

*I Mina'trentai Siette Na Liheslaturan Gu òhan*  
**APPOINTMENTS**

DOCUMENT NO.	APPOINTEE	POSITION	AGENCY	APPT. DATE	TERM LENGTH	DATE REFERRED	COMMITTEE REFERRED	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	SESSION DATE	DATE CONFIRMED	NOTES
37GL-23-0288	Ronald C. Pauglinan	Member	Guam Land Use Commission	3/17/23	Five (5) Years, March 22, 2020 to March 21, 2025 To fill the unexpired term of Brian K. Artero who resigned	3/28/23	Committee on Health, Land, Justice, and Culture	7/10/23 9:00 a.m.	12/27/23 10:12 a.m.			



Office of the Speaker  
**THERESE M. TERLAJE**

*I Mina'trentai Siette na Liheslaturan Guåhan* | 37th Guam Legislature  
Committee on Health, Land, Justice and Culture

December 21, 2023

The Honorable Chris Barnett *DUB*

Chairperson, Committee on Rules

*I Mina'trentai Siette na Liheslaturan Guåhan*

163 Chalan Santo Papa

Hagåtña Guam, 96910

**RE: Committee Report on the Appointment of Ronald C. Pangilinan, to serve as a member of the Guam Land Use Commission (GLUC), for a term of five (5) years; March 22, 2020, to March 21, 2025.**

*Håfa Adai* Chairperson Barnett:

Transmitted herewith is the Committee Report on the Executive Appointment of Ronald C. Pangilinan, to serve as a member of the Guam Land Use Commission (GLUC), for a term of five (5) years; March 22, 2020, to March 21, 2025, and which was referred to the Committee on Health, Land, Justice, and Culture.

Committee votes are as follows:

<u>5</u>	TO DO CONFIRM
<u>      </u>	TO NOT CONFIRM
<u>1</u>	TO REPORT OUT ONLY
<u>      </u>	TO ABSTAIN
<u>      </u>	TO PLACE IN INACTIVE FILE



**COMMITTEE ON RULES**

Received:

December 21, 2023 1:16 p.m.

Revisions Received:

December 26, 2023 10:26 a.m.

*Beatrice Cruz*

Sincerely,

*Therese M. Terlaje*

Speaker Therese M. Terlaje

Guam Congress Building, 163 Chalan Santo Papa, Hagåtña, Guam 96910

Tel: (671) 472-3586 | Email: [senatorterlajeguam@gmail.com](mailto:senatorterlajeguam@gmail.com) | [www.senatorterlaje.com](http://www.senatorterlaje.com)

*\*For transmittal of official Messages & Communications to the Guam Legislature to be distributed to all Senators, please send to: [speaker@guamlegislature.org](mailto:speaker@guamlegislature.org)*



Office of the Speaker  
**THERESE M. TERLAJE**  
*I Mina'trentai Siette na Liheslaturan Guåhan* | 37th Guam Legislature  
Committee on Health, Land, Justice and Culture

## COMMITTEE REPORT

NOMINATION of

Ronald C. Pangilinan,

to serve as a member

of the Guam Land Use Commission  
(GLUC),

Term length: Five (5) Years; March 22,  
2020, to March 21, 2025.

Guam Congress Building, 163 Chalan Santo Papa, Hagåtña, Guam 96910

Tel: (671) 472-3586 | Email: [senatorterlajeguam@gmail.com](mailto:senatorterlajeguam@gmail.com) | [www.senatorterlaje.com](http://www.senatorterlaje.com)

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please send to: [speaker@guamlegislature.org](mailto:speaker@guamlegislature.org)*



Office of the Speaker  
**THERESE M. TERLAJE**

*I Mina'trentai Siette na Liheslaturan Guåhan* | 37th Guam Legislature  
Committee on Health, Land, Justice and Culture

December 21, 2023

**MEMORANDUM**

**To: All Members**

Committee on Health, Land, Justice, and Culture

**From: Speaker Therese M. Terlaje** *TMT*

Committee Chairperson

**Subject: Committee Report on the Appointment of Ronald C. Pangilinan, to serve as a member of the Guam Land Use Commission (GLUC), for a term of five (5) years; March 22, 2020, to March 21, 2025.**

Transmitted herewith for your consideration is the Committee Report on the appointment of Ronald C. Pangilinan, to serve as a member of the Guam Land Use Commission (GLUC), for a term of five (5) years; March 22, 2020, to March 21, 2025.

This report includes the following:

- Copy of COR Referral of the Appointment
- Copy of the Appointment Letter to the Speaker
- Copy of the Appointment Packet & Supporting Documents
- Notices of Public Hearing & Other Correspondence
- Copy of the Public Hearing Agenda
- Public Hearing Sign-in Sheet
- Submitted Written Testimonies & Supporting Documents
- Committee Vote Sheet
- Committee Report Digest

Please take the appropriate action on the attached vote sheet. Your attention to this matter is greatly appreciated. Should you have any questions or concerns, please do not hesitate to contact me.

*Si Yu'os Ma'åse'!*

Guam Congress Building, 163 Chalan Santo Papa, Hagåtña, Guam 96910

Tel: (671) 472-3586 | Email: [senatorterlajeguam@gmail.com](mailto:senatorterlajeguam@gmail.com) | [www.senatorterlaje.com](http://www.senatorterlaje.com)

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# COMMITTEE ON RULES

Senator Chris Barnett, Chairperson  
*I Mina'trentai Siette Na Liheslaturan Guahan*  
37<sup>th</sup> Guam Legislature

March 28, 2023

**To:** **Joaquin P. Taitague**  
Substitute Clerk of the Legislature

**Attorney Darleen Hiton**  
Legislative Legal Counsel

**From:** **Senator Chris Barnett**   
Chairperson, Committee on Rules

**Subject:** **Referral of Appointment**

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*Håfa Adai yan Biba Guahan!*

As per my authority as Chairperson of the Committee on Rules and subject to §9.01, Rule IX of our Standing Rules, I am forwarding the referral of the following appointment:

<b>Appointee:</b>	<b>Ronald C. Pangilinan</b>
<b>Position:</b>	<b>Member</b>
<b>Term Length:</b>	<b>Five (5) Years; March 22, 2020, to March 21, 2025</b> <b>To fill the unexpired term of Brian K. Artero who resigned</b>

Please refer the following document:

**"Doc. No. 37GL-23-0288** – Office of the Governor – Appointment and Supporting Documents for Ronald C. Pangilinan, Member, Guam Land Use Commission."

Ensure the appointment is referred to the Committee on Health, Land, Justice, and Culture chaired by Speaker Therese M. Terlaje. I also request that the same be forwarded to Management Information Services (MIS) for posting on our website.

Should you have any questions or concerns, please feel free to contact Kamarin J.A. Nelson, Acting Committee on Rules Director at 671-472-2461.



LOURDES A. LEON GUERRERO  
GOVERNOR



JOSHUA F. TENORIO  
LT. GOVERNOR

UFISINAN I MAGA'HÅGAN GUÅHAN  
OFFICE OF THE GOVERNOR OF GUAM

March 17, 2023

Honorable Therese M. Terlaje  
Speaker  
*I Mina'trentai Siette Na Liheslaturan Guåhan*  
37<sup>th</sup> Guam Legislature  
Guam Congress Building  
163 Chalan Santo Papa  
Hagåtña, Guam 96932

37GL-23-0288  
**OFFICE OF THE SPEAKER**  
**THERESE M. TERLAJE**

-03-24-2023

Time: 1:09pm  
Received:

**RE: Board Appointment**

*Hafa Adai* Madame Speaker:

By virtue of the authority vested in me pursuant to the Organic Act of Guam and the applicable local laws, 21 GCA § 60401, I am pleased to transmit the following appointment and supporting documents:

APPOINTEE: Ronald C. Pangilinan  
POSITION: Member, Guam Land Use Commission  
TERM LENGTH: **Five (5) Years; March 22, 2020, to March 21, 2025**  
**To fill the unexpired term of Brian K. Artero who resigned**

The appointment is subject to the confirmation of *I Liheslaturan Guåhan*. Please schedule a hearing at your earliest convenience.

