongkhag Land Registrars.

The Dzongkhag administrations will further handover lagthrams to respective gewogs. Only Dzongkhag Chhagzhag Sathrams are retained in Dzongkhag for future references.

Landowners will have to approach respective gewog offices and collect their Lagthrams on payment of a minimal fee of Nu. 50.



Dzongkhag Administration issued Lagthrams to the landowners of Paro

Importance of National Land Use Zoning



Members of High Level Committee consultation meeting

A High-Level Consultation meeting on “National Land Use Zoning” was held on 1st May, 2017. The meeting was chaired by the Secretary of Gross National Happiness Commission.

As per the Land Act 2007 and Economic Development Policy 2016 NLC is required to prepare a National Land Use Zoning. The zonation strategy is essential to identify land for different uses such as for settlements, agriculture, industries, culture

and heritage. The meeting discussed that all concerned stakeholders will have to provide necessary inputs and collaborate in implementation of the strategy for nationwide land use zoning.

Mr. Gonpo Tenzin, the Head of Policy and Planning Division, NLC presented the draft strategy for national land use zoning. The presentation highlighted the current scenario of how the developmental activities are taking place in sporadic manner in ab-

sence of land use zoning. He stated that the main objective of zoning is to harmonize the land use and optimize the limited land resource of the country.

The area identification of land use for the national parks, sanctuaries and biological corridors including the industrial estates are already completed. However, demarcation and remapping on the ground was felt necessary through zoning.

The chairperson directed to assess the process in order to implement the strategy. He also emphasized on reviewing the strategy highlighting issues and concerns with the formation of a taskforce and submit a concept to the GNHC for approval.

Officials from Ministry of Agriculture & Forest, Ministry of Economic Affairs, Ministry of Works & Human Settlement, GNHC attended the meeting.

Land allotted to Bangladesh Embassy in Bhutan

The Bangladesh Prime Minister, Shiekh Hasina unveiled the foundation stone plaque for the construction of the Bangladesh embassy at Hejo Diplomatic Enclave on 19 April 2017 in presence of His Majesty the King. The Prime Minister and other senior government officials were present during the ceremony.

The foreign ministers of Bhutan and Bangladesh signed an agreement on the land allotted on Use Right under Hejo Samtenling LAP in Thimphu Thromde. An area measuring 65,340 sq.ft. equivalent to 1.5 acres will be utilized for construction of the Bangladesh embassy.

The User Right Deed for the land was also signed at the event by the Bangladesh ambassador and National Land Commission Secretary.

The User Right Certificate was also handed over to the Bangladesh ambassador on the same day.

Towards promotion of our national language

Dzongkha is our national language and one of the identity of our sovereign nation. With modernization taking place rapidly, the national language is losing its usage. Dzongkha is not preferred as medium of communication in most of the official gatherings. Therefore, Dzongkha Coordinators or Dzongkha Focal person are appointed to plan and conduct various activities to promote Dzongkha language.

One of such activity conducted by the Secretariat was nomination of 7 officials to attend workshop on office management in Dzongkha and translation. The workshop was organized by Dzongkha Training Centre in Thimphu. The workshop provided an opportunity to learn modern office management lesson in Dzongkha. It also introduced the participants with the translation types and standards.

Dzongkha as a spoken language has lost its purity, meaning people tend to mix



Participants of Dzongkha Debate Competition

other languages in between a conversation. Even other local dialects are not an exception.

In order to promote spoken Dzongkha language in the office, the Secretariat organized Dzongkha debate competition on 23 June 2017. The topic of the debate was "Land Documents should be maintained in English with change of time". The topic was specifically meant for debate purpose only and it did not mean to be implemented in reality.

The group against the motion won the debate and cash prizes were awarded.



Get your doubts on land related issues clarified by dialling toll free number

152 during office hours.

