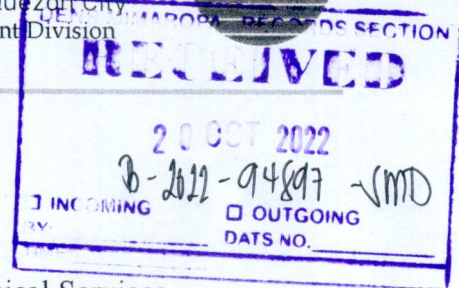


N-B



Republic of the Philippines  
 Department of Environment and Natural Resources  
**LAND MANAGEMENT BUREAU**  
 880 Estuar Building, Quezon Avenue, Brgy. Paligsahan, Quezon City  
 Direct Line: (02) 255-4362 Records and Knowledge Management Division  
 Email: [denrlmb@yahoo.com](mailto:denrlmb@yahoo.com) Website: [lmb.gov.ph](http://lmb.gov.ph)



**MEMORANDUM**

FOR : All the Regional Executive Directors

Thru : All the Assistant Regional Directors for Technical Services

FROM : The Director

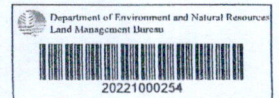
SUBJECT : **ACTIVITY REPORT OF THE 2022 LAMS MID-YEAR ASSESSMENT ON AUGUST 16-18, 2022 IN QUEZON CITY UNDER DENR SPECIAL ORDER NO. 2022-105**

DATE : 13 OCT 2022

We are respectfully furnishing you a copy of the summary of the recently concluded three-day 2022 LAMS Mid-Year Assessment dated August 16-18, 2022 at the Cocoon Boutique Hotel, Diliman, Quezon City, 1103 under S.O. No. 2022-105.

For your information and reference.

*Emelyne V. Talabis*  
 ATTY. EMELYNE V. TALABIS, **CESO IV**  
 RRJ Director



## 2022 LAMS MID-YEAR ASSESSMENT

### I. Main Agenda

- A. The objective is to assess the Regional physical accomplishment of the following from January-June 2022:
  - a. LAMS-IVAS
  - b. DCDB Cleansing
  - c. Data Capture activity
- B. To determine and to find resolution on the issues and concerns regarding the full implementation of LAMS and data capture activities;

### II. Proceedings

#### A. August 16, 2022 (Day 1)

The meeting commenced at 10:30 AM in the morning of August 16, 2022 with the opening remarks delivered by the Engr. Romeo P. Verzosa, Assistant Director of LMB. Afterwards, the Rationale and Objectives of the assessment was discussed by Engr. Ariel F. Reyes, Head of LNCB. Engr. Ariel emphasized the importance of DCDB cleansing in the role of identifying if a certain parcel of land conjoins, overlap, or does not overlap with its adjacent lots. He also stated that the assessment aims to see the best practices applied by the regions to facilitate efficient LAMS implementation. Following this was the presentation of Mr. Donald E. Mendizabal regarding the Updates on LAMS Enhancements as shown in table 1. The concerns of various Regions with regards to LAMS software were also tackled. The last topic was the LAMS-IVAS Physical Accomplishment of each Region from January to June 2022 presented by Ms. Maritoni Jane U. Cawaling.



*Figure 1. Assistant Director Engr. Romeo P. Verzosa delivering the opening remarks*



Figure 2. LMB Officials with Chief of Surveys and Mapping Division from different Regions

Enhancements	Status
<p><b>LAMS Enhancement</b></p> <ol style="list-style-type: none"> <li>1. Rejection Notification (SMS and email)</li> </ol>	<p>As of July 28, 2022, the rejection notification has been completed and deployed to Regional Offices. There is a portion for remarks that shall serve as the reason for rejection for those manually setting the status as “rejected” which has been requested by the Regions.</p>
<p><b>LAMS Portal</b></p> <ol style="list-style-type: none"> <li>1. Regional Performance Dashboard which shall be used for real-time monitoring and inquiry.</li> <li>2. Request and download feature of LAMS records such as Encoded data and scanned documents but shall be subject to some fees.</li> <li>3. Lot inquiry on LAMS Philippines, with plotting feature overlay on Google Earth or other satellite image which</li> </ol>	<p>This has been developed, delivered, and presented to the LMB management with minor revisions last April 2022.</p>

<p>shall include adjoining lots, if available.</p> <p>4. Public clients may have forum and feedback mechanism.</p> <p>5. Chatroom for LMB and DENR LAMS focal.</p> <p>Salient feature: Capable of accepting documents (.pdf) and plans/maps (.tif) for LAMS IVAS and LAMS PLA submitted online.</p>	
<p><b>DCDB Cleansing and PLA Validation and Linking Tools</b></p>	<p>This has been developed and tested functional, with a scheduled roll out nationwide tentatively on December 2022 which shall include the conduct of a hands-on training to system administrator and validators.</p>
<p><b>DENR-LRA Connectivity</b></p>	<p>The connectivity between LRA and LMB has been successfully established through a secured private connection. The Application Programming Interface (API) has already been developed with an ongoing testing. As of the moment, it is able to send and download sample data.</p>
<p><b>Regional Database Integration to LMB Server</b></p>	<p>The connectivity between DENR NCR and LMB has been successfully established through a secured private connection for database replication/mirroring. It has successfully replicated/mirrored the DENR NCR LAMS database to LMB. However, the connectivity between DENR CALABARZON and LMB has not been established due to conflict with the DENR Central Office Network. The issue has been discussed with DENR KISS and they have agreed to conduct a field visit together with the contractor of LMB, Crevel International Inc., to resolve the issues.</p>

*Table 1: Updates on LAMS enhancements*

**B. August 17, 2022 (Day 2)**

The second day was dedicated to the presentation of the Consolidated DCDB Accomplishment by Mr. Christian John S. Encela and the presentation of each Region on their accomplishment/ updates for Data Capture, DCDB, CADTs/CALTs, and their respective issues and concerns related to LAMS implementation. During the discussion of the Consolidated DCDB Accomplishment, Engr. Reyes reiterated that a partially cleansed municipality submitted by a region shall not be counted as an accomplishment. He stated that the municipality should be 100% cleansed before it can be declared as an accomplishment of the region. On the other hand, Engr. Pacis restated the agreement when RLTA started regarding the strategy that may be employed as per Engr. Reyes, wherein the DCDB cleansing activities may be aligned with RLTA activities. Since not all LGUs are covered by RLTA, the regions may prioritize the planned areas.

With regards to Data Capture, activities have started on Region 6 and Region 11. Both regions have Omniprime Marketing, Inc. as their contractor for the data capture by outsourcing. Region 11 currently has 2 personnel assigned for the scanning of documents. For Region 6, there are no accomplishments concerning validation since there are no installed validation tools yet.

The following table is the collated issues and concerns of the region with regards to LAMS PLA, LAMS IVAS, and DCDB Cleansing:

Region	Issues/Concern for further discussion
CAR	<ol style="list-style-type: none"><li>1. PENRO offices are unable to search/view transactions created by CENRO offices in LAMS PLA TTS.</li><li>2. CENRO offices cannot view the encoded PLAs at the PENROs.</li><li>3. Encoded applications in the field offices generates a lot record in the regions Parcel Entry without coordinates.</li><li>4. Unable to input/view mobile number and remarks in the application entry even if we adjust the display resolution to high.</li><li>5. Approving applications in application entry does not reflect in the routing details.</li><li>6. With regards to CADTs/CALTS, they stated that NCIP has no data of titled properties. A creation of a steering committee is being suggested.</li><li>7. For the payment of some fees for IVAS, there is no current standard. The current practice is to ask the Geodetic Engineer to load five hundred (500) pesos.</li></ol>
Region 1	<ol style="list-style-type: none"><li>1. The regional office is inquiring if it is possible to consider the unit cost of DCDB Cleansing by number of lots instead of per municipality.</li></ol>

	2. As for PLA (PENR and CENR Offices), they are asking if the unit cost for it may be increased as well.
Region 2	Their concern is the inability to purchase uninterruptible power supply (UPS) due to lack of C.O. based funds. Due to unavailability of high kilo-volt-amperes (KVA) UPS, the server is not open 24/7.
Region 3	Their query is regarding the addition of a “withdrawn” column for LAMS IVAS transaction tracking system.
Region 4-B MIMAROPA	The regional office is asking if it is possible to request for LMB to provide a technical bulletin regarding the salary of contract of service (COS) employees.
Region 5	<ol style="list-style-type: none"> <li>1. Nimble SAN storage still non-operational due to lack of funds to procure 3KVA/5KVA UPS</li> <li>2. Existing Large format scanner was procured last September 2014 and is exhibiting low performance.</li> <li>3. Kodak-ADF Scanners need spare parts for replacement of wear and tear parts.</li> <li>4. Partial DCDB cleansing of Isolated Surveys due to absence of DCDB Cleansing Technical Bulletin.</li> <li>5. Absence of Guidelines for Online Payment</li> <li>6. Currently, the LAMS Server/ Database is only running on a temporary server due to recent hardware crash and weakening service life of the current enterprise server. Migration of admin and outsourced data capture database was not possible due to lack of disk space of the temporary server.</li> </ol>
Region 6	<ol style="list-style-type: none"> <li>1. Lack of computer units to be provided for hired personnel.</li> <li>2. DCDB cleansing database is separate from the working database of IVAS. Updates (e.g.) newly encoded lots are not reflected on the working database.</li> <li>3. Lots resulting from reconstruction activities were not uploaded on the system.</li> <li>4. Budget for internet connectivity specific for LAMS use on field offices.</li> <li>5. For cases of complex submission with fifty (50) corners, if one of the corners is wrong, all of the corners will turn into red indicating an error. This is hard on the encoder’s part especially if the error is on the 48<sup>th</sup> corner which shall prompt them to repeat the whole process starting from corner 1.</li> <li>6. They are inquiring if it would be possible to generate a</li> </ol>

	productivity report for other workgroups (e.g. data encoder, validator).
Region 7	<ol style="list-style-type: none"> <li>1. Approved isolated survey returns passing thru LAMS-IVAS do not automatically overlay to lot reference even if they have the same Control Point used. It needs to re-save the said lots using the account of System Administrator just to transfer and overlay to lot reference in map viewer.</li> <li>2. Status update of the Notarized Original Copy of signed Deed of Donation of IT equipment by UBIX since as per DENR Region 7 journal entry, there is no copy of signed and notarized Deed of Donation.</li> <li>3. The region is also asking if a guideline may be provided related to the use of the correct lot number for the succeeding isolated survey.</li> </ol>
Region 9	<ol style="list-style-type: none"> <li>1. Inability to search or view transactions at LAMS IVAS created by the CENR offices in the LAMS PLA Transaction Tracking System. Some CENR offices cannot view the encoded PLAs at the PENR offices.</li> <li>2. Encoded application in field generates a lot record in regions parcel entry without coordinates. The regional office is also inquiring if they may extend activities related to DCDB cleansing beyond 5 PM and possibly during Saturdays as well.</li> <li>3. The validators/ assigned personnel are asking if the target municipality may have an advanced copy of the CCM to help them.</li> </ol>
Region 10	Only CENRO Initao has no internet connectivity due to some technical issues being encountered.
Region 11	<ol style="list-style-type: none"> <li>1. Lack of stable internet service provider (ISP) due to insufficient funding.</li> <li>2. They are asking if it is possible to allow the adjoining lots to appear/ have a spatial representation when they are checking (IVAS).</li> <li>3. Add "seconds" on the display of bearing.</li> </ol>
Region 12	<ol style="list-style-type: none"> <li>1. Poor strength of internet connection on field offices.</li> <li>2. They are requesting if it is possible to have another round of LAMS PLA training.</li> <li>3. To hire job order (JO) personnel assigned to LAMS PLA that shall be charged to LAMS.</li> </ol>
Region 13	<ol style="list-style-type: none"> <li>1. In preparation of BL37 form, the tabulated technical description overlapped the printed name of Geodetic Engineer</li> <li>2. Configuration of SUN in Regional Office</li> </ol>

	<p>3. No budget allocation for LAMS in Field Offices</p> <p>4. LAMS IT Equipment in PENRO Surigao del Norte and PENRO Dinagat were damaged during Typhoon Odette</p> <p>5. With regards to migration of MDS Data to Regional Server, some the data were encoded in unknown barangay, municipality and province.</p> <p>6. Next concern is about the migration of LAMS PLA of CENRO Tandag into the LAMS database.</p> <p>7. Long jumping of transaction ID.</p>
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*Table 2: Issues and Concerns of the Regions*

**C. August 18, 2022 (Day 3)**

On the third and last day of the assessment, Engr. Ariel F. Reyes discussed the recently signed Joint Memorandum Order: Procedural Guidelines for the Registration of Patents and Plans approved by the DENR in the Registries of Deeds, and other related matters. This was followed by the presentation of Engr. Henry P. Pacis on the Updates on DCDB Cleansing Policy. The three day assessment was then closed by the LMB Assistant Director Engr. Romeo P. Verzosa at 2:00 in the afternoon.



D. The following table contains the Summary of Agreements as discussed by the Regions and LMB:

Issues and Concern	Status/ Agreement
1. Regarding DENR-LRA system linkage	LMB and LRA are finalizing the Application Programming Interface (API) to support the linkage between LAMS and PhiLARES System
2. Regarding Regional Database integration	<p>LMB will conduct a visit on August 24-25, 2022 with DENR-KISS to Region 4A along with Crevel International, Inc. to resolve the issues due to conflict on security protocol before applying it to other pilot regions.</p> <p>Once the testing and simulation succeed, the integration shall be available under the enhanced LAMS Philippines.</p>
3. On the issue of there being a small difference of coordinates from the actual and computed (short distances)	<p>There will be a discussion on the marginable allowable error. A standard limit shall be set as to the minimum allowed error in coordinates to include conditions on treatment of the computational changes for the bearings and distances for short lines.</p> <p>Treatment of coordinates rounded into decimeter.</p>
4. On GPPC Certification Template	A template will be provided in coordination with the GSD LMB
5. On pending verification of survey returns after compliance of requirement	<p>There is a majority agreement from the regions to prioritize the verification of survey returns.</p> <p>After compliance, the survey return shall be forwarded to the original verifier</p>
6. DCDB (Accomplishment, other matters)	Partially cleansed municipalities will not be counted as an accomplishment. The region must submit a shapefile and a report containing the 100% cleansed municipality for it to be counted in the Regional

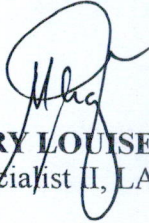
	<p>Accomplishment.</p> <p>Region 5 also suggested that the universe accomplishment must be included in the Year-End Assessment.</p> <p>DCDB Activities may be aligned with respect to potential areas for RLTA and other activities/ projects related to titling (NLTP). A revised WFP may be submitted containing this.</p>
<p>7. LAMS PLA What if the application was data captured but was withdrawn?</p>	<p>PLA shall be tagged as such or stamped; the original data shall remain in the DCDB as attached document with no changes for historical purposes.</p> <p>Feature tagging under this instance shall be available upon deployment of LAMS enhancements.</p>
<p>8. Rejection Letter should have a standard format for all regions.</p>	<p>Regional Offices will each give a sample of their current sample rejection letter to LNCDD. After all samples have been consolidated, LNCDD will then select which may be a potential model for the standard format. The legal aspect will also be taken into account.</p> <p>The regions will submit to LMB their rejection forms. The Legal Division will review and set the template.</p>
<p>9. LAMS IVAS Survey returns with no computational errors (no red marks) turn green in color when the lot is clicked in Map Viewer</p>	<p>Advise the GE who are using other software such as NMAX or GE Survey to follow the right tie point ID.</p> <p>Another suggestion is to advise the personnel in records to change the tie point ID into the correct one.</p>
<p>10. Preparation of Online Submission of Survey Returns</p> <ul style="list-style-type: none"> <li>- Standard process</li> <li>- When to accept the documentary requirements (paper based docs) for authentication</li> </ul>	<p>The Regional Offices must come into an agreement regarding the standard process on the submission of survey returns online.</p> <p>Engr. Bienvenido Cruz suggested the possibility of having 15 days upon submission online, the GE must submit the hard copies of</p>

	<p>the survey returns.</p> <p>A policy may be formulated for this purpose once the Regions have come into an agreement on the number of days upon submission.</p>
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*Table 3: Summary of Agreements*

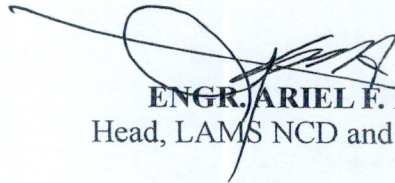
- III. Attachments
  - A. Copy of the LMB Special Order No. 2022-105
  - B. Program

Prepared by:



**ENGR. MARY LOUISE R. GONZAGA**  
GIS Specialist II, LAMS NCD

Checked by:



**ENGR. ARIEL F. REYES**  
Head, LAMS NCD and Chief, PIMS