*Senseramente,*

**LOURDES A. LEON GUERRERO**  
*Maga'hågan Guåhan*  
Governor of Guam



**37GL-23-0288**  
Messages and Communications  
RECEIVED  
Committee on Rules  
March 24, 2023

5:10 p.m.  
*Beatrice Cruz*

cc: *Honorable* Joshua F. Tenorio, Lt. Governor of Guam



LOURDES A. LEON GUERRERO  
GOVERNOR

JOSHUA F. TENORIO  
LT. GOVERNOR

UFISINAN I MAGA'HÅGAN GUÅHAN  
OFFICE OF THE GOVERNOR OF GUAM

March 17, 2023

**RONALD C. PANGILINAN**

*Hafa Adai* Mr. Pangilinan:

Pursuant to my authority under the Organic Act of Guam and local law 21 GCA § 60401, I am appointing you to serve as a:

**MEMBER, GUAM LAND USE COMMISSION**  
**Term Length: Five (5) Years; March 22, 2020, to March 21, 2025**  
**To fill the unexpired term of Brian K. Artero who has resigned**

Appointing you to this position comes with great responsibility because you will have a vital role to perform placing many demands on your time and energy. Integrity and honesty are virtues that I prioritize for my Administration to exemplify, and I know that you will do the same while in service to the people of Guam. Your responsibilities shall be significant and consequential. I trust that you will fulfill your duties and set a standard for others to follow.

I appreciate your willingness to serve in this position, and I am confident that your time will be spent in a manner to improve the island of Guam.

This appointment is subject to the advice and consent of *I Liheslaturan Guåhan*.

Should you have any questions or concerns, please contact Jean Taitano of the Office of the Governor at (671) 473-1121.

*Senseramente,*

Handwritten signature of Lourdes A. Leon Guerrero.

**LOURDES A. LEON GUERRERO**  
*Maga'hågan Guåhan*  
Governor of Guam

cc: *Honorable* Joshua F. Tenorio, Lt. Governor of Guam  
Chairperson, Guam Land Use Commission

**LOURDES A. LEON GUERRERO**  
Governor



**JOSHUA F. TENORIO**  
Lieutenant Governor

## OFFICE OF THE GOVERNOR OF GUAM Nomination and Appointment Information Sheet

The following information is required for submission to the  
Speaker of / *Liheslaturan Guåhan* in accordance with Title 4, Guam Code Annotated Section 2103

### NOMINEE INFORMATION

<b>Last Name</b> Pangilinan	<b>First Name</b> Ronald	<b>Middle Initial</b> C.
<b>Mailing Address</b> [REDACTED]		<b>Apartment/Unit #</b> [REDACTED]
<b>City</b> [REDACTED]	<b>State</b> [REDACTED]	<b>Zip Code</b> [REDACTED]
<b>Phone</b> [REDACTED]	<b>E-mail Address</b> [REDACTED]	
<b>Position to which Appointment is Made</b> Member,		
<b>Are you a citizen of the United States?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
<b>If no, are you authorized to work in the United States?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		

### EDUCATION

SCHOOL (Name, City and State)	DATES OF ATTENDANCE	TYPE OF DEGREE	YEAR EARNED
<b>High School</b> Father Duenas Memorial School 119 Father Duenas Ave. chalan pago 96910	2000-2004	High School Diploma	2004
<b>College</b> University of Guam 303 University Drive Mangilao Guam 96913	2004-2010	Business Management	
<b>Graduate School</b>			
<b>Other Degree</b>			



**EMPLOYMENT HISTORY**

<b>Name of Present/Last Employer and Mailing Address</b> Platinum Properties 862 South Marine Corps. Drive Suite 202 Tamuning GU 96913	<b>Position Title</b> Principal Broker
	<b>Dates Held</b> 2012- Present

<b>Previous Employer and Mailing Address</b> RE/MAX Diamond Realty 238 Marine Corps. Drive Suite 202 Hagatna GU 96910	<b>Position Title</b> Realtor
	<b>Dates Held</b> 2010-2012

<b>Previous Employer and Mailing Address</b> Hilton Guam Resort and Spa 202 Hilton Road Tumon Bay, Tamuning GU 96913	<b>Position Title</b> Night Manager
	<b>Dates Held</b> 2010-2011

<b>Previous Employer and Mailing Address</b> Pacific Islands Club 210 Pale San Vitores Rd Tamuning GU 96913	<b>Position Title</b> Guest Services/ Day Guest
	<b>Dates Held</b> 2006-2010

<b>Previous Employer and Mailing Address</b> A.B. Pangilinan Bookkeeping Services 265 Salisbury St. Dededo GU 96929	<b>Position Title</b> tax assistant
	<b>Dates Held</b> 2004-2006

**PRIOR GOVERNMENT OF GUAM SERVICE**

<b>Agency or Department Name</b> N/A		<b>Position Title</b>
<b>Address</b>	<b>Phone No.</b>	<b>Dates Held</b>

<b>Agency or Department Name</b> N/A		<b>Position Title</b>
<b>Address</b>	<b>Phone No.</b>	<b>Dates Held</b>

**PRIOR GOVERNMENT SERVICE (EXCLUDING GOVERNMENT OF GUAM)**

<i>Agency or Department Name</i> N/A		<i>Position Title</i> N/A
<i>Address</i>	<i>Phone No.</i>	<i>Dates Held</i>

<i>Agency or Department Name</i>		<i>Position Title</i>
<i>Address</i>	<i>Phone No.</i>	<i>Dates Held</i>

**TRAINING**

<i>INSTITUTE/SEMINARS/ON-THE-JOB TRAINING</i>	<i>DATE</i>
Real Estate apprentice RE/MAX Diamond Realty	2010

**AWARDS**

<i>List all educational, professional, civic awards, and recognition for public service:</i>

**PROFESSIONAL INVOLVEMENT**

<i>List involvement on a local/national/international level. List organizations, activities participated in, and offices held:</i>

### COMMUNITY / CIVIC INVOLVEMENT

List organizations, activities participated in, and offices held:

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### PUBLICATIONS AND PRESENTATIONS

List any published articles, papers delivered at professional meetings, etc.:

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### MILITARY SERVICE (Please attach Form DD-214)

BRANCH	DATES OF SERVICE	RANK AT DISCHARGE	TYPE OF DISCHARGE
N/A			

### OTHER INFORMATION

(1) Have you ever been found guilty of a felony in any court, whether within or without the United States?

