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High Commissioner

May 2, 1967

Maynard Neas

Study of Land Programs - Mariana Islands District

Reference is made to your letter of January 20, 1967, in which you requested that I "make a detailed and complete study of the entire land program of the Mariana Islands District."

You requested that I work under the supervision of the District Administrator, Mariana Islands District. I have kept in almost daily contact with the District Administrator and it has been one of the most pleasant and rewarding periods of my work with the Government. I have one regret - I had to do so much field work to obtain accurate data and the land records are so poorly concentrated, I cannot make my final report at this time.

The people of the district feel they are entitled to a distribution of the land in the public domain. This feeling developed in a very logical manner from the time of the re-population of Saipan which began in 1815 with the settlement of Garapan by a group of Carolinians from Lamotrek, Satawal, Elata and Europik, of the present Yap District. Chamorros from Guam started coming to Saipan approximately one hundred years ago and there was far more land than anyone could use. No land boundaries were set by the Spanish Administration. With the German Administration, definite boundaries were established within in the basic philosophy of "use it or lose it."

The German philosophy worked no great hardship on anyone as people could readily obtain title to more land as they put it to use. But with the coming of the Japanese after the start of World War I, no more land was available to the local population. All public domain was put to use by the Japanese Administration by settling the land with Japanese nationals - primarily from Okinawa. By World War II, the Japanese population outnumbered the local people by some three to one on Saipan. Tinian was completely populated by Japanese except for a few Chamorro laborers. Local people with land holdings found an easy source of funds

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by leasing land to the Japanese. This practice is a key part of the local philosophy toward land. People today are looking toward the time their land will be in demand and they can either lease it or sell it - preferably lease it for an indefinite source of income without any responsibility for development. Without a land tax, ownership and leasing of land is a very good thing for the Micronesian with a tract of land not in use.

The clinching factor which has made the local population favor a give away land program occurred during and after the invasion of Saipan by the U. S. Military Forces. Nearly the entire population of local people lived in Garapan at the time. Their homes were destroyed during and immediately after the fighting and all local people were kept in protective custody in Chalan Kanoa and vicinity for over two years. The invasion occurred in June and July of 1944. The people were kept in Chalan Kanoa until July 1946.

Saipan was declared "secure" on July 9, 1944. However, there were several hundred Japanese stragglers in caves with first class arms and sufficient ammunition to keep the U. S. Military Forces engaged in hunting them down daily for over two years. During all of this time, the local people were housed, fed, educated and clothed by the U. S. Military Government. When they were released from protective custody, the people were housed in the various military camps that were no longer needed. New villages were established and no rentals were charged for use and occupancy of housing. A register of who was living where was not even kept. By 1958 it was found desirable to determine who was living in which Government house and on which lot. All who could possibly qualify for a homestead were encouraged to file for the lot where they were living. No charges were made for the houses.

As the Navy Administration was not ready to make land title determinations for several years after the close of World War II, some means had to be found for the production of subsistence foods. A revokable permit system was established and people were given their choice of land on which to develop subsistence gardens. The word was passed that later on these tracts would be homesteaded to the landholders. People were thus encouraged to plant permanent trees and erect crude houses. The homestead program which was started in 1957 did give favor to the people on the revokable permit land.

The land give away programs that were so necessary during and immediately after the invasion are still a vital part of the philosophy of the homestead program - as it was with the Exchange Program which in many cases gave people as much as six hectares of public land for each hectare of private land. Furthermore, there was so much Government building

material available for the taking from Military camps that were abandoned, the salvage is still the basis of the buildings that are being erected in the Village Lot homestead program. When Government largesse, together with Government employment that does not require rigid standards of performance, is considered as a whole, it should be small wonder that the local people hold the philosophy that the public domain is something that should be divided up with little or no regard to payment or effort on their part. While the people certainly have acquired this give away philosophy strictly a one way street in a very rational way, the time when it was necessary, from an emergency standpoint, ended some 15 years ago. But with a plethora of material and land to dispose of, small wonder the Administration officials elected the easiest course - give it away to any who would take it.

The Mariana Islands District has approximately one-half of the agricultural land of the Trust Territory that can be developed commercially. If the give away program continues, all of it will be held privately in small fragmented parcels - all waiting for the time when it can again be leased to someone who wants it for developmental purposes.

I spent approximately two months in field investigations of homesteads, in company with others. The basic work of the study has been completed.

