



A Report to the Citizens of Guam FY2010

DIPĀTTAMENTON MINANEHAN TĀNO'
(Department of Land Management)

Inside

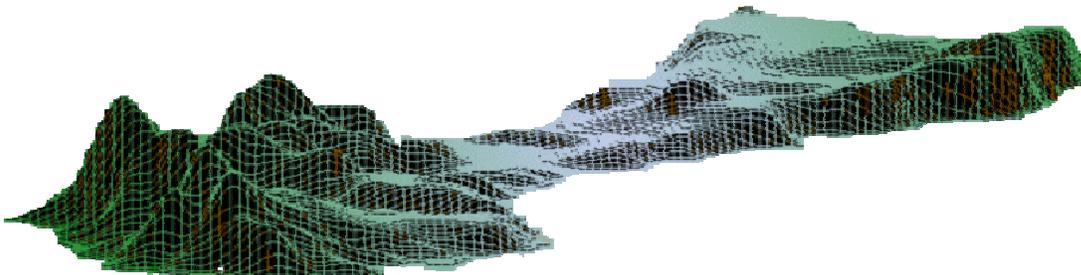
OUR MISSION & INITIATIVES	1
OUR PROGRESS	2
OUR FISCAL STANDING	3
OUR FUTURE	4

Our Mission

To maintain and effectively manage the destiny of all public lands; To ensure an effective management regulation and control of all developments; To secure and maintain original copies of all historical land documents; To automate all land documents and develop a geographical land information system; To develop and maintain a sound cadastral mapping system; and To pursue and instill a positive and dynamic philosophy management vital to effective and efficient operations of the Department.

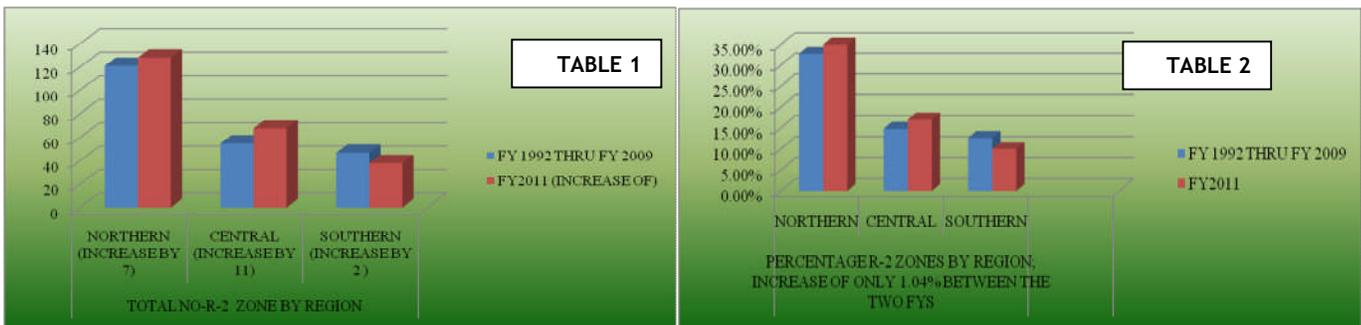
Our Initiatives

- To construct a Land Natural Resources Building;
- To Scan and Data Entry all Land Historical Data;
- To Survey and Register all Unregistered Public Lands; and
- To develop, maintain and sustain past, present and future developments into meaningful and integrated direction for the protection and enhancement of the quality of life on Guam.



Affordable housing has been a major emphasis for the past 3-years. The Federal Reserve Bank from San Francisco has been the sponsor of the Affordable Housing Symposium since 2009; and the Division has participated and presented its analysis on land use program availability towards this effort. The 2011 Housing Symposium brought out that 3,000 housing is needed by 2016 or 600-units per year; hence, there is an urgency to identify and make available "affordable housing". Public Law 21-82 now codified under 21GCA, Chapter 61, Zoning Law, Section 61639(C), provides small landowners the opportunity to rezone their properties from "A" (Agricultural) to "R-1" Single-Family Dwelling or to "R-2" (Multi-Family Dwelling) or from "R-1" to "R-2".