Yes  No  If so, please specify in detail: \_\_\_\_\_

Address of the Court: \_\_\_\_\_

Date(s) of Conviction: \_\_\_\_\_

Specific Infraction Committed: \_\_\_\_\_

**(2) Have you ever been declared mentally incompetent by any court, whether within or without the United States?**

Yes  No  If so, please specify in detail the reasons and facts related to such declaration:

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**(3) Have you ever been found not guilty or not punishable in any criminal proceedings by reason of insanity?**

Yes  No

**(4) Have you ever been confined to a mental institution for any reason?**

Yes  No  If so, please specify in why the appointing authority believes you that you are not suffering from any mental illness or affliction:

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**LOURDES A. LEON GUERRERO**  
Governor



**JOSHUA F. TENORIO**  
Lieutenant Governor

**OFFICE OF THE GOVERNOR OF GUAM**

**Statement of Financial Interests**

(Required by 4 G.C.A. §13104.1)

TO: The Honorable Lourdes A. Leon Guerrero  
Governor of Guam  
Ricardo J. Bordallo Governor's Complex  
Adelup, Guam 96910

FROM: Ronald C. Pangilinan

- I have no financial interest in any business
- I do have interest(s) in the following business(es):

NAME AND ADDRESS OF BUSINESS INTEREST	TYPE AND AMOUNT OF INTEREST
Platinum Properties 862 S. Marine Corps. Dr Suite	100%

*Rd PL*  
Signature

2/21/23  
Date

**AFFIDAVIT / DECLARATION UNDER PENALTY OF PERJURY**

I, the undersigned, do hereby depose and say that: (1) I have read and reviewed the information contained in the attached Appointment/Nomination letter from the Governor of Guam; (2) that the matters contained in the Appointment/Nomination letter, together with all attachments thereto, are true and correct and that I am competent to testify to said matters; and (3) that this Declaration is made for the purpose of complying with the requirements of 4 G.C.A. Section 2103.5.

I declare under penalty of perjury under the laws of Guam (4 G.C.A. Section 4308) that the foregoing is true and correct.

Ronald C. Pangilinan   
\_\_\_\_\_  
Print Name and Signature

2/27/23  
\_\_\_\_\_  
Date



Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privacy of any individual(s) whose information has been included as part of this transmittal.

Government of Guam

**GUAM POLICE DEPARTMENT  
RECORDS & IDENTIFICATION SECTION**

P.O. Box 23909  
Guam Main Facility, Guam 96921



March 7, 2023

**SUBJECT: CRIMINAL HISTORY RECORD**

<b>NAME:</b>	Ronald C. PANGILINAN		
<b>DATE OF BIRTH:</b>	[REDACTED]	<b>FINGERPRINT#:</b>	[REDACTED]
<input checked="" type="checkbox"/>	The individual has no record of criminal conviction(s) in the Guam Police Department files that are subject to Guam law.		

\*\*\*\*\*NOTHING FOLLOWS\*\*\*\*\*

*THIS INFORMATION MAY BE LIMITED TO A LOCAL CRIMINAL OFFENSE ONLY AND IS NOT INTENDED FOR USE FOR ANY LOCAL, STATE, OR FEDERAL LAW ENFORCEMENT AGENCY.*

By Direction: *angela*

**STEPHEN C. IGNACIO  
Chief of Police**

The absence of an original GUAM POLICE seal invalidates this police clearance.  
REVISED 04/26/19



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# SUPERIOR COURT OF GUAM

Guam Judicial Center | 120 West O'Brien Drive | Hagåtña, Guam 96910 | (671) 475-3370 | Fax: (671) 475-0078

**Name:** RONALD C PANGILINAN

**Driver's License ID #:** [REDACTED]

**DOB:** [REDACTED]

## CERTIFICATE OF SEARCH

The undersigned Clerk hereby certifies the following results of a diligent search of the records of this Court:

**Criminal Cases:**  
**No Cases Found**

**Civil Cases:**

Request for further information may be addressed at the Records Division of the Superior Court of Guam, Guam Judicial Center, 120 West O'Brien Drive, Hagåtña, Guam. Hours of operation are Monday - Friday, 9:00 a.m. to 4:00 p.m. Closed Saturdays, Sundays and local/federal holidays. **Court Clearances are Non-Refundable.**

**Dated:**03/02/2023

**Sophia Santos Diaz**  
**Clerk of Court**

**By:** Evan L. Topasna  
**Deputy Clerk I**  
**Prepared by:** Evan L Topasna



The absence of an Original Court Seal Invalidates this document. 162208



**FIRST NOTICE of Public Hearings –Monday, July 10, 2023 starting at 9:00AM**

7 messages

Speaker Therese M. Terlaje &lt;senatorterlajeguam@gmail.com&gt;

Fri, Jun 30, 2023 at 8:20 AM

To: phnotice@guamlegislature.org

Cc: Audio / Video &lt;av@guamlegislature.org&gt;, Guam MIS &lt;mis@guamlegislature.org&gt;, Ed Pocaigue &lt;sgtarms@guamlegislature.org&gt;

Bcc: esk Editor <deskeditor@postguam.com>, The Post Editor in Chief <editor@postguam.com>, Oyaol Ngirairiki <managingeditor@postguam.com>, John Oconnor <john@postguam.com>, reporters@postguam.com, Mar-Vic Cagurangan <publisher@pacificislandtimes.com>, Pacific Island Times <pacificislandtimes@gmail.com>, Maureen Maratita <publisher@glimpsesofofguam.com>, bryan@mvariety.com, emmanuel@mvariety.com, guam@pstripes.osd.mil, carlsonc@pstripes.osd.mil, mabuhaynews@yahoo.com, editor@saipantribune.com, Bruce Hill <pacificjournalist@gmail.com>, Jason Salas <jason@kuam.com>, Nestor Licanto <nestor@kuam.com>, reporters@kuam.com, K57 <news@k57.com>, pattiontheradio@yahoo.com, Sorensen Pacific Broadcasting <news@spbguam.com>, raygibsonshow@gmail.com, manasilva626@yahoo.com, KISH <[REDACTED]>, Manuel Cruz <[REDACTED]>, Troy Torres <troy@kanditnews.com>, Maria Louella Losinio <[REDACTED]>, jolene@postguam.com, nick@kuam.com, Phil Leon Guerrero <phil@postguam.com>, hgilbert@guampdn.com, Oyaol Ngirairiki <managingeditor@glimpsesofofguam.com>, jsantotoma@guampdn.com, <[REDACTED]>, "Mayors' Council of Guam - Admin." <mcogadmin@teleguam.net>, "Mayor Paul M. McDonald" <mayor.mcdonald671@gmail.com>, agatmayor@yahoo.com, agatvice.chrisfejeran@yahoo.com, "Mayor Frankie A. Salas" <asanmainamayor@gmail.com>, June Blas <mayorbarrigada@gmail.com>, Jessie Bautista <[REDACTED]>, Jessy Gogue <ocp.mayor@gmail.com>, MELISSA SAVARES <melissa.savares@gmail.com>, "Vice Mayor Peter John S. Benavente" <onedededo@gmail.com>, hagatnamayor@hotmail.com, Mayor Anthony Chargualaf <inalahanmayor@gmail.com>, Allan Ungacta <mayorallan.ungacta@yahoo.com>, Vice Mayor Kevin AN Delgado <mangilao.vicemayor@gmail.com>, mayoremestc@yahoo.com, mtmmayorpaco17@gmail.com, Jesse Alig <jesse.alig@pitiguam.com>, Dale Alvarez <daleealvarez@gmail.com>, Robert Hofmann <guammayor@gmail.com>, rudy iriarte <rudyiriarte@gmail.com>, Mayor Taitague <talofomayor@gmail.com>, "Mayor Louise C. Rivera" <Mayorlcrivera.tatuha@gmail.com>, "Vice Mayor Albert M. Toves" <atoves.tatuha@gmail.com>, Umatac Mayor <umatacmo@gmail.com>, "Mayor Anthony P. Sanchez" <ymayortony@gmail.com>, "Vice Mayor Loreto V. Leones" <[REDACTED]>, "Mayor Bill A. Quenga" <yonomayor2020@gmail.com>, Douglas Moylan <dbmoylan@oagguam.org>, Robert Klitzkie <[REDACTED]>, <[REDACTED]>, <[REDACTED]>, joe@postguam.com, Althea Engman <reporter2@glimpsesofofguam.com>, Reporter1@glimpsesofofguam.com, matsuki@kuam.com, "Douglas B. Moylan, Esq." <dbmoylan@gmail.com>, stephen ignacio <stephen.ignacio@gpd.guam.gov>, Michelle Perez <Michelle.Perez@disid.guam.gov>, ron@platinumguam.com <ron@platinumguam.com>, Fred Nishihira <fnishihira@oagguam.org>, <[REDACTED]>, Lisa Flores <lflores@adventistclinic.com>, <[REDACTED]> <dmmendiola671@gmail.com>, ELBAnderson@aol.com, Stephen Hattori <sphattori@guampdsc.org>, "John P. Morrison" <jmorrison@guampdsc.org>, Wilfred Aflague <wafalague@oagguam.org>, Art Chan <[REDACTED]>, "Leilani R. Flores" <[REDACTED]>, <[REDACTED]>, Nonito Blas <[REDACTED]>, "Dr. Anita Enriquez" <abe@triton.uog.edu>