I have searched the files of the District and Headquarters for relevant material. Many key documents are known to exist but cannot be found. Some have been stored and some have been destroyed. However, sufficient material has been located to provide a good historical account of the land program in this district.

In addition to the basic field work with the homestead inspection teams on well over 200 homesteads, I accomplished a substantial amount of administrative work dealing with land problems at the request of the District Administrator on cases that required research and analysis beyond the capabilities of the present Land Management District staff.

My preliminary findings and recommendations are as follows:

1. The District has received a total of 1069 agricultural homestead applications since 1957.- the inception of the Agricultural Homestead Program. A total of 605 entry permits have been issued and of these 116 have received deeds of conveyance. There are some 300 agricultural homesteads awaiting field boundary surveys before deeds can be issued. There have been 1359 applications for Village Lot homesteads and 1084 entry permits have been issued. Deeds for Village Lot homesteads total 718.

2. The land tenure systems of the Mariana Islands District are the simplest least complex, most straightforward of any in the Trust Territory. The Chamorros follow a system of land tenure they developed during their period under Spanish Administration and it is so much like the Anglo-American system it is easily understood by Americans. The land tenure system of the Carolinian population is a simplified version of the various systems found in the islands from Ulithi to the Marshalls. Land is held in the maternal line and is seldom divided except by unanimous consent of all concerned. Lacking the inclusion of chiefs in the system it can be readily understood by Americans with a little study.

Nearly all of the privately owned land was the subject of title determinations during the Navy Administration and these are all of record. Therefore, a Land Commission established under Public Law 2-1 should be able to function with a minimum of difficulty in this district.

3. In planning for the Exchange Agreement Program, Navy officials attempted to design the work to wipe out all claims for post-secure damage and use and occupancy. The Exchange Agreement documents contain provisions to do this. Former Navy officials who worked in the program state they made every effort to insure that land given in exchange for land in retention areas or land which was damaged beyond economical use was far enough in excess of the owner's original land to compensate for post-secure damage and for use and occupancy up to the time of the Exchange Agreement. However, present feeling of the people of Saipan is that they were not compensated for post-secure damage, neither were they compensated for use and occupancy by Military Forces. Nearly every pre-invasion landowner has filed a claim for use and occupancy of land and for post-secure damage. These claims total over \$2 million.
4. One agricultural homestead was found in the fourth year of development that had been abandoned for at least three years. The homesteader went to Guam to work shortly after the Entry Permit was granted. He is still there but comes back to Saipan on short visits about once each year. The homestead was inspected once each year and received grades of good with indications of substantial progress toward completion of the planting program. This was the only case of over 100 agricultural homesteads and over 100 village lot homesteads inspected in company with a team where there was gross exaggeration of the progress of development.

5. Many homesteaders quit cultivating their land as soon as they get a deed to it. Land speculation was the motivating factor in most of the cases. Some homesteaders moved to Guam and acquired U.S. Citizenship after getting the deed. Casual inspection indicates at least one-fifth of the agricultural homesteads that have received deeds have not been cultivated recently.
6. The average house that is being erected on village lot homesteads is a frame structure approximately 18' X 24', with a small annex for a kitchen, made of war-time scrap material, set on posts sawed from power line poles, with an outdoor toilet and an inadequate sump, if any at all, to catch kitchen and bath waste. Out of over 100 village lots homesteads inspected, there were not more than five concrete block houses in process of construction.  
  
The average agricultural homesteader is over 50 years of age. Out of the 100 plus homesteads inspected, not more than five were under 40 and all were over 30 years of age. On the other hand, many single men and women have applied for village lot homesteads and got them. Some are away from the island in school, one is a single girl of 20 years of age in school at Mount Carmel, Saipan. She lives with her parents and her brother and his family who are U. S. Citizens live on the homestead.
7. The land of the Mariana Islands District is still being tilled by hand in nearly all cases. The leasehold of Micronesian Development Company on Tinian is using mechanization to a great extent. On Saipan an inspection of over 100 agricultural homesteads revealed one homesteader using a tractor. One was using a bull to plow and to haul cargo. The others were using the machete, a short handled mattock-pick, and a long handled hoe. The jeep has replaced the bull cart as a means of conveyance.
8. Packs of near wild dogs roam the island and destroy an untold number of chickens. An untold amount of produce is being stolen by thieves. The practice of living in the village and going to the farm to tend it during a few daylight hours contributes a great deal to the loss of produce and animals to roving dogs, stray cattle and thieves.
9. Cash income from the farms that are operated is principally from tapioca, sweet potatoes, taro, pineapple, pigs and cattle. Inspection of over 100 agricultural homesteads revealed that very few sell anything for cash. Land speculators have nothing to sell. About one out of five agricultural homesteaders actually sells something during the year. One was found who farms 5 hectares and sells over \$3,000 in produce per year. He hires no labor. Another - the one who uses a tractor - was not present. It was estimated by some members of the inspection team that he probably grosses at least \$3,000 from his homestead. Approximately