A study on transition of land transaction system from analog to electronic and perception of landowners

In the twentieth century, many administrative and service systems had gone through computerization process and so did the land registration services in Bhutan. With expectation of the manifold gain in speed of land transactions, the online electronic land transaction system 'e-Sakor' was introduced in 2013. This new system was developed to achieve transparency and accountability for good land governance. Good governance is one of the four pillars of Gross National Happiness, Bhutan's development philosophy.

The e-Sakor was established to resolve various problems of the traditional land transaction and registration processes and to ease landowners from having to travel to National Land Commission Secretariat (NLCS) headquarter from different parts of the country. Even after the introduction of the new system, landowners still approach the headquarter to check and ensure their land transactions are processed and completed. The system requires the landowners to submit transaction documents to the gewog offices for rural land and to Thromde Offices in case of urban land transactions.

Therefore, to understand why landowners do not fully benefit from the implementation of online system from this system a field study was conducted in 'Trongsa' Dzongkhag. It was compared with the perspective of NLCS staff involved in implementing e-Sakor

and providing services to the landowners.

Semi-structured interview using a question guide was conducted to understand the perspectives of implementers and potential beneficiaries. The study also involved direct observation of the process of land registration and rural landowners who visited the office.

The main concerns of the people were i) Local level capacities ii) the Internet and power connection iii) Trust and confidence of the rural landowners on the registration process and iv) Geographic location and developmental activities.

Most of the respondents stated that there was need for improvement in local level capacities in Dzongkhag Survey and Land Sector. Further, any online system depends on the reliable connectivity of internet and uninterrupted power supply. If any of the two was not in place the online system become of no use.

On the other hand, most of the rural people lack trust and confidence in the new system due to lack of awareness and education. For rural people they are used to visiting offices in person and getting their work done in their presence. Geographical location and level of development of a Dzongkhag also revealed how people are gradually adopting the online system. For instance, urban dwellers are more aware of such system and

prefer online transaction whereas rural people need to convince of security of the transaction documents.

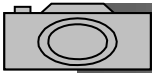
The study has found that the rural landowner's are concerned about safety of their documents that they don't lose their land in the process. From the perspective of the service providers, they aim at saving underlying cost to make the system run with little resources as possible and adopting technology to enhance efficiency in service delivery.

In conclusion, all the above findings and concerns are expected to have resolved with the recent recruitment of land registrars, land record assistants and surveyors. In addition, every Dzongkhag has a Land Inspector to strengthen the local capacity in survey and land sector. The issue of lack of awareness among people would also be addressed through mobile land service and awareness program initiated by the Secretariat.



Contributed by Karma Tshomo

Land registrar, who has recently completed her Masters in Science in Land Administration & Management from ITC, the Netherlands.



Snapshot : People of Samtse Dzonkgha receive Lagthrams

Photos sent by Phub Thinley, Land Registrar, Head of Dzonkghag Survey & Land Record Sector



Samtse Dzungda Sonam Wangyel handing over chhazhag Thrams to the Gup of Phuntshopelri gewog

Samtse Dzongrab Phuntshok Wangdi issuing Gewog Chhazhag Thrams and Lagthrams to the Gup of Ugyentse gewog



Samtse Dzongrab distributing Lagthrams to the people of Tashichholing gewog, Tashichholing Drungkhag



People of Norboogang gewog under Samtse Dzonkghag gathered for collection of Lagthrams



Never Give Up, Believe in Yourself

Many people fail to live the life they have always wished for. They fail to apprehend their ambitions and give up their goals the moment they encounter first obstacle. They don't believe in themselves. Believing in oneself is the key to make our dreams come true. A few people who manage to believe in themselves pursue their dreams and succeed.