June 30, 2023

**MEMORANDUM**

To: All Senators, Stakeholders and Media

From: Speaker Therese M. Terlaje, Chairperson  
Committee on Health, Land, Justice, and Culture

Subject: **FIRST NOTICE of Public Hearings –Monday, July 10, 2023 at 9:00 AM***Buenas yan Häfa Adai,*

Please be advised that the Committee on Health, Land, Justice, and Culture will convene public hearings **Monday, July 10, 2023 starting at 9:00 AM**, in the Guam Congress Building Public Hearing room, for the following agenda items:

**9:00 AM:**

- **Appointment of Michelle C. Perez**- TO SERVE AS THE DIRECTOR OF THE DEPARTMENT OF INTEGRATED SERVICES FOR INDIVIDUALS WITH DISABILITIES(DISID) AT THE PLEASURE OF THE GOVERNOR.
- **Appointment of Ronald C. Pangilinan**- TO SERVE AS A MEMBER OF THE GUAM LAND USE COMMISSION(GLUC), FOR A TERM OF FIVE (5) YEARS; MARCH 22, 2020 TO MARCH 21, 2025.

**2:00 PM:**

- **Bill No. 144-37(LS)**-Therese M. Terlaje / Sabina Flores Perez / Chris Barnett-AN ACT TO AMEND §70.20 OF CHAPTER 70 AND §161.10, §161.30, §161.50(A), §161.55, AND §161.130 OF CHAPTER 161 ALL OF TITLE 8 GUAM CODE ANNOTATED RELATIVE TO ADDRESSING VICTIM CONFIDENTIALITY, REPORTING, AND RESTITUTION UNDER THE CRIMINAL INJURIES COMPENSATION LAW.
- **Bill No. 132-37(COR)**- William A. Parkinson- AN ACT TO ADD A NEW § 34.91 TO CHAPTER 34, TITLE 9 GUAM CODE ANNOTATED, RELATIVE TO MAKING DESTRUCTION OF PUBLIC PROPERTY DURING PUBLIC EMERGENCIES A FELONY.

The public is invited to provide oral or written testimony on the agenda items. Written testimony may be submitted to [senatorterlajeguam@gmail.com](mailto:senatorterlajeguam@gmail.com) or hand delivered to the Office of Speaker Therese M. Terlaje at the Guam Congress Building. In compliance with the Americans with Disabilities Act, individuals requiring special accommodations should contact the Office of Speaker Therese M. Terlaje at (671) 472-3586 or [senatorterlajeguam@gmail.com](mailto:senatorterlajeguam@gmail.com). All hearings broadcast on GTA TV Channel 21, Docomo Channel 117 and livestream on the Guam Legislature YouTube: <https://www.youtube.com/c/GuamLegislatureMedia>.



**Office of Speaker Therese M. Terlaje**

Committee on Health, Land, Justice, and Culture

I Mina'trentai Siette na Liheslaturan Guåhan 37th Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagåtña, Guam 96910

☎ (671) 472-3586


✉ [senatorterlajeguam@gmail.com](mailto:senatorterlajeguam@gmail.com)

🌐 [www.senatorterlaje.com](http://www.senatorterlaje.com)

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**3 attachments**

 **Bill No. 132-37 (COR).pdf**  
1000K

 **Bill No. 144-37 (LS).pdf**  
1104K

 **FIRST Notice of Public Hearings on Monday July 10, 2023 starting at 9AM .pdf**  
230K

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**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>  
To: [senatorterlajeguam@gmail.com](mailto:senatorterlajeguam@gmail.com)

Fri, Jun 30, 2023 at 8:20 AM



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The response from the remote server was:

550 5.4.1 Recipient address rejected: Access denied. AS(201806281) [[MW2NAM10FT063.eop-nam10.prod.protection.outlook.com](https://www.protection.outlook.com) 2023-06-29T22:20:59.159Z 08DB7848F5A6380B]

Final-Recipient: rfc822; [deskeditor@postguam.com](mailto:deskeditor@postguam.com)

Action: failed

Status: 5.4.1

Remote-MTA: dns; [postguam-com.mail.protection.outlook.com](https://www.protection.outlook.com). (104.47.55.110, the server for the domain [postguam.com](https://www.postguam.com).)

Diagnostic-Code: smtp; 550 5.4.1 Recipient address rejected: Access denied. AS(201806281) [[MW2NAM10FT063.eop-nam10.prod.protection.outlook.com](https://www.protection.outlook.com) 2023-06-29T22:20:59.159Z 08DB7848F5A6380B]

Last-Attempt-Date: Thu, 29 Jun 2023 15:20:59 -0700 (PDT)

----- Forwarded message -----

From: "Speaker Therese M. Terlaje" <[senatorterlajeguam@gmail.com](mailto:senatorterlajeguam@gmail.com)>

To: [phnotice@guamlegislature.org](mailto:phnotice@guamlegislature.org)

Cc: "Audio / Video" <[av@guamlegislature.org](mailto:av@guamlegislature.org)>, Guam MIS <[mis@guamlegislature.org](mailto:mis@guamlegislature.org)>, Ed Pocaigue <[sgtarms@guamlegislature.org](mailto:sgtarms@guamlegislature.org)>

Bcc: [deskeditor@postguam.com](mailto:deskeditor@postguam.com)

Date: Fri, 30 Jun 2023 08:20:18 +1000

Subject: FIRST NOTICE of Public Hearings –Monday, July 10, 2023 starting at 9:00AM

----- Message truncated -----

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**postmaster@postguam.com** <[postmaster@postguam.com](mailto:postmaster@postguam.com)>  
To: [senatorterlajeguam@gmail.com](mailto:senatorterlajeguam@gmail.com)

Fri, Jun 30, 2023 at 8:21 AM

Final-Recipient: [rfc822:phil@postguam.com](mailto:rfc822:phil@postguam.com)

Action: failed

Status: 5.1.10

Diagnostic-Code: smtp;550 5.1.10 RESOLVER.ADR.RecipientNotFound; Recipient [phil@postguam.com](mailto:phil@postguam.com) not found by SMTP address lookup

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From: "Speaker Therese M. Terlaje" <[senatorterlajeguam@gmail.com](mailto:senatorterlajeguam@gmail.com)>

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Cc: "Audio / Video" <[av@guamlegislature.org](mailto:av@guamlegislature.org)>, Guam MIS <[mis@guamlegislature.org](mailto:mis@guamlegislature.org)>, Ed Pocaigue <[sgtarms@guamlegislature.org](mailto:sgtarms@guamlegislature.org)>

Bcc: [phil@postguam.com](mailto:phil@postguam.com)