95% of the produce is sold directly to consumers by homesteaders. Inquiries at the three principal food retail outlets on Saipan indicated they could sell at least five times as much produce as they can get. Some is now coming to Saipan from Rota by air.

10. The younger men who have agricultural homesteads are relying on their fathers or other relatives to do the work of improving the land.
11. There are no requirements as to what constitutes a residential building for the improvement on a village lot. During the inspection of over 100 village homesteads some "houses" were found which were no more than 9' X 12' of scrap material. One such "house" is on a sea side lot of some 1400 square meters that has an ocean front of over 100 feet. The lot would bring about \$3,000 today if offered for sale to highest bidder - it would be more if non - Micronesian Citizens could legally acquire title to land.
12. The District Land Advisory Board was established in 1953 and has met fairly regularly since its formation. Records have been kept of the meetings but no index has been made of the decisions reached by the Board.
13. Nearly all pre-invasion land records were lost. The chaos brought about by this catastrophe has been reduced but not wiped out.
14. So many of the Saipan land monuments were lost during and after the war the Navy decided to set up an entirely new survey system based on a point determined astronomically, which forms the basis of a grid system. It is generally accepted as an excellent plan. However, actual field surveying is falling behind each year as the work is increasing faster than survey parties can do the work. Additional staff, together with a new approach to homestead surveying, is indicated.
15. Copies of deeds and other important land documents have been deposited with the Clerk of Courts as required. However, the Clerk's office has been understaffed most of the time since it was established and it is very difficult, indeed sometimes impossible, for the staff to find a given document. Test cases revealed any single case requires a major effort and several minutes to find the file containing the desired document.
16. The District Land Advisory Board has acted as an administrative arm as well as an advisory body. Consequently, decisions that should be made administratively wait for the Board to meet and with a mass of administrative detail to consider, many important items that should be considered by the Board are postponed or set aside.

17. The majority of agricultural homesteaders own other land. Frequently, landowners of Saipan have not had their family estates distributed so they could acquire agricultural homesteads. The list of agricultural homesteaders reveals nearly every well-to-do Saipanese with a homestead parcel. The philosophy, as indicated by the minutes of the District Land Advisory Board, has been, and still is, to distribute the entire public domain as soon as possible to the population. There seems to be a feeling that the public domain is "owned" by the U.S. Government and the sooner it can be transferred to local owners the better.
18. There are 14 employees in the District Land Management Office. One is a U. S. employee - the District Surveyor. The others are all Micronesians whose academic qualifications are almost nil. Some are quite capable in the jobs they are holding but their ability to advance and take on additional responsibilities is quite limited. Ten years ago the Navy had 61 employees on the same work - together with some 10 or more in the Guam office who gave back-up service to the Saipan office. Many of these were highly skilled and well trained professionals.
19. Less than 10% of the arable land on Saipan is being cultivated. Almost none of this is producing at maximum potential for lack of proper tillage, lack of fertilizer, lack of fencing and failure of the farmer to prevent pillage of produce. (This does not include the Government and the Military Retention areas, Marpi and Kagsan.)
20. Leases have been granted, in most cases, for a period of 5 years with the opportunity for extension for another 5 year period. In some cases permanent buildings have been erected on the leaseholds and lessees have indicated they feel they have a legal right to keep on leasing the land indefinitely.
21. There are approximately 15 cases of where agricultural homesteads were granted which involve two or more parcels. The theory followed was that any person could homestead up to a maximum of 5 hectares. Now strong voices are being heard that demand they be given additional land so that they will have the maximum land a homesteader can get.
22. The Navy Administration mapped Saipan by aerial-contour photography. Homesteaders were shown approximate boundaries. Some have intentionally planted beyond the bounds. The Administration has attempted to re-set the boundaries to take in the additional plantings of the homesteaders. This has increased the workload of the Survey Section by at least three times and has caused an unknown number of encroachments on public lands and other homesteaders - probably on several private parcels.