One purpose of this Summary Zone Change Program is to allow for an expedited zone change as an incentive with the understanding that future construction of housing would set aside a few for rentals or fee simple ownership under the "Affordable Housing" initiative. There has been numerous rezoning over the years since the inception of the SZC Program. TABLES 1 & 2 captures the data on the "R-2" type zone change since this zone provides for a much higher density which means more "housing" availability. In general, TABLE 1 depicts more R-2 zone action has occurred in the northern part of the island. One conclusion is that more R-2 changes should be made in the central and southern regions. TABLE 2 shows on average of 1.04% increase between FY 2009 and FY 2011 which indicates a slow increase in R-2 changes; and could be attributed to the downturn in the economy. If this trend continues, it poses a challenge towards the goal of achieving "Affordable Housing" for 3,000 people in the next 5-years.



Land Administration

The division's focus is primarily in three areas. Foremost, to administer the closure of land payments for Land for the Landless Program. This has been unresolved since the inception of the program in the 1970's. The Land Administration Division has taken action to collect final payments totaling \$1,366,258.46 for approximately 415 lots that have been awarded under the program. Another focus of the division has been the registration of unregistered government lands through the Land Registration Act. Efforts are ongoing to properly vest title in favor of the Government. Because of its unique procedures in the processing requirements, there are approximately 96 cases pending which the division is actively pursuing. An finally, resolving all pending land exchanges or purchases by private landowners at a fair market value through a negotiated purchase or exchange for public lands, as authorized by statute.

The Division of Geographical and Land Information System's (GIS/LIS) major priority was in ensuring that efforts are focused on capturing and converting all land records documents; and in obtaining and equipping the Department with the current hardware and software as well as on the latest versions available on the market. The Division has assisted in the scanning of over 600,000 documents. In the data entry portion, all documents have been data entered with only a 1-2 day lapse for new documents recorded; and in the merging of the data, a 1-month lapse is typical since the merge action is done on a monthly basis.

Shortly after World War II, the Military established a Uniform Triangulation System known as the 1963 Guam Geodetic Triangulation Network (GGTN) and remained as the sole system used for all surveys. In 1993, the Department on its initiative undertook actions to develop a new system; and as a result, over 3,012 new survey land control monuments were established. A total of 430 GGTN marks were recovered during the change-over. The significance of these new monumentation, is that it is an accurate system based on Global Positioning Satellite (GPS) controls. The island coverage of over 3,012 control monumentation, is sufficient to perform land surveys that could not have been accurately performed under the previous GGTN system. The establishment of this 1993 GGN System was made possible through the \$1.1 million dollars (±) funding and assistance with the South Australian -Department of Environment and Natural Resources. To ensure maintenance of the system, a \$5,000.00 penalty fee is assessed for damages to the marks; and \$1,000.00, is assessed for issuance of new GGN marks. Funds collected are deposited in the GGN Fee Account.

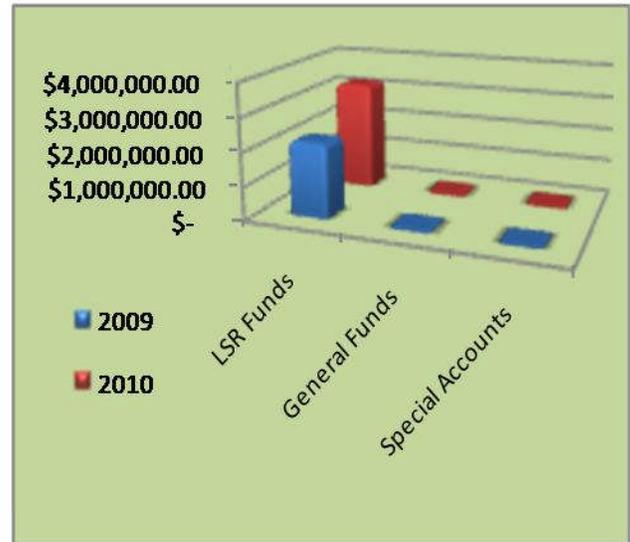
Land Records

The Division was perennially challenged in two major mandated areas: 1st—is the data capture of all documents recorded; and 2nd- the issuance of Certificates of Titles. The relationship between these two issuance of titles required extensive research; and the challenge was

how best to retrieve the documents effectively and expediently. With over a million recorded documents, prior research was painstakingly slow. With the advent of newer electronic technology and data base systems, the Division is finally in a position to be able to scan and data entry land records documents in real time.

