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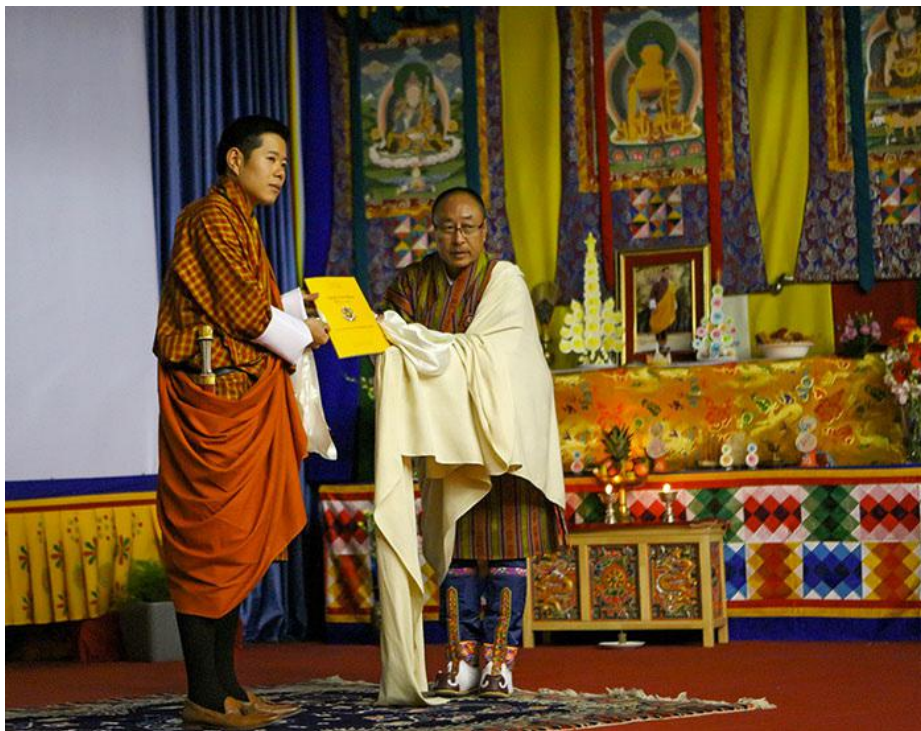
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The National Land Commission (NLC) launched three online systems namely eSakor, Bhutan Online Land Tax System (BOLTS) and MYNLCS and six documents on 8th January 2019. His Royal Highness the Gyaltsab Dasho Jigme Dorji Wangchuck graced the launching ceremony.

The new online systems have been developed for enhancement of land services and documents formulated to establish national spatial data infrastructure besides creating stronger legal frameworks and policies. The immediate benefit of the systems will be in providing efficient land related services to the people.

Due to the scanty arable land in the country the management and sustainable use of land is crucial in the face of growing issues such as urban sprawl, loss of agricultural land, unemployment, rural-urban migration, human

Online systems and publications launched



wildlife conflicts, increasing trade deficit and increasing demand for housing, among others.

eSakor system: It is the upgraded system of the erstwhile rural esakor. The rural eSakor system was accessible only by the Dzongkhag land sector officials and landowners had to submit land transactions forms in hard copy to the respective gewogs. Then gewog offices had to forward the documents to Dzongkhags upon completion of observation period of 30 days.

With the new system in place, people will require only two or three scanned documents to be

uploaded in the system. These are sale deed or agreement, clearance from family members in case of family land and clearance from the Financial Institutions if the land has been mortgaged. The landowners can directly apply for land transactions from anywhere and anytime.

The new system has many features such as grievance redressal whereby people can submit their grievances and any inquires with regard to their registered land. People can track their land transaction and grievance status and know where their land transactions have

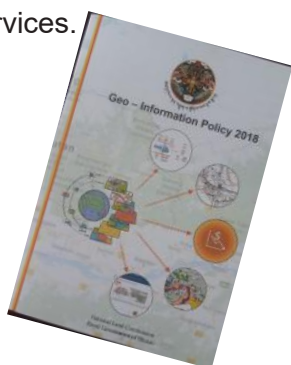
reached. For every important stage of transaction procedures people will receive sms alerts in their mobile.