23. The District land records have suffered from over 20 years of neglect. Many are beyond saving at this point. All need careful, thoughtful attention to index properly and store them to safeguard them against the elements. A concrete vault is in process of construction to give the records a minimum of care and protection.
24. Total land area of the district is 117,000 acres. Of this private ownership accounts for some 12,000 acres. The remainder is public land.

Military Retention Areas in the District total 14,000 acres, of which 5,000 acres are in areas located on Saipan and the remainder, some 9,000 acres, with exception of 3 acres on Nafutan Rock, is on Tinian. The Trust Territory Government is allowed to use all of the Military Retention land on Saipan except the small tract used by the Coast Guard and the Isley Field area. However, none of the Military Retention land on Tinian can be used by the Trust Territory at this time. Tanapag Harbor and Kobler Field are examples of use of Military Retention land on Saipan.

25. The land on Saipan and Tinian was utilized almost 100% by the Japanese Administration. Principal crop was sugar cane. Some 25,000 Japanese nationals, mostly from Okinawa, cultivated the islands by hand labor. Roadways were built to reach each of the small parcels - mostly in 6 hectare tracts. These roads still exist in many cases. Some were improved by U. S. Military Forces. During recent inspection of over 100 agricultural homesteads on Saipan the team had to walk short distances in three cases to reach the land to be inspected. The roads are not visible from the air and they require a person familiar with the area to reach the correct destination. But they are there and still in remarkably good condition. A person in a jeep can reach any point on Saipan with little or no walking. They can get within mile or less of any point by a public access road - most of them paved.
26. Approximately 30% of the agricultural homesteads involve encroachments on private or public lands.
27. Agricultural homesteads have never been inspected more than once each year. None have ever received rigid inspections by the Agriculture Department aimed at improving the agricultural practices of some homesteaders who have little if any knowledge or proper methods of cultivation.
28. Qualifications for Agricultural and Village Lot homesteads are so loose that approximately 50% of the homesteaders who have received Entry Permits have been more interested in land speculation than they have in using the land as a homestead.



29. Factual reports in the files show that there was a great deal of encroachment on the public domain in Tinian in past years. No inspections have been made from Saipan in recent months. Well founded oral reports indicate the matter of moving from one area to another at the will of the farmer is still rampant on Tinian. Well informed sources say the same practice is true on Rota. Reports in the files of some three years ago indicated some Rota grazers were renting 30 hectares and using 50.
30. Five of the islands north of Saipan are inhabited. All of the land is public land. No formal leases, deeds or use agreements have been issued to legalize the occupation of the islands. A plan is under study to legalize the occupation of Pagan.
31. There is an unknown number of land parcels in the public domain that have not been surveyed. This involves at least 6,000 acres on Saipan alone. Eighty percent of the private properties have not been surveyed.
32. The Administration started to make specific determinations of ownership on properties suspected of being Alien Property. However, the work was barely started about 1950 in the southern end of the island when it was abandoned as the problem was immense and the Administration wanted to get on with the Exchange Program whereby private owners who owned land in military retention areas could be given public land outside the military reservations. The suspected parcels were considered to be vested in the Alien Property Custodian without a formal hearing and action. Furthermore, the land has been used in the various land programs without being divested from the Alien Property Custodian. At this point no one knows how much land was actually held by aliens on Saipan or where it is.
33. There are 44 exchange parcels of land that were surveyed by the Navy Administration that involve encroachment on private property.
34. One hundred-thirteen agricultural grazing leases have been issued which involve some 9,000 acres of land. Only one has been surveyed. None has been inspected for compliance with the terms of the lease. Simple observation while driving through Saipan reveals several of the lease holders are doing more damage to the land by overgrazing the good grass areas than they are contributing to the economy of the island.