Revenues

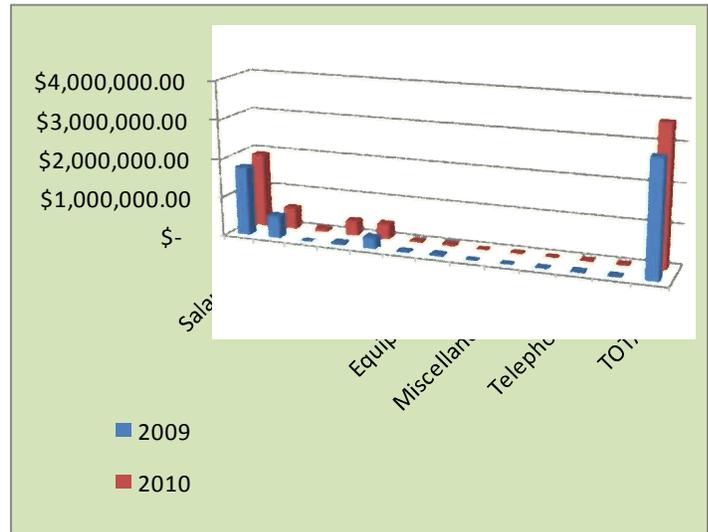
	<u>2009</u>	<u>2010</u>
LSR Funds	\$ 2,223,954.71	\$ 3,268,782.76
General Funds	\$ 32,813.77	\$ 32,955.99
Special Accounts	\$ 12,075.35	\$ 9,523.55
GRAND TOTAL COLLECTED	\$ 2,268,843.83	\$ 3,311,262.30



The Department of Land Management has, since its inception over 50 years ago, relied primarily on the General Fund to support its operations. In 1990, a Land Survey Revolving Fund (LSRF) was established in order to pursue land registration and its required land survey. Since then, other Department revenues collected were placed into this account. The LSRF serves as the sole source for the Department's budget needs.

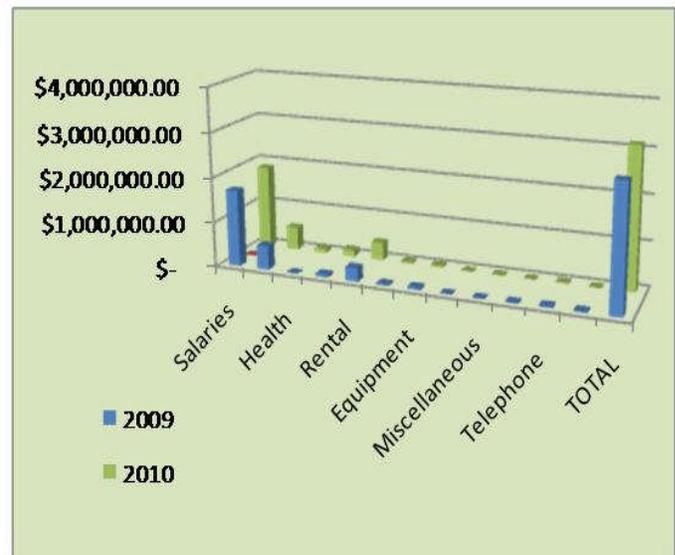
Appropriations

	<u>2009</u>	<u>2010</u>
Salaries	\$ 1,799,889.70	\$ 1,932,483.00
Benefits	\$ 591,888.10	\$ 561,735.00
Health	\$ -	\$ 95,484.00
Contractual	\$ 69,912.56	\$ 391,000.00
Rental	\$ 305,424.00	\$ 404,051.00
Supplies	\$ 34,137.00	\$ 39,328.00
Equipment	\$ 58,736.00	\$ 52,420.00
Drug Testing	\$ 112.50	\$ 675.00
Miscellaneous	\$ 2,400.00	\$ 8,191.00
Water	\$ 13,595.94	\$ -
Telephone	\$ 34,203.00	\$ 27,000.00
Capital	\$ 29,177.00	\$ 29,750.00
TOTAL	\$ 2,939,475.80	\$ 3,542,117.00



