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Land Use Certification



Hon'ble Prime Minister talking to the youth group registered for LUC

The Land Use Certification (LUC) is an initiative commenced in 2015 as the new allotment system of land and a new title of land tenure. Initially, the system was mainly focused on allotment of land to the beneficiaries under National Rehabilitation Project and new land allotment to Government institutions and Gerab Dratshang.

His Majesty The King expressed the concern about the increasing numbers of gungtong (absentee households), fallow land and number of unemployed youth in urban centers, during 109th National Day Royal Address in Trongsa.

His Majesty The King pointed out that there are many opportunities for entrepreneurship and commercial farming in the country, as evident by the level of imports made annually.

As an initiative towards realization of noble vision of strengthening

the sovereignty and security and enhancing social policy of equity and the national objective of self-reliance, LUC target group was shifted to the unemployed youth groups who are interested to take up commercial farming.

The LUC system for unemployed youth groups is expected to help sustainably manage and enhance productive use of land; encourage next generation farming through farm mechanization and large scale production to promote enterprising farming; and to enhance rural economy.

To drive the noble initiative forward, a Land Use Certificate Task Force (LUCTF) was established with representatives from relevant

agencies to formulate an overall strategy and to pilot the LUC.

In 2017, four LUC sites have been identified in Lhuntse Dzongkhag and were piloted based on the draft strategy.

Recently, two sites- Themdrang and Ngatshang in Mongar have also been inaugurated by HRH the Gyaltshab. A total of 69 youth have been engaged in six sites till date. There is also a plan to upscale the piloting of LUC in rest of the four eastern Dzongkhags and LUCTF and the Dzongkhag LUC Committee (DLUC) are jointly working on identification and development of potential sites.

The LUCTF had recently visited

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Number of youths engaged in Pilot LUC programme

Group	Dzongkhag	Gewog	Area (in acre)	No. of youth in group	Activity
1	Lhuntse	Jarey	10	6	Organic farming & poultry
2		Kurtoe	10	7	Organic farming & poultry
3		Maedtsho	10	7	Organic farming & Dairy
4		Minjey	15	16	Organic farming
5	Mongar	Ngat-shang	10	20	Integrated farming
6		Silambi	6	13	Integrated farming
Total number of youth			61	69	

the piloted sites and interacted with the youth and DLUC. The objective of the field visit was to monitor the pilot sites, assist pilot implementation in Mongar Dzongkhag and sensitize LUC to other four eastern Dzongkhags.

There is a Dzongkhag LUC

Committee (DLUC) formed in eastern Dzongkhags to confirm interested youth lists, prepare Farm Management Plan (FMP) and estimates for basic amenities to URC sites. The DLUC also identify potential URC sites and the proposed sites are validated by the soil expert team.

It is hard to find a good size of areas within the vicinity of their villages and even if small area is available it is cost intensive to develop the undersized land. Most of the identified sites are distant from where youths live. Youths traveling from distant villages affect the farm productivity. Therefore, the UTF found out that a shelter of farmhouse for the LUC sites is a prerequisite.

In addition, youth groups proposed for Internet connectivity to foster smart farming and marketing concepts. They also expressed need for certain recreational facilities at the site.

The LUC Task Force (LUCTF) made a field visit to LUC pilot sites from 21st March to 14th April 2018.

NLCS celebrated the Centenary Friday Forum

The Hon'ble Governor of the Royal Monetary Authority, Dasho Penjor graced the centenary Friday Forum of NLCS. Two Zimpon Woms from the Office of the Gyalpoi Zimpon also attended the event.

During the event, the land advocacy feature film entitled "Rinchen Sazhi" was launched. The film will also be screened across the country as part of the major land advocacy programs. Various cultural items were performed by the NLCS' Women Association and other officials in celebration of this historic occasion.

Almost a year after he joined the NLCS, Dasho Pema Chewang,



initiated Friday Forum in April 2015 as part of the major institutional reforms. Its primary objective is to enhance the presentation and public speaking skills of the employees.