Date: Fri, 30 Jun 2023 08:20:18 +1000

Subject: FIRST NOTICE of Public Hearings –Monday, July 10, 2023 starting at 9:00AM  
June 30 , 2023

## MEMORANDUM

To: All Senators, Stakeholders and Media

From: Speaker Therese M. Terlaje, Chairperson  
Committee on Health, Land, Justice, and Culture

Subject: **FIRST NOTICE of Public Hearings –Monday, July 10, 2023 at 9:00 AM**

*Buenas yan Háfa Adai,*

Please be advised that the Committee on Health, Land, Justice, and Culture will convene public hearings **Monday, July 10, 2023 starting at 9:00 AM**, in the Guam Congress Building Public Hearing room, for the following agenda items:

### **9:00 AM:**

- **Appointment of Michelle C. Perez**- TO SERVE AS THE DIRECTOR OF THE DEPARTMENT OF INTEGRATED SERVICES FOR INDIVIDUALS WITH DISABILITIES(DISID) AT THE PLEASURE OF THE GOVERNOR.
- **Appointment of Ronald C. Pangilinan**- TO SERVE AS A MEMBER OF THE GUAM LAND USE COMMISSION(GLUC), FOR A TERM OF FIVE (5) YEARS; MARCH 22, 2020 TO MARCH 21, 2025.

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## **Office of Speaker Therese M. Terlaje**

Committee on Health, Land, Justice, and Culture

I Mina'trentai Siette na Liheslaturan Guahan 37th Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagåtña, Guam 96910

☎ (671) 472-3586


✉ [senatorterlajeguam@gmail.com](mailto:senatorterlajeguam@gmail.com)


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### **3 attachments**

 **Bill No. 132-37 (COR).pdf**  
1000K

 **Bill No. 144-37 (LS).pdf**  
1104K

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☎ (671) 472-3586


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1000K

 **Bill No. 144-37 (LS).pdf**  
1104K

 **FIRST Notice of Public Hearings on Monday July 10, 2023 starting at 9AM .pdf**  
230K

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postmaster@outlook.com <postmaster@outlook.com>  
To: senatorterlajeguam@gmail.com

Fri, Jun 30, 2023 at 8:21 AM

### Delivery has failed to these recipients or groups:

[hagatnamayor@hotmail.com](mailto:hagatnamayor@hotmail.com)

The recipient's mailbox is full and can't accept messages now. Please try resending your message later, or contact the recipient directly.

### Diagnostic information for administrators:

Generating server: [PSBPR01MB3749.apcprd01.prod.exchangelabs.com](mailto:PSBPR01MB3749.apcprd01.prod.exchangelabs.com)

[hagatnamayor@hotmail.com](mailto:hagatnamayor@hotmail.com)

Remote server returned '554 5.2.2 mailbox full; STOREDRV.Deliver.Exception:QuotaExceededException; Failed to process message due to a permanent exception with message [BeginDiagnosticData]Microsoft Unified Storage is full. QuotaExceededException: Microsoft Unified Storage is full. [EndDiagnosticData] [Stage: DeliverMessage]'

Original message headers:

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by [PSBPR01MB3749.apcprd01.prod.exchangelabs.com](mailto:PSBPR01MB3749.apcprd01.prod.exchangelabs.com) (2603:1096:301:9::12) with  
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(UTC)  
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Final-Recipient: rfc822:hagatnamayor@hotmail.com  
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Status: 5.2.2  
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To: phnotice@guamlegislature.org  
Cc: "Audio / Video" <av@guamlegislature.org>, Guam MIS <mis@guamlegislature.org>, Ed Pocaigue <sgtarms@guamlegislature.org>  
Bcc: hagatnamayor@hotmail.com  
Date: Fri, 30 Jun 2023 08:20:18 +1000  
Subject: FIRST NOTICE of Public Hearings –Monday, July 10, 2023 starting at 9:00AM  
June 30, 2023

**MEMORANDUM**

To: All Senators, Stakeholders and Media  
From: Speaker Therese M. Terlaje, Chairperson  
Committee on Health, Land, Justice, and Culture  
Subject: **FIRST NOTICE of Public Hearings –Monday, July 10, 2023 at 9:00 AM**

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**Office of Speaker Therese M. Terlaje**

Committee on Health, Land, Justice, and Culture

I Mina'trentai Siette na Liheslaturan Guåhan 37th Guam Legislature

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1000K

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1104K

 **FIRST Notice of Public Hearings on Monday July 10, 2023 starting at 9AM .pdf**  
230K

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**Ed Pocaigue** <[sgtarms@guamlegislature.org](mailto:sgtarms@guamlegislature.org)>  
To: "Speaker Therese M. Terlaje" <[senatorterlajeguam@gmail.com](mailto:senatorterlajeguam@gmail.com)>

Fri, Jun 30, 2023 at 8:30 AM

Hafa adai and posted on the calendar.

[Quoted text hidden]



*Si Yu'os Ma'åse'*

**Edward S. Pocaigue, Jr.**

Sergeant at Arms

37th Guam Legislature  
I Mina'trentai Siette na Liheslaturan Guåhan

Tel: (671) 969-3514

Email: [sgtarms@guamlegislature.org](mailto:sgtarms@guamlegislature.org)

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Office of the Speaker  
**THERESE M. TERLAJE**

*I Mina'trentai Siette na Liheslaturan Guåhan* | 37th Guam Legislature  
Committee on Health, Land, Justice and Culture

June 30, 2023

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To: All Senators, Stakeholders and Media

From: Speaker Therese M. Terlaje, Chairperson *TMT*  
Committee on Health, Land, Justice, and Culture

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# **First Notice of Public Hearing- Monday, July 10, 2023 starting at 9:00AM**


 PRINT

**First Notice of Public Hearing- Monday, July 10,  
2023 starting at 9:00AM**

**PUBLIC HEARING**







 **Posted on:** 06/30/2023 08:26 AM

 **Posted by:** Joseph Madlangbayan

 **Public Hearing Date:** 07/10/2023 09:00 AM

 **Department(s):**  
**GUAM LEGISLATURE (/notices?department\_id=92)**

 **Division(s):**  
OFFICE OF SPEAKER THERESE M. TERLAJE (/notices?division\_id=259)

 **Notice Topic(s):** PUBLIC HEARING (/notices?topic\_id=74)

 **Types of Notice:** PUBLIC HEARING (/notices?type\_id=7)

 **For Audience(s):** PUBLIC (/notices?public=1)

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June 30 , 2023

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From: Speaker Therese M. Terlaje, Chairperson  
Committee on Health, Land, Justice, and Culture

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**([https://www.guamlegislature.com/37th\\_Guam\\_Legislature/Bills\\_Introduced\\_37th/Bill%20No.%20144-37%20\(LS\).pdf](https://www.guamlegislature.com/37th_Guam_Legislature/Bills_Introduced_37th/Bill%20No.%20144-37%20(LS).pdf))-**Therese M. Terlaje / Sabina Flores Perez / Chris Barnett- AN ACT TO AMEND §70.20 OF CHAPTER 70 AND §161.10, §161.30, §161.50(A), §161.55, AND §161.130 OF CHAPTER 161 ALL OF TITLE 8 GUAM CODE ANNOTATED RELATIVE TO ADDRESSING VICTIM CONFIDENTIALITY, REPORTING, AND RESTITUTION UNDER THE CRIMINAL INJURIES COMPENSATION LAW.