35. In 1961 it was noted there were 24 Exchange Agreements incomplete because the parcel to be given the landowner was smaller than agreed upon in the negotiations leading to the Exchange Agreement. They are still in the files and are a constant source of irritation. Public land suitable to the claimants has not been found. Partly this has been a result of the more desirable public land being used in one or more of the land programs. Part of it is because there has not been sufficient qualified personnel in the Land Management Office to pursue an aggressive course of action leading to a clean-up of the land Exchange Agreement problems. These have been hanging fire since 1954-55.
36. There are 50 Exchange Agreements in existence with respect to land in Rota. However, none of them have been reduced to legal deeds. Lack of personnel is the basic reason for the lack of action to complete the transactions.
37. There are some 20 Land Title Determinations at Rota that still require a survey of the property concerned, together with negotiations to complete an exchange of public land for private land.
38. There are still 20 land claims to be heard at public hearings on Rota.
39. The Administration Office has two land negotiators, Manuel Sablan and Jose Attao, who have been giving more direction to the Survey crews than the District Surveyor with respect to where boundary monuments should be placed on agricultural homesteads.
40. There are over 60 known highway rights-of-way problems on the four major highways of Saipan - Beach Road, Wallace Highway, W-2 Highway (the inboard road which parallels Beach Road for several miles), and the Cross Island Highway. The land area involved is known and landowners are known. However, there is an unknown number of cases involving rights-of-ways and easements along the Government's power, water, fuel, telephone and sewer lines, as well as problems involving the numerous secondary roads on the island. The total number is believed to be in excess of 300 cases that require surveying, investigation and negotiations leading to settlements. Some can be settled by an exchange of public land for the land in the right-of-way. However, others will require funds for cash settlements. All cases are becoming more and more complicated as time passes without investigation and settlement. People are raising their expectations as each year passes as to what they believe they should get in use payments for the time since the Government has been using their land for public purposes.

41. There were 31 Exchange Agreements in process of being converted to deeds when the Department of Interior took over the Administration of Saipan in 1962. They were lost in the files in Navy, Guam, and never returned to Saipan. The cases were prepared for completion by the High Commissioner after the transfer in 1962. However, the procedure of issuing Grant Deeds by the Trust Territory was changed and the 31 cases were returned to the District Administration in 1964 with the request that the new Quit Claim Deed be used. No draft of the Deed was sent back with the 31 cases and they are all still in the District files awaiting the draft of a Quit Claim Deed acceptable to the Director of Land Management.

42. Immediately after the invasion of Saipan all of the local people, together with Japanese civilians and military personnel, were interned in Chalan Kanoa and were provided temporary housing and subsistence by U. S. Military Forces for two years. The number of Japanese stragglers hiding out in the island made it necessary to keep the people under protective custody until July 1946. A series of revokable permits were given to citizens of Saipan to enable them to cultivate a parcel of land for subsistence. People were allowed to locate a tract of land and were given a permit to use it on a revokable basis.

The revokable permit system was used because so many of the land markers were destroyed during and immediately after the invasion officials believed it was impracticable to attempt relocation of people on their own lands within the time they had in which to get people to producing their own food. By 1953 the Administration felt it was ready to initiate an Exchange Program, to be followed by a Homesteading Program. To get the necessary land for these programs, all revokable permits were cancelled in 1953. However, people who had accomplished a substantial amount of cultivation of their parcels, were given favored treatment toward acquisition of the land farmed under the revokable permits. If possible, they were allowed to homestead the land, if the farmer wanted it.

There are still 20 cases where people are occupying land occupied under the revokable permit system even though the system was abolished in 1953.

43. The rate for grazing leases on public lands is \$2.40 per hectare per year on Saipan and Tinian. It is \$1.20 per hectare per year on Rota. The rate for Tinian and Saipan was set at \$2.40 per acre at first. This was based on 6% of a valuation of \$40 per acre - the price used in determining how much the U. S. Government

would pay for use rights on military retention areas in the Mariana Islands District. This was thought to be too high by the District Land Advisory Board and the rate was reduced to \$2.40 per hectare per year. The rate at Rota was set while Rota was a separate district. When it again became a part of the Mariana Islands District a review was made of the matter with the view that rates should be made uniform. However, the Rota people protested, successfully, that Rota was not as developed as Tinian and Saipan and should retain a more favorable rate - even though they are closer to Guam and have the advantage of the Guam market for their beef.

44. Very few agricultural parcels of Saipan have access to water except what can be caught from the few roofs that exist on agricultural lands. There is a good supply of ground water but the agricultural parcels are so small and poorly tilled the farmers cannot afford the drilling of wells to get a steady, dependable, year-round water supply.
45. Approximately one out of 10 agricultural homesteads now in the process of development has been completely abandoned by the homesteader. On the other hand, about the same proportion of homesteaders that are now in process of developing their parcels are clearly meeting most of the minimum requirements for their homesteads. None of them are keeping their boundaries clear as required by the terms of their Entry Permits. The eight out of ten that lie between complete abandonment and clear compliance vary all the way from downright poor and questionable progress to fair degree of improvement of the land.
46. In 1944-45 and again 1947 to 1953, the Administration attempted to obtain information with respect to private ownership of land on Saipan. There was no private land on any of the other islands except Rota and the problems on Rota were completely different from those on Saipan - nearly all of the Rotanese were displaced during the Japanese Administration and they were allowed to return and take up lands which were taken from them.
- The attempts to get land ownership clarified and titles re-issued on Saipan were reasonably successful. In 1953 public notices were posted warning people for the 6 months limitation period when privately owned land could be claimed. This was done but some 15 people have attempted to establish ownership of pre-invasion lands. Thus far, neither the Land Title Officer nor the High Court will hear their claims.
47. The Land Management Office is understaffed in both Administration and Surveying.