The officials of NLCS not only have to directly interact with the public but also have to make presentations about their duties and sensitize rules and regulations.

It is very important to make a good

presentation and share ideas in coherent manner so that people can easily understand what is being presented.

99 Friday Forums in the past have been a platform where NLCS staff have made presentations on various topics and several guest

speakers were invited to speak on country's policies and their organizational mandates.

NLCS participated at the 15th National Job Fair

NLCS participated at the 15th National Job Fair organized by Ministry of Labour and Human Resources from 18th to 20th May 2018.

The main objective of participation at the job fair was to advocate and sensitize unemployed youths on availability of entrepreneurial opportunities in commercial farming by using the potential state land on Land Use Certification System (LUCS). The new system of land allotment was introduced in 2016 to enhance land productivity, provide employment for youth and to promote commercial farming .

The LUCS initiative involves multi-stakeholders such as the Office of Gyalpoi Zimpon, RMA, MoAF, MoLHR, and local authority. The system will support for a group of individuals who are willing to take up modern farming.

During the national job fair, about 60 youth registered with the LUC project to take up agriculture and livestock farming in rural areas.

The Hon'ble Prime Minister interacted with the youth who registered for LUC at the opening of the national job fair. He said that with the LUC, interested

people will have the opportunity to do farming using new ideas and techniques.

A group of interested individuals will receive land on LUC for the project with support from various departments to initiate a farming business. Ministry of Labour and Human Resources provides monthly stipend to support the initial start up for the first one year and help trainings in marketing and entrepreneurship.

MoAF supports in land management and provides seeds, saplings and other technical supports. It is reported that the pilot sites of Lhuntse which was started in March 2017 has made an annual income of Nu. 130,000.

The land on LUC will allow cultivation but will not provide ownership of the land. If the land is left unused or fallow, the land will be reverted as state land.

After the completion of job fair the youths registered for LUC were also been sensitized on Priority Sector Lending (PSL) scheme after the job fair by the RMA Governor.



Youths being sensitized about Land Use Certificate system during the job fair

"It is good to lend to God and to the soil- they pay good interest"

*By Emily Davila,
Germany*

A spiritual talk on the Four Immeasurables at the 101st Friday Forum

The NLCS had completed hundred rounds of Friday Forum in May 2018 and also celebrated the event to mark the milestone. A guest speaker was invited on the 101st Friday forum held on 18th June 2018. A Lecturer from Dodena Shedra, Khenpo Karchung was requested to deliver a talk on the four immeasurable (*Tshe Med Zhi*).



Khenpo Karchung giving a talk on the four immeasurables

In Buddhist context, the four immeasurables include loving-kindness, compassion, joy and equanimity. Venerable Khenpo stressed that by practising these wholesome attitudes towards all sentient beings, we can accumulate merits and gradually get rid of ill-will, cruelty, jealousy and desire.

It is also one of the methods of achieving happiness for ourselves in present life and is believed to benefit in the future by creating opportunity to take rebirth in the fortunate realms.

Meaning of the four immeasurables are summarized in the following as stated by Venerable Khenpo:

1. Loving-kindness (*Jampa*) - is the first immeasurable, which is the wish that all sentient beings without exception be always happy. It is an antidote for ill will. Khenpo

substantiated loving kindness by citing an example of a mother's love towards the only child she has and like wholeheartedly wishing her child to be happy.

2. Compassion (*Nyingje*)- is the wish for all sentient beings to be free from suffering. People usually experience the feeling of compassion when they see their relatives or friends and pets become sick. However, to qualify as the sublime state of compassion or to be immeasurable it has to be extended to all sentient beings of all realms.

3. Appreciative joy (*Gawa*) -is the third immeasurable, which is the wholesome attitude of rejoicing in the happiness and virtues of all sentient beings. It also counteracts to jealousy and self-centeredness. It was said that we have to appreciate and rejoice in other's

achievements and happiness.