Believing in oneself doesn't take lots of effort. Nobody is free of self-doubt; we feel insecure. Self-doubt steals our happiness, devours confidence and strips logic and reasons from mind. Fear affects our productivity, opportunity and relationships. Positive thinking is an antidote to eliminate self-doubt. It transforms a negative situation into opportunity and growth. It is completely fine to try and fail. Failure and mistakes are the necessary feedback for personal growth. Perhaps the butterfly is a proof that you need to go through a great deal of darkness and still become something beautiful. The choice between success and failure is always within us. All we need is to focus on what we are good at with a strong determination. It gives confidence to direct effort

towards our goals and actions. It enables to make a sustained effort to implement the actual change. A sense of urgency is also a key factor to achieve goals.

We don't have to be an extraordinary to achieve astonishing results and become a successful one. Sometimes, success also depends on our belief in ability, confidence and loving ourselves. Be your own cheerleader and encourage yourself to accomplish tasks. It raises you above all negativities. Nurturing yourself with the understanding that you are a deserving human being is an important aspect of developing belief in yourself.

Being humble, honest and simple ensure a meaningful life. Don't be complacent with your achievement. Choose work over name and fame. When in power, don't be carried away with weight around. Be approachable, for this will speak a thousand words. Regardless of age group, explore for the best and make each moment meaningful. Make new friends, most of all befriend with passionate people who motivate and support in times of difficulties. Have

good discussions, and get fresh perspective of things and opportunities.

If we dedicate ourselves to fostering self-belief and set aside a little time each day for working on it, soon we will find that we have greater resilience when tough times come. With every goal we achieve, no matter how small, our confidence will increase. To live a highly accomplished life, don't base our beliefs in tomorrow's success but on the abilities we possess today.

Believing in ourselves is one of the most powerful choices mankind can make. Take positively for what life has to offer. Everything we have in life comes because of our belief. Our life is what our potential to think of ourselves makes it. Ultimately, it is about giving ourselves a chance. So, do not give up.



*By: Pema
Assistant Land Registrar
Rural Land Division*

Human Resource Development program



and Land Record Assistants from various Dzongkhags, Drungkhags including from Headquarter were sent to Jaipuria Institute of Management in Rajasthan, India to attend training on Land Administration and Management.

Frontline staff comprising of Personal Assistants, Administrative Assistants, Telephone Operator, and Dispatcher attended training on Customer Care & General Office Management in Sunrise Training Institute in Pune, India from 17 to 31 May, 2017.