Bhutan Online Land Tax system (BOLTs):

NLCS in collaboration with key stakeholders like the Ministry of Finance, DITT and DRC initiated the development of BOLTs to address inefficient practice of collection, administration, and management of land tax. On the other hand, it is intended to reduce the cost and time of travel for the tax payers. It was observed that the cost of travel was more than the actual land tax people had to pay in rural areas.

People can pay land tax by signing in at www.bolts.gov.bt and make payment for others as well.

MYNLCS: MyNLCS is a web based mail and document management system that aims to enhance communication, mail management and to provide better customer care services.



1. Geo-Information Policy: As part of the establishment of national spatial data infrastructure, the Geo-Information policy 2018, was formulated which aims to enhance data discovery, accessibility, and sharing mechanism without ensuing duplication in operation.



2. National Land Use Zoning Implementation Guidelines

2018: The National Land Use Zoning Implementation Guidelines 2018 was formulated to make optimum utilization of the limited arable land in a sustainable way and to address the conflicting interests and competing demand for its uses among different sectors and agencies through zoning.



3. Nye Atlas 2018: As part of preserving cultural, historical, spiritual and religious sites and heritages of the country, the first edition of Nye Atlas 2018 was launched which entail a mapping of major sites.



4. Strata Transaction Guidelines

2018: To address problems that come with unreliable and

sophisticated strata transactions, the Strata Transaction Guidelines 2018 was developed. It will also facilitate administration and strata transaction with provision for proportionate land rights and ownership.



5. The Land Dispute Settlement Guidelines

2018: The Land Dispute Settlement Guidelines 2018 was formulated to establish a transparent legal framework for resolving land disputes following due process of law by Local Authorities and the Secretariat. It would also expedite land disputes settlement by implementing the provisions of the Land Act and directives of the judiciary.



6. Land Lease Rules and Regulations

2018: It is the revised version of Land Lease Rules and Regulations 2009. There have been changes in other sectoral policies, rules and regulation over the last several years. So, changes had to be incorporated in the revised rules to align with the various sectoral policies, rules and regulations.

42 Graduates certified for executing land conveyances

His Royal Highness The Gyaltshab Dasho Jigme Dorji Wangchuk awarded certificates to 42 graduates who successfully completed training on land conveyance, land administration and technical aspects to help people in rural areas use the online system. These graduates have been certified to carry out land transaction on business model on their own.



Institution of Surveyors and Spatial Science Profession of Bhutan (ISSSPB) Instituted



Today, the surveying has become extremely diverse and complex. Indeed, it is the world's second oldest profession. The profession has advanced from the traditional plane tabling method to remote sensing, laser scanning and drone technologies. This has led to improvement in accuracy as well as diversity in field of surveying. It is now made possible to survey previously impossible areas like tunnel, underground, under-

water and disaster prone areas. However, there are also dangers of having diversity and getting in newer technologies.

Of late, the need for uniformity and professional ethics of surveyors and spatial science professionals has become vital. For instance, one aspect of professional land surveying is the role surveyors play in protecting property rights. In most of the countries, profession is regulated because the opinions

on property boundaries offered by professional surveyors can have financial and other significant consequences.

However, the profession in Bhutan is neither being regulated nor accredited. In order to promote, safeguard and enhance surveying and spatial sciences profession for reliable geospatial services, National Land Commission (NLC) in collaboration with Construction Development Board (CDB) has established an institution called "Institution for Surveyors and Spatial Sciences Professionals of Bhutan". The Institution will be backed by its Articles and ByeLaws.