48. The District Land Title Officer has reached the age of 67 years and wishes to relinquish the position to a more aggressive person. He has a large volume of vital information which has never been reduced to a formal record. He has stated he would like to remain in the Office as Advisor and Consultant on land matters. His retention for a period of one or more years would be desirable.

**RECOMMENDATIONS:**

1. Close down issuance of all agricultural homestead entry permits on all islands of the district for a period at least one year. During the close of issuance of entry permits, conduct a thorough study of ways and means of handling the public lands that will insure it will have a positive effect on the economic and social well-being of the public. There is sufficient land in private hands at present to take care of subsistence agricultural needs for an indefinite period of time. The need of now and in the future is for available land resources to contribute to more than the subsistence needs of the people. Over 90% of the land now in the hands of private individuals on Saipan, Tinian and Rota is not being utilized to any extent.
2. The homestead program has succeeded in distributing a great deal of land and placing it in the hands of the more aggressive elements of the population. However, it has not contributed to the economic development of the area. It should be replaced with a system of land use more related to the economic and social development of the people. However, if some modification of the homestead program is thought to be desirable, the whole system should be modified by placing the responsibility in the hands of the Department of Agriculture for the selection of homesteaders on their background and experience as farmers and agriculturists who can be expected to till the land and put the land to full use commercially and not merely hold it for speculative purposes.
3. Administration should re-draft the grazing and agricultural leases to put the responsibility for the selection of the lessees and the administration of the leases in the hands of the Department of Agriculture. Provision must be made for periodic inspections to insure the leaseholders are improving the land instead of over grazing the good parts of the leasehold and letting the jungle stand.
4. The District Land Title Officer should be retained as an Advisor and Consultant and a fully qualified Land Management Officer should be recruited. Additional staff will be needed to bring the work up-to-date and make a thorough renovation of the records of the office, index them and make maps of the various land holdings so that the Land Title Officer can advise anyone instantly of the status of the land management programs.

5. Reassign the two Land Negotiators - Manuel Sablan and Jose Attao - to work in the Administration Office and place the full responsibility for the work of the Survey crews on the District Surveyor.

6. Recruit two more survey crews when personnel are available. This also will require additional draftsmen and computers to handle the desk work created by the survey parties. Additional personnel are required to handle the back-log of work that now exists, together with the new work that an expanded Capital Improvement Program will bring about. Also, support must be provided for the new Land Commission established by the last Congress of Micronesia and which is now starting under Peace Corps Volunteers.

7. Establish an educational program to insure the public is informed of the vital role land has in the economic and social development of the area. A Land Gazette should be established similar to the Palau District publication.

8. The Administration should establish a data gathering section in the Land Management Office to take a key part in the planning of the area for development of the land resources. Areas that should be set aside for specific and general types of development must be known and mapped. A land classification study is strongly recommended. The study shows there are glaring weaknesses in the land program.

More detailed findings and recommendations will be included in the final report. Most of the data has been assembled for the final report but the time required to do the field work on homesteads - agricultural and village lots - precluded completion of the work. Visits should be made to Rota and Tinian before the final report is written. The visits, together with the assembly of the material, will require approximately one month.

Maynard Neas

cc: AC/Resources & Development  
Attorney General  
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Director, Land Management

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Trust Territory of the Pacific Islands  
Department of Resources and Development

DIVISION OF LANDS AND SURVEYS

LAND PROBLEMS AND LAND ISSUES IN  
THE TRUST TERRITORY OF THE PACIFIC ISLANDS

A district by district review outlining land problems peculiar to each district - particular emphasis has been given to local attitudes and grievances.

Prepared by the staff of the Division of Lands and Surveys, Headquarters, as a briefing paper for Ambassador Haydn Williams prior to his first tour of Trust Territory districts.

Saipan  
June 1971