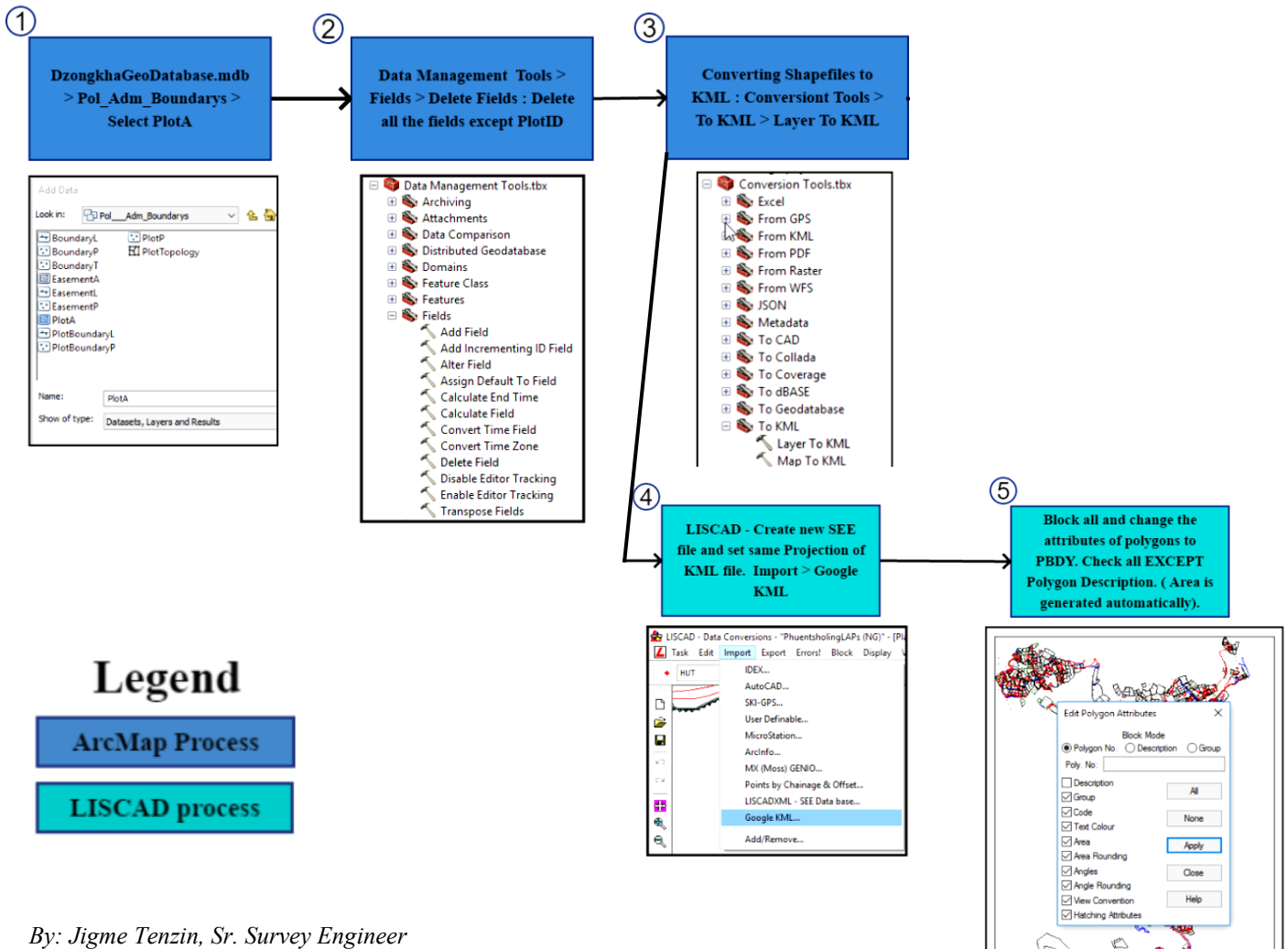
Participants of Customer Care & General Office Management Training

Human resource development program is aimed at enhancement and development of employees personal and organiza-

tional skills, knowledge and capacities. Training is part of the human resource development.

Two batches of Land Registrars

Conversion of ESRI Shapefiles to LISCAD: Tips for Surveyors



By: Jigme Tenzin, Sr. Survey Engineer

KNOW YOUR LAND ACT

The Land Act of Bhutan 2007

Registration of Land in Chhazhag Sathram

Land of civil society organizations

Section 77: The land belonging to a civil society organization shall be registered in the name of the civil society organization registered under the prevailing Civil Society Act of Bhutan and not in the name of any individual person.

Section 78: The land provided by the Government to any civil society organization before the enactment of this Act shall be retained on lease.

Land of Government institutions and Gerab Dratshang

Section 79: The land belonging to Government institutions and Gerab Dratshang shall be registered in the name of respective user establishments of the Government institutions or Gerab Dratshang and not in the name of any individual person.

Land on default of mortgage

Section 80: In the event of default of a mortgage on land, the Commission Secretariat shall, in accordance with the order of the court, transfer the ownership of land in the name of a person entitled to the land.

Know the definition

1. Joint ownership means collective ownership over a piece of land by more than one person and does not include family land.
2. Juristic person means persons above the age of 18 years; family; the institution of Monarchy; Government Institutions; Gerab Dratshang; and civil society organization, corporations and religious institutions of Bhutan.
3. Kamzhing means agricultural land other than Chhuzhing and orchard. Agriculture land shall mean Kamzhing, Chhuzhing and cash crops land.

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