4. Equanimity (*Tangnyom*)-is the last of the four immeasurables. It is the attitude of regarding all sentient beings as equals, irrespective of their present relationship to oneself. It counteracts attachment and aversion. It is important to recognize that ones particular relationships with relatives, friends and enemies are the result of our previous karma. So one should not cling to relatives and friends and hate others.

Besides the four immeasurables, Khenpo also talked about life, impermanence, simple meditation and other Buddhist values.

NLCS fraternity felt immensely blessed after listening to the talk and officials could try practising some of the immeasurables while delivering services to the public.



DO YOU HAVE ANY QUESTIONS RELATED TO LAND ?

Contact our Customer Service Centre and get your doubts on land related issues clarified by dialing toll free number **1521** during office hours.

People of Samtse Dzongkhag received Lag Thrams

The NLCS Secretary handed over 9,628 Lag Thrams of 15 gewogs under Samtse Dzongkhag on 24th May 2018. During the handing taking event he informed the people about the significance of Lag Thrams and sensitized on land related issues.

Henceforth, if people do not have enough land for cultivation they may appeal for kidu and land will be granted on Land Use Certificate system which cannot be sold or mortgaged but used for cultivation only.

Secretary also informed people on differences between land exchange and substitution. He



also clarified on eligibility criteria for land exchange while land substitutions would be made only when registered lands are being

acquired by the government for developmental activities and/or falls under watersheds.

Land Use Certificate Pilot Project in Mongar Dzongkhag



Another site in Ngatshang gewog was also inaugurated on the same day. There are 20 youths in a group and they will take up an integrated commercial farming.

Picture below: LUCTF and youths group who will work on the site

His Royal Highness The Gyaltshab inaugurated Land Use Certificate pilot project site at Themdrang in Silambi gewog under Mongar Dzongkhag on 2nd April 2018. The project is one of the initiatives under His Majesty's People's Project. There are 13 youths in a group for this site where they will make use of land for an integrated commercial farming.



NCRP II completed in Dagana and Haa Dzongkhag

The National Cadastral Resurvey Programme phase II in all 14 gewogs of Dagana Dzongkhag completed on 30th June, which was started from the first week of February 2018.

The team has verified and surveyed 920 plots (1,560.765 acres) of pending land issues that were not surveyed during earlier NCRP. These pending land issues include verification and survey of Z plots, TP plots, omission cases and excess/deficit cases.

Z plots are those plots which were once surrendered and reverted as State land by the landowners who couldn't pay excess land cost during the New Sathram



People of Haa Dzongkhag coming to update their pending land issues

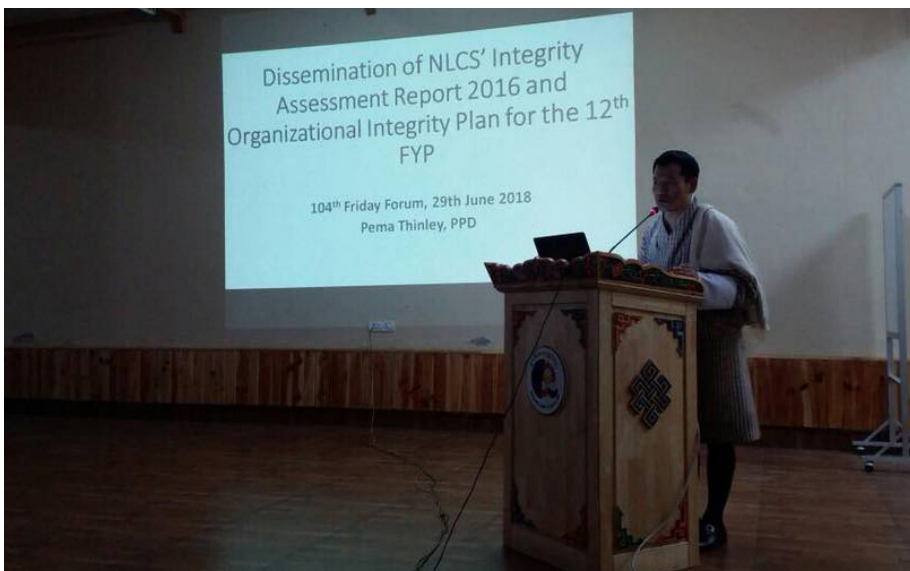
Compilation (NSC) time. TP plots are those plots which were not able to be surveyed due to overgrown tress.