Expenditures

	<u>2009</u>	<u>2010</u>
Salaries	\$ 1,707,596.62	\$ 1,857,468.42
Benefits	\$ 535,369.54	\$ 516,898.96
Health	\$ -	\$ 95,477.30
Contractual	\$ 65,038.64	\$ 149,116.09
Rental	\$ 305,424.00	\$ 404,050.50
Supplies	\$ 33,258.16	\$ 36,256.71
Equipment	\$ 51,431.00	\$ 41,823.00
Drug Testing	\$ 112.50	\$ 300.00
Miscellaneous	\$ 2,400.00	\$ 3,150.00
Water	\$ 13,595.94	\$ -
Telephone	\$ 34,201.71	\$ 22,819.92
Capital	\$ 26,335.00	\$ -
TOTAL	\$ 2,774,763.11	\$ 3,127,360.90



Undoubtedly, the Department continues to face challenges in funding, resources and manpower assets. For as long as it has been in operation, the General Fund was its sole source. In the past couple of years, it was authorized to utilize revenues collected in the Land Survey Revolving Fund (LSRF), at first partially, but has changed for the current Fiscal Year and is now entirely reliant on it. In effect, allowing the Department to operate as if it were an “autonomous agency”.

Another action that contributed to the collection of funds was the Department’s increase of “Departmental Fees”. In short, raised documentary taxes, application fees, copier charges amongst numerous other service fees that for the past five decades had never been reviewed and assessed for any increase.

While the increase in funding opened the way to recruit personnel, only vacant critical positions were allowed to be filled. In order for the Department to continue to fulfill its responsibilities for effective and efficient operations, it pursued other manpower sources such as several limited term appointments, coordination with the Agency for Human Resources for available personnel under the Summer Youth Programs such as the “Passport to Career”, “Work Experience”, “DISID” and “DPHSS” (CWEP) Programs; executing a Memorandum of Understanding with Department of Public Works concerning right-of-way certification which, in-turn allowed its subcontractors to assist the Department (DLM) in numerous collocation and database population of land records and maps to name a few of the initiatives undertaken and planned. The Scanning Project is ongoing and is anticipated to be completed by December 2011.

Based on these, the Department’s future objectives and goals are to maintain and sustain the land database records; provide all land records for inclusion in the “Guam Property Assessment System (GPAS)” under the oversight of the Department of Revenue & Taxation; the pursuit of land survey and registration for all unregistered Government real property; the scanning of all Division documents; as a member of the Multi-Agency Advisory Group, provide assistance to Chamorro Land Trust in zoning, subdivision, survey and land administration; the certification of right-of-ways for government acquisition and utilization of roads and streets; development and maintenance of a cadastral map which will ensure ease of development of an island-wide zoning map and property map verification; the close monitoring of developments as a result of the military buildup; implementation of a planned Central and Northern Land Use Plan; and continued actions to ensure that current electronic, computer and database technology and systems are secured for the Department. To further enhance all material assets and personnel resources, the Department not only has designed a Land & Natural Resource Building, but is quite close to securing financing. This structure can be truly called a “government” building and plans are to house Ancestral Lands Commission, Chamorro Land Trust, and Hagåtña Restoration and Redevelopment, and coordination is ongoing to bring in Guam Economic Development Authority and possibly, Guam Housing Corporation, as tenants.



590 S. Marine Corps Drive
Suite 733 ITC Building
Tamuning, GU 96913
P.O. Box 2950
Hagåtña, GU 96932
<http://dlm.guam.gov>
(P) 671-649-LAND (5263)
(F) 671-649-5383