•

**Bill No. 132-37(COR)-**  
**([https://www.guamlegislature.com/37th\\_Guam\\_Legislature/Bills\\_Introduced\\_37th/Bill%20No.%20132-37%20\(COR\).pdf](https://www.guamlegislature.com/37th_Guam_Legislature/Bills_Introduced_37th/Bill%20No.%20132-37%20(COR).pdf)),** William A. Parkinson- AN ACT TO ADD A NEW § 34.91 TO CHAPTER 34, TITLE 9 GUAM CODE ANNOTATED, RELATIVE TO MAKING DESTRUCTION OF PUBLIC PROPERTY DURING PUBLIC EMERGENCIES A FELONY.

The public is invited to provide oral or written testimony on the agenda items. Written testimony may be submitted to [senatorterlajeguam@gmail.com](mailto:senatorterlajeguam@gmail.com) ([\*\*\(mailto:senatorterlajeguam@gmail.com\)\*\*](mailto:senatorterlajeguam@gmail.com)) or hand delivered to the Office of Speaker Therese M. Terlaje at the Guam Congress Building. In compliance with the Americans with Disabilities Act, individuals requiring special accommodations should contact the Office of Speaker Therese M. Terlaje at (671) 472-3586 or [senatorterlajeguam@gmail.com](mailto:senatorterlajeguam@gmail.com) ([\*\*\(mailto:senatorterlajeguam@gmail.com\)\*\*](mailto:senatorterlajeguam@gmail.com)). All hearings broadcast on GTA TV Channel 21, Docomo Channel 117 and livestream on the Guam Legislature YouTube: <https://www.youtube.com/c/GuamLegislatureMedia> ([\*\*\(https://www.youtube.com/c/GuamLegislatureMedia\)\*\*](https://www.youtube.com/c/GuamLegislatureMedia)).

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**FOR:** Office Space Lease (For Washington D.C. - Liaison Office)  
**OPENING DATE:** 07/19/2023 Time: 10:00 A.M.  
**LOCATION TO SUBMIT:** 2<sup>nd</sup> Floor ITC Bldg. Room 205 Tamuning, GUAM 96931

The General Services Agency is issuing this Invitation for Bid for Office Space Lease (For Washington D.C. - Liaison Office). A pdf copy is available to download at [www.gsa.gua.guam.gov](http://www.gsa.gua.guam.gov), or a hard copy can be obtained at the General Services Agency located at 2<sup>nd</sup> Floor ITC Bldg Rm 205, Tamuning, Guam 96931 from 8:00am - 5:00pm, Monday through Friday, beginning Friday, 06/30/2023 until Wednesday, 07/19/2023.

Bidders must register their current contact information with GSA to ensure they receive any notices regarding changes or updates to the IFB. The procuring agency and GSA will not be liable for failure to provide notice to any party who did not register current contact information.

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 Chief Procurement Officer



### DEPARTMENT OF ADMINISTRATION

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/S/ CLAUDIA S. ACFALE  
 Chief Procurement Officer



## SPEAKER THERESE M. TERLAJE Committee on Health, Land, Justice & Culture *I Mina'trentai Siette na Liheslaturan Guåhan*

**NOTICE OF PUBLIC HEARING • MONDAY, JULY 10, 2023**  
 Guam Congress Building, Public Hearing Room  
**AGENDA**

9:00 AM:

- **Appointment of Michelle C. Perez**- TO SERVE AS THE DIRECTOR OF THE DEPARTMENT OF INTEGRATED SERVICES FOR INDIVIDUALS WITH DISABILITIES(DISID) AT THE PLEASURE OF THE GOVERNOR.
- **Appointment of Ronald C. Pangilinan**- TO SERVE AS A MEMBER OF THE GUAM LAND USE COMMISSION(GLUC), FOR A TERM OF FIVE(5) YEARS; MARCH 22, 2020 TO MARCH 21, 2025

2:00PM

- **Bill No. 144-37(LS)**-Therese M. Terlaje / Sabina Flores Perez / Chris Barnett-AN ACT TO AMEND §70.20 OF CHAPTER 70 AND §161.10, §161.30, §161.50(A), §161.55, AND §161.130 OF CHAPTER 161 ALL OF TITLE 8 GUAM CODE ANNOTATED RELATIVE TO ADDRESSING VICTIM CONFIDENTIALITY, REPORTING, AND RESTITUTION UNDER THE CRIMINAL INJURIES COMPENSATION LAW.
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## GUAM PHILHARMONIC FOUNDATION, INC.

GUAM PHILHARMONIC FOUNDATION, INC. STATEMENT OF ALL FUNDS January 2022 - December 2022		GUAM PHILHARMONIC FOUNDATION, INC. STATEMENT OF ALL FUNDS January 2022 - December 2022	
UNRECORDED ASSETS	0	UNRECORDED ASSETS	0
RECORDS	0	RECORDS	0
ASSETS	0	ASSETS	0
LIABILITIES	0	LIABILITIES	0
NET ASSETS/LIABILITIES	0	NET ASSETS/LIABILITIES	0

GUAM PHILHARMONIC FOUNDATION, INC. STATEMENT OF ALL FUNDS January 2022 - December 2022	
UNRECORDED ASSETS	0
RECORDS	0
ASSETS	0
LIABILITIES	0
NET ASSETS/LIABILITIES	0

Prepared by Margarita Dancel | Board Treasurer, Guam Philharmonic Foundation, Inc.  
 Mailing: 140 Portia Palting Lane, Unit D5 Tamuning, Guam 96913-3393 USA  
 Phone/Fax: 1-844-487-4364  
 Website: [guamphilharmonic.org](http://guamphilharmonic.org)



Office of the Speaker  
**THERESE M. TERLAJE**

*I Mina'trentai Siette na Liheslaturan Guåhan* | 37th Guam Legislature  
Committee on Health, Land, Justice and Culture

July 7, 2023

**MEMORANDUM**

To: All Senators, Stakeholders and Media *TMT*

From: Speaker Therese M. Terlaje, Chairperson  
Committee on Health, Land, Justice, and Culture

Subject: **SECOND NOTICE of Public Hearings –Monday, July 10, 2023 at 9:00 AM**

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## SECOND NOTICE of Public Hearings –Monday, July 10, 2023 at 9:00 AM