Similarly, the NRCPII in six gewogs of Haa Dzongkhag completed by the end of June 2018. The team

has surveyed 1068 Z plots and 179 other pending land cases accounting for a total of 1097.821 acres of land.

The NCRP II is being carried out by NLCS in collaboration with RBA team.

Organizational Integrity review of NLCS



Mr. Pema Thinley, PPD, has presented the NLCS' Integrity Assessment Report 2016 at its 104th Friday Forum. The Integrity Assessment has been

conducted by the Anti-Corruption Commission in 2015. The report was formally released in December 2017.

The NLCS' Integrity Score is 7.68. It is higher than the overall autonomous agencies' Integrity Score of 7.62 and slightly lower than the National Integrity Score of 7.95. It is measured from 0-10 scale. Higher the score and closer to 10 mean more transparent, open, good integrity, more accountable and less corrupt while delivering services and vice versa.

He has also presented a comprehensive Organizational Integrity Plan (OIP) for the 12th Five Year Plan. The NLCS targets to achieve its Integrity Score of 8 in the 12th FYP.

Capacity Development program

Two-week training program on 'Dzongkha unicode, grammar and official correspondences' was conducted at Bhutan Institute of Information and Technology and Management in Paro from 2nd to 13th April 2018. Four officials comprising of Land Registrars and Land Record Assistants from Department of Land Administration and Management attended the training.



The first batch of officials from NLCS has undergone a training on 'Land Administration and Management' in Jaipuria Institute of Management from 20th to 29th June 2018. The training course covered subjects on application of Remote Sensing, Geo-Information System (GIS), and Global Positioning System (GPS) in land administration and management among others. They also received training on customer care and record management.

Dzongkha extempore speech competition

As a part of the Dzongkha Development program a Dzongkha extempore speech competition was held on 6th April 2018. It was aimed at promoting spoken Dzongkha as our national language. The top three speakers were awarded cash prizes and the winners were Jigme Dorji (First position), Kezang Namgay (Second), Sangay Wangchuk and Yangka Pem (Third position).



KNOW YOUR LAND ACT

The Land Act of Bhutan 2007

Rights and obligations of Landowners

Right to transact land

Section 95: Upon demise of a landowner, if the closest in line of legitimate heirs cannot inherit land due to restriction on land ceiling, he may transact such land within 360 days of demise. Otherwise, the land may be inherited by the next closest legitimate heir in succession as determined by the Inheritance Act.

Section 96: A piece of land registered in the Thram under joint ownership shall be transacted upon consent of all landowners or by co-owners to the extent of his share of land, if specified in the Thram.

Section 97: Any party entering into transaction of a registered land may lawfully authorize any other person to undertake land transaction in his behalf.

Section 98: The transfer of ownership of land from one Government institution to another or from of Government institution to Gerab Dratshang and vice versa, and from one organization of Gerab Dratshang to another shall be permitted.

Know the definition

- 1. Minerals** means any substances occurring naturally in or on the earth and having formed by or subject to geological process and which can be obtained from the earth by digging, drilling, dredging, quarrying or by other mining operation.
- 2. Ministry** means the Ministry responsible for the Government Reserved Forests land.
- 3. Person** means a citizen of Bhutan.
- 4. Protected agriculture area** means any land in the country declared by the Government based on the recommendation of the National Land Commission to manage, protect and sustain agriculture production.

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