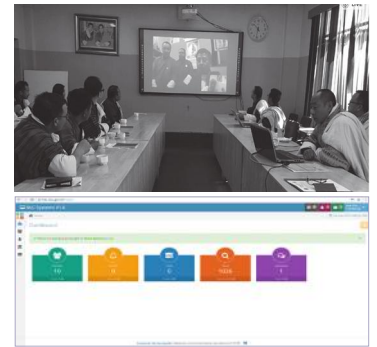
The first General Body Meeting (GBM) was held on January 31st, 2019 and elected its first governing council. The first GBM was attended by more than 120 spatial science professionals from

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Milestone 1

Service delivery
Enhancement

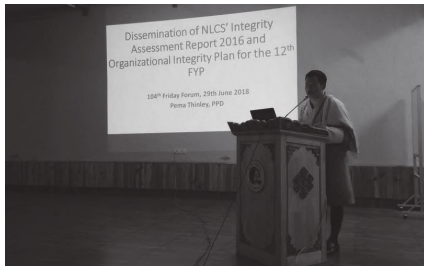
- A new system MYNLCS developed for mail management.
- Video conference application launched on 9th Feb. 2018.
- Upgraded eSakor to be user friendly for public



Milestone 2

Institutional
Development

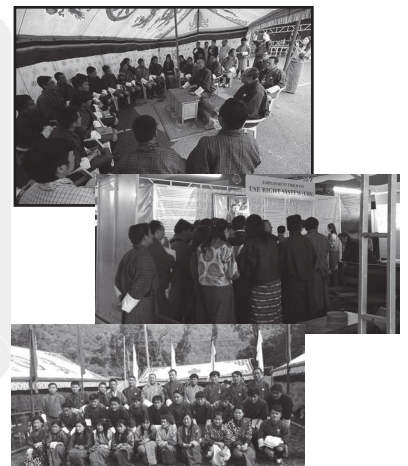
- Organizational Integrity review of NLCS as per the Report of Anti-Corruption Commission



Milestone 3

Land
Governance
Enhancement

- NCRP II completed in Wangduephodrang, Dagana and Haa Dzongkhags
- Land Use Certification encouraged for unemployed youths through National Job Fair.
- Land Use Certificate Pilot Project started in 6 eastern Dzongkhags
- Land Use Certification system sensitized to the Graduates during NGOP



Milestone 4

National
Spatial Data
Infrastructure
development

- JICA Bhutan handed over Topographical base map of southern belt



Milestone 5

Issuance of New
Lag Thrams

- People of Samtse Dzongkhag received Lag Thrams- 9,628 Lag Thrams



Milestone 6

Skills and
Capacity
development

- Gaydrungs under Wangduephodrang Dzongkhag trained on land transaction procedures.
- Orientation program for the new Recruits
- 1st batch of 14 staff attended Land Administration and Management' in Jaipuria Institute of Management from 20th to 29th June 2018.

**Snapshots:**

40 staff serving under NLCS completed the integrated Training Programme from SRPF Training Centre at Tashigatshel, Chhukha. The main objective of the training was to improve physical fitness, endurance and instill discipline in the course of service to TSA-WA-SUM. The training module comprised of outdoor classes for physical training and indoor lectures on various relevant subjects concerning the nation and individuals.

Wangdiphodrang Dzongkhag Land Sector has conducted public awareness program on new esakor system, Bhutan Online Land Tax payment system, and other recently launched land lease rules and regulations and other guidelines. The awareness program was successfully conducted for all 15 gewogs of Wangduephodrang Dzongkhag on 26th February 2019.



Institution of Surveyors and Spatial Science Profession of Bhutan (ISSSPB) Instituted

various ministries, agencies and local governments.

In an effort to creating stronger partnership for Registration and Accreditation of spatial science professionals, Memorandum of Understanding (MoU) was signed between NLC Secretary Pema Chewang, President of the ISSB and CDB Director Mr. Phub Rinzin on 11th February 2019. The MoU will provide a framework for cooperation and collaboration between the Parties for registering, certifying, and accreditation of surveyors and spatial sciences professions within the country. In pursuant to MoU, CDB shall issue Certificate of Registration to Surveying and Geospatial related Firms in the country based on recommendation of the Institution.