3 messages

Speaker Therese M. Terlaje <senatorterlajeguam@gmail.com>

Fri, Jul 7, 2023 at 8:00 AM

To: phnotice@guamlegislature.org

Cc: Audio / Video <av@guamlegislature.org>, Guam MIS <mis@guamlegislature.org>, Ed Pocaigue <sgtarms@guamlegislature.org>  
Bcc: The Post Editor in Chief <editor@postguam.com>, John Oconnor <john@postguam.com>, reporters@postguam.com, Mar-Vic Cagurangan <publisher@pacificislandtimes.com>, Pacific Island Times <pacificislandtimes@gmail.com>, Maureen Maratita <publisher@glimpsesofofguam.com>, bryan@mvariety.com, emmanuel@mvariety.com, guam@pstripes.osd.mil, carlsonc@pstripes.osd.mil, mabuhaynews@yahoo.com, editor@saipantribune.com, Bruce Hill <pacificjournalist@gmail.com>, Jason Salas <jason@kuam.com>, Nestor Licanto <nestor@kuam.com>, reporters@kuam.com, K57 <news@k57.com>, pattiontheradio@yahoo.com, Sorensen Pacific Broadcasting <news@spbguam.com>, raygibsonshow@gmail.com, [REDACTED], KISH <[REDACTED]>, Manuel Cruz <[REDACTED]>, Troy Torres <troy@kanditnews.com>, Maria Louella Losinio <[REDACTED]>, jolene@postguam.com, nick@kuam.com, Oyaol Ngirairiki <managingeditor@glimpsesofofguam.com>, jsantotoma@guampdn.com, [REDACTED] "Mayors' Council of Guam - Admin." <mcogadmin@teleguam.net>, "Mayor Paul M. McDonald" <mayor.mcdonald671@gmail.com>, agatmayor@yahoo.com, agatvice.chrisfejeran@yahoo.com, "Mayor Frankie A. Salas" <asanmainamayor@gmail.com>, June Blas <mayorbarrigada@gmail.com>, Jessie Bautista <[REDACTED]>, Jessy Gogue <ocp.mayor@gmail.com>, MELISSA SAVARES <melissa.savares@gmail.com>, "Vice Mayor Peter John S. Benavente" <onedededo@gmail.com>, hagatnamayor@hotmail.com, Mayor Anthony Chargualaf <inalahanmayor@gmail.com>, Allan Ungacta <mayorallan.ungacta@yahoo.com>, Vice Mayor Kevin AN Delgado <mangilao.vicemayor@gmail.com>, mayorernestc@yahoo.com, mtmmayorpaco17@gmail.com, Jesse Alig <jesse.alig@pitiguam.com>, Dale Alvarez <daleealvarez@gmail.com>, Robert Hofmann <guammayor@gmail.com>, rudy iriarte <rudyiriarte@gmail.com>, Mayor Taitague <talofofomayor@gmail.com>, "Mayor Louise C. Rivera" <Mayorlcrivera.tatuha@gmail.com>, "Vice Mayor Albert M. Toves" <atoves.tatuha@gmail.com>, Umatac Mayor <umatacmo@gmail.com>, "Mayor Anthony P. Sanchez" <ymayortony@gmail.com>, "Vice Mayor Loreto V. Leones" <lloretoleones@gmail.com>, "Mayor Bill A. Quenga" <yonomayor2020@gmail.com>, Douglas Moylan <dbmoylan@oagguam.org>, Robert Klitzkie <[REDACTED]>, [REDACTED] <[REDACTED]>, joe@postguam.com, Althea Engman <reporter2@glimpsesofofguam.com>, Reporter1@glimpsesofofguam.com, matsuki@kuam.com, "Douglas B. Moylan, Esq." <[REDACTED]>, stephen ignacio <stephen.ignacio@gpd.guam.gov>, Michelle Perez <Michelle.Perez@disid.guam.gov>, "ron@platinumguam.com" <ron@platinumguam.com>, Fred Nishihira <fnishihira@oagguam.org>, [REDACTED] <[REDACTED]>, Lisa Flores <lflores@adventistclinic.com>, [REDACTED] <[REDACTED]>, ELBAnderson@aol.com, Stephen Hattori <sphattori@guampdsc.org>, "John P. Morrison" <jmorrison@guampdsc.org>, Wilfred Aflague <wafalague@oagguam.org>, Art Chan <[REDACTED]>, "Leilani R. Flores ([REDACTED])" <[REDACTED]>, Nonito Blas <[REDACTED]>, "Dr. Anita Enriquez" <abe@triton.uog.edu>

July 7, 2023

### MEMORANDUM

To: All Senators, Stakeholders and Media

From: Speaker Therese M. Terlaje, Chairperson  
Committee on Health, Land, Justice, and Culture

Subject: **SECOND NOTICE of Public Hearings –Monday, July 10, 2023 at 9:00 AM**

*Buenas yan Håfa Adai,*

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**Office of Speaker Therese M. Terlaje**

Committee on Health, Land, Justice, and Culture

I Mina'trentai Siette na Liheslaturan Guåhan 37th Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagåtña, Guam 96910

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X-MS-Exchange-CrossTenant-FromEntityHeader: Internet  
X-MS-Exchange-CrossTenant-RMS-PersistedConsumerOrg:  
00000000-0000-0000-0000-000000000000  
X-MS-Exchange-Transport-CrossTenantHeadersStamped: TYUPR01MB5233

Final-Recipient: [rfc822;hagatnamayor@hotmail.com](mailto:rfc822;hagatnamayor@hotmail.com)

Action: failed

Status: 5.2.2

Diagnostic-Code: smtp;554 5.2.2 mailbox full; STOREDRV.Deliver.Exception:QuotaExceededException; Failed to process message due to a permanent exception with message [BeginDiagnosticData]Microsoft Unified Storage is full. QuotaExceededException: Microsoft Unified Storage is full.[EndDiagnosticData] [Stage: DeliverMessage]

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Cc: "Audio / Video" <[av@guamlegislature.org](mailto:av@guamlegislature.org)>, Guam MIS <[mis@guamlegislature.org](mailto:mis@guamlegislature.org)>, Ed Pocaigue <[sgtarms@guamlegislature.org](mailto:sgtarms@guamlegislature.org)>

Bcc: [hagatnamayor@hotmail.com](mailto:hagatnamayor@hotmail.com)

Date: Fri, 7 Jul 2023 08:00:00 +1000

Subject: SECOND NOTICE of Public Hearings –Monday, July 10, 2023 at 9:00 AM

July 7, 2023

## **MEMORANDUM**

To: All Senators, Stakeholders and Media

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ANNOTATED RELATIVE TO ADDRESSING VICTIM CONFIDENTIALITY,  
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**Office of Speaker Therese M. Terlaje**

Committee on Health, Land, Justice, and Culture

I Mina'trentai Siette na Liheslaturan Guåhan 37th Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagåtña, Guam 96910

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1000K

 **Bill No. 144-37 (LS).pdf**  
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**Ronald Pangilinan** <ron@platinumguam.com>

Fri, Jul 7, 2023 at 2:38 PM

To: "Speaker Therese M. Terlaje" <[senatorterlajeguam@gmail.com](mailto:senatorterlajeguam@gmail.com)>

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**Opening Date: 07/24/2023 Time: 11:00 am**  
**Location to Submit: General Services Agency  
2nd Floor, ITC Bldg, Rm 205, Tamuning, Guam 96913**

The General Services Agency is issuing this Invitation for Bid for Disassembling, Reassembling, and Transport of Cubicle Workstations. A pdf copy is available to download at [www.gsa.doa.guam.gov](http://www.gsa.doa.guam.gov), or a hard copy can be obtained at the General Services Agency located at 2nd Floor, ITC Bldg, Rm 205, Tamuning, Guam 96913 from 8:00am - 5:00pm, Monday through Friday, beginning Friday, 7/7/2023 until Monday 7/24/2023.

Bidders must register their current contact information with GSA to ensure they receive any notices regarding changes or updates to the IFB. The procuring agency and GSA will not be liable for failure to provide notice to any party who did not register current contact information.

/s/ CLAUDIA S. BAY  
Chief Procurement Officer



710 W Marine Corps Dr Suite 203 Bell Tower Plaza Aniquah, GU 96910  
<https://www.kumisionchamoru.guam.gov>  
 kumisionchamoru@gmail.com  
 (671)475-0139


**PUBLIC NOTICE**

**Regular Board Meeting Date: July 13, 2023**  
**Time: 12:30PM Place: The Kumision Conference Room**  
**Zoom Meeting Link:**  
<https://us02web.zoom.us/j/85076772344?pwd=cm9aR2lpc0w1Zek1KU2R0bTBaQXNOUT09>

**TAREHA:**  
 Otden/ Inifresi / Mision / Tinanga; Inagang yan Kinabales I Membro Siha; Rinibisa Yan Inadaptan I Tareha yan; I Finaloffan ni Tetehnan; Ripot I Sikiritarian; Ripot I Kumitehan Ekseketibu; Guam Indigenous Heritage Alliance; Ripot I Atmenestradora; Estao I Proyekto Siha; Fina'na'an I Tinaotao Tano; Nuebu Na Asunto; Pribilehun I Pisu; Anunsio Siha; Finaiko'

For ADA accommodations, please contact Savannah at (671)475-0139

Next Board Meeting: July 27, 2023 at 12:30PM



**SPEAKER THERESE M. TERLAJE**  
*Committee on Health, Land, Justice & Culture*  
*I Mina'trentai Siette na Liheslaturan Guåhan*

**NOTICE OF PUBLIC HEARING • MONDAY, JULY 10, 2023**  
**Guam Congress Building, Public Hearing Room**

**AGENDA**

**9:00 AM:**

- Appointment of Michelle C. Perez**- TO SERVE AS THE DIRECTOR OF THE DEPARTMENT OF INTEGRATED SERVICES FOR INDIVIDUALS WITH DISABILITIES(DISID) AT THE PLEASURE OF THE GOVERNOR.
- Appointment of Ronald C. Pangilinan**- TO SERVE AS A MEMBER OF THE GUAM LAND USE COMMISSION(GLUC), FOR A TERM OF FIVE(5) YEARS; MARCH 22, 2020 TO MARCH 21, 2025

**2:00PM**

- Bill No. 144-37(LS)**-Therese M. Terlaje / Sabina Flores Perez / Chris Barnett-AN ACT TO AMEND §70.20 OF CHAPTER 70 AND §161.10, §161.30, §161.50(A), §161.55, AND §161.130 OF CHAPTER 161 ALL OF TITLE 8 GUAM CODE ANNOTATED RELATIVE TO ADDRESSING VICTIM CONFIDENTIALITY, REPORTING, AND RESTITUTION UNDER THE CRIMINAL INJURIES COMPENSATION LAW.
- Bill No. 132-37(COR)**- William A. Parkinson- AN ACT TO ADD A NEW § 34.91 TO CHAPTER 34, TITLE 9 GUAM CODE ANNOTATED, RELATIVE TO MAKING DESTRUCTION OF PUBLIC PROPERTY DURING PUBLIC EMERGENCIES A FELONY

The public is invited to provide oral testimony on the agenda items. Written testimony may be submitted to [senatorterlaje@guam.gov](mailto:senatorterlaje@guam.gov) or hand delivered to the Office of Speaker Therese M. Terlaje at the Guam Congress Building. In compliance with the Americans with Disabilities Act, individuals requiring special accommodations should contact the Office of Speaker Terlaje at (671) 472-3586 or [senatorterlaje@guam.gov](mailto:senatorterlaje@guam.gov). All hearings broadcast on GTA TV Channel 21, Docomo Channel 117 and livestreamed on the Guam Legislature YouTube: <https://www.youtube.com/watch?v=GuamLegislatveMedia>. This Ad was paid with Legislature Funds.

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# **First Notice of Public Hearing- Monday, July 10, 2023 at 9:00AM**

 PRINT

**First Notice of Public Hearing- Monday, July 10,  
2023 at 9:00AM**

**PUBLIC HEARING**



 **Posted on:** 07/07/2023 07:38 AM

 **Posted by:** Joseph Madlangbayan

 **Public Hearing Date:** 07/10/2023 09:00 AM

 **Department(s):**  
**GUAM LEGISLATURE (/notices?department\_id=92)**

 **Division(s):**  
OFFICE OF SPEAKER THERESE M. TERLAJE (/notices?division\_id=259)

 **Notice Topic(s):** PUBLIC HEARING (/notices?topic\_id=74)

 **Types of Notice:** PUBLIC HEARING (/notices?type\_id=7)

 **For Audience(s):** PUBLIC (/notices?public=1)

 **Share this notice**

July 7, 2023

**MEMORANDUM**

To: All Senators, Stakeholders and Media

From: Speaker Therese M. Terlaje, Chairperson  
Committee on Health, Land, Justice, and Culture

Subject: **SECOND NOTICE of Public Hearings –Monday, July 10, 2023 at 9:00 AM**

*Buenas yan Håfa Adai,*

Please be advised that the Committee on Health, Land, Justice, and Culture will convene public hearings **Monday, July 10, 2023 starting at 9:00 AM**, in the Guam Congress Building Public Hearing room, for the following agenda items:

**9:00 AM:**

- **Appointment of Michelle C. Perez-** TO SERVE AS THE DIRECTOR OF THE DEPARTMENT OF INTEGRATED SERVICES FOR INDIVIDUALS WITH DISABILITIES(DISID) AT THE PLEASURE OF THE GOVERNOR.
- **Appointment of Ronald C. Pangilinan-** TO SERVE AS A MEMBER OF THE GUAM LAND USE COMMISSION(GLUC), FOR A TERM OF FIVE (5) YEARS; MARCH 22, 2020 TO MARCH 21, 2025.

**2:00 PM:**

- **Bill No. 144-37(LS)**  
**([https://www.guamlegislature.com/37th\\_Guam\\_Legislature/Bills\\_Introduced\\_37th/Bill%20No.%20144-37%20\(LS\).pdf](https://www.guamlegislature.com/37th_Guam_Legislature/Bills_Introduced_37th/Bill%20No.%20144-37%20(LS).pdf))-**Therese M. Terlaje / Sabina Flores Perez / Chris Barnett-AN ACT TO AMEND §70.20 OF CHAPTER 70 AND §161.10, §161.30, §161.50(A), §161.55, AND §161.130 OF CHAPTER 161 ALL OF TITLE 8 GUAM CODE ANNOTATED RELATIVE TO ADDRESSING VICTIM CONFIDENTIALITY, REPORTING, AND RESTITUTION UNDER THE CRIMINAL INJURIES COMPENSATION LAW.
- **Bill No. 132-37(COR)-**  
**([https://www.guamlegislature.com/37th\\_Guam\\_Legislature/Bills\\_Introduced\\_37th/Bill%20No.%20132-37\(COR\).pdf](https://www.guamlegislature.com/37th_Guam_Legislature/Bills_Introduced_37th/Bill%20No.%20132-37(COR).pdf))-**

**slature/Bills Introduced 37th/Bill%20No.%20132-37%20(COR).pdf**, William A. Parkinson- AN ACT TO ADD A NEW § 34.91 TO CHAPTER 34, TITLE 9 GUAM CODE ANNOTATED, RELATIVE TO MAKING DESTRUCTION OF PUBLIC PROPERTY DURING PUBLIC EMERGENCIES A FELONY.

The public is invited to provide oral or written testimony on the agenda items. Written testimony may be submitted to **[senatorterlajeguam@gmail.com](mailto:senatorterlajeguam@gmail.com)** (**<mailto:senatorterlajeguam@gmail.com>**) or hand delivered to the Office of Speaker Therese M. Terlaje at the Guam Congress Building. In compliance with the Americans with Disabilities Act, individuals requiring special accommodations should contact the Office of Speaker Therese M. Terlaje at (671) 472-3586 or **[senatorterlajeguam@gmail.com](mailto:senatorterlajeguam@gmail.com)** (**<mailto:senatorterlajeguam@gmail.com>**). All hearings broadcast on GTA TV Channel 21, Docomo Channel 117 and livestream on the Guam Legislature YouTube: **<https://www.youtube.com/c/GuamLegislatureMedia>** (**<https://www.youtube.com/c/GuamLegislatureMedia>**).

---

**Invite to GLUC for July 10, 2023 Appointment Hearing**

1 message

Speaker Therese M. Terlaje <senatorterlajeguam@gmail.com> Fri, Jun 30, 2023 at 1:47 PM  
To: "Dr. Anita Enriquez" <abe@triton.uog.edu>, Nonito Blas <[REDACTED]>, "Leilani R. Flores ([REDACTED])" <[REDACTED]>, Art Chan <[REDACTED]>, "Joseph M. Borja" <joseph.borja@land.guam.gov>, Brian