



Speech

of

Mr. Nisit Jansomwong

President of the Valuers Association of Thailand

and Director General of Department of Lands, Thailand

on the 23rd AVA Congress

on 25th November 2021

Distinguished Members, Speakers and Participants

Ladies and Gentlemen,

Good afternoon to you all, I am most honored and delighted to have the privilege to be a guest speaker on **the 23rd Asean Valuers Association Congress** which hosted by **Asean Valuers Association, Cambodia** on the theme of **“Valuation in the Midst of Pandemic of Covid 19”**.

First of all, as the President of the Valuers Association of Thailand and Director General of Department of Lands, Thailand, I wish to send my warmest wish to all of the distinguished members and I hope that you will have the substantial and fruitful informative session during this meeting.

I have taken up a position of Director General of the Department of Lands, Thailand since 2019. I have put my great effort to enhance the level of rendering service delivery on registering property as

Department of Lands is a sole agency under the Ministry of Interior which responsible for protecting right in private land of individual person, at present the number of land offices is 461 land offices throughout the country, in each year we have an approximate of 13 million customers.

Throughout the period of hardship situation of COVID-19 outbreak in our country, our Department has been facing with many challenges as landowners still require our service of registering property, thus, we could not stop develop the information technology as Department of Lands is one of the government agencies which play important role in Government policy on Developing Thailand e-Service”.

Ladies and Gentlemen,

I am strongly confident that bringing digital technology to use in our service delivery will establish digital transparency and digital culture which created one of the most efficient land registration system in the world. Therefore, we have introduced and developed several categories of online service that I would like to share our experience with you all.

Department of Lands has developed the system of searching land parcel location throughout the country with the total of 34 million parcels via internet called “**LandsMaps Application**”. People could search land parcel location from title deed number for verifying land

parcel location, surrounding area including valuation price, overlapping of land use zoning layer, checking routing for traveling to land parcel, checking land office location with no need to traveling to land office. In year 2021, customer used our **LandsMaps Application** more than 22 million times or more than 1.3 million times per month.

Next,

The registration of rights and juristic act in some categories are required the announcement or notification prior to the registration for interested person with the prescribed duration of 30 days. Officials have to post one copy of the announcement at disclosed venues such as locality land office, district office or sub-district office, village headman office, local administration organization. Every year announcement of more than 600,000 copies were posted. Customer has to travel to the above-mentioned venues for verifying them. Therefore, Department of Lands has developed **“e-LandsAnnouncement”** for disseminate announcement via internet for increasing accessing channel of land office announcement. People could easily access to our announcement without traveling to land office.

Furthermore,

People could follow up their requested application and asking all land matters question of all land office throughout the country via **“line@teedin”**. They could also reserve queue in advance for lodging

application with more convenience via **“e-QLands”** and **“Bokdin Application”** is one of channels for creating participation of people by assisting and solving problem of people who have not yet received land right document. People could inform their need in issuing title deed in their occupied land via **Bokdin** which our officer will investigate the right in land upon the request and proceed accordingly.

Last but not least,

As we hold to the principle of people centric, therefore, we establish the dissemination of knowledge in land aspect to the people in the format of shot video clip approximately 5 minutes per one clip called **“Land Encyclopedia for People”** publicized on YouTube which has created accountability, transparency and reduced land dispute as well.

Ladies and Gentlemen,

Lastly,

“SmartLands Application” is Department of Lands portal or **“Department of Lands’ Application Center”**, customer can easily access to **“SmartLands Application”** for searching our various online services **“All about Land in One App”**.

In year 2022, we have several digital development schemes for coping with the world rapid change and new normal way of living such as -/ online registration in Bangkok metropolitan land offices, customer

could lodge application at any land offices in Bangkok -/ rendering some categories of service via mobile phone such as requesting of valuation price certificate -/ paying land and building tax via **“LandsMaps Application”** under Government policy on e-Service -/ searing condominium or condominium unit via **“CondoMap”** -/ paying survey deposit via mobile phone, this service called **“e-Payment Portal of Government”** which is integrated service with Ministry of Finance and among government agencies -/ lodging various categories of survey application via internet without traveling to land office.

On my final talk,

I believe that in the world of tomorrow land information technology will play important role to enhance our future world economic which is consistent with the United Nations Sustainable Development Goals or SDG.

I would like to end by express my best wishes that you will have a productive and successful meeting.

Thank you.

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