Crèche opened for the children of NLCS staff



The crèche of NLCS was inaugurated on 25th February 2019 and enrolled 18 children from the 2nd week of March. The crèche has been established to create an enabling environment at the workplace for working parents to participate effectively in the labour force as well as provide quality early childhood care. The National Commission for Women and Children and Asian Development Bank provided the facilities for early childhood care for the crèche.

Training on upgraded land transaction system conducted



The training on rural eSakor Land Registrars, Surveyors and Land Record Assistants from the Secretariat and 11 western Dzongkhags of Chukha, Gasa, Dagana, Haa, Paro, Punakha, Samtse, Sarpang, Thimphu,

Tsirang and Wangdue Phodrang attended the training program. Additional 49 participants comprising Thromde Land Registrars, Surveyors and Land Record Assistants, Building Inspectors, Municipal Engineers, Revenue officials from Thimphu, Phuntsholing and Gelephu joined the training program on urban eSakor from 15th to 19th January 2019.

The participants were also sensitized on the draft Strata Transaction Guidelines 2018 and trained on strata transactions as well.

Annual Land Sector Conference held for Western Dzongkhags

The 5th Annual Land Sector Conference was held at the Professional Development Center of Royal Audit Authority in Tsirang from 18th to 19th January, 2019 for 11 western Dzongkhags of Chhukha, Dagana, Haa, Gasar, Paro, Punakha, Samtse, Sarpang, Thimphu, Tsirang and Wangdue Phodrang. The conference was themed based on NLCS' strategic plan document entitled 'SaZhi 2030'.

The two day conference was attended by over 190 Land Registrars, Land Record Assistants, Surveyors and Land Inspectors of 11 western Dzongkhags, 9 Drungkhags and 3 Thromdes of Gelephu, Phuntsholing and Thimphu.

The main objective of the conference was to enhance



overall land administration and management by discussing and finding solutions to challenges that are faced while delivering land related services. Furthermore, participants were encouraged to think beyond the current scenario to build a dynamic land administration system, innovative

performance, sound National Spatial Data Infrastructure and optimize land use.

Unlike in the past this year's conference brought on board every individuals who are dealing with land related services, inclusive of almost all staff at various position levels from lowest to the highest.

Capacity Development program



Towards preparation for the implementation of National Land Use Zoning program, a team of

6 staff has undergone training on Project management at Bangkok School of Management in Thailand

from 4th to 8th March 2019.

It was a 5-day crash course training on project management. Within a short period of time the training covered key components of project management such as Stakeholder Management, Scope management, Time Management, Cost management, Risk management, Communication management, HR management, Quality Management, Project Integration Management and Procurement Management.

KNOW YOUR LAND ACT

The Land Act of Bhutan 2007

Rights and obligations of Landowners

Right to omitted land

Section 107: If a plot of land registered previously in the Thram is omitted during the compilation of the new Thram, the landowner may apply for the its reinstatement to the Commission Secretariat through the Local Authority within 5 years from the date of issue of the new Thram.

Section 108: Upon reinstatement, the Thram holder shall pay tax to the Government with arrears on such land for the number of years the land was omitted.

Verification of land boundary

Section 109: Prior to establishment of any structure that is likely to affect the boundary of a piece of land, the landowner planning to establish such structure may verify and ascertain the boundary of the land with the landowners of adjoining land and local land record office.

Section 110: If a landowner wishes to verify or specify the coordinates and boundary markers of his land, he shall apply, in writing, to the Local Authority, the Local Authority shall then carry out the survey and peg the boundary marker on the ground.

Know the definition

- 1. Public interest** means the needs arising out of socio-economic development and environmental concerns including cultural, environmental, heritage, protection of land degradation, recreational, social and strategic interests as determined by the Government.
- 2. Recreational land** means registered land used for licensed recreational purposes such as sport complexes, eco-tourism complexes, botanical gardens, and private parks other than those declared as protected areas.
- 3. Rehabilitation land** means the land granted by His Majesty the King through Kasho to marginal farmers, farmers whose land has been destroyed by natural calamities, farmers living in ecological-risk prone areas, and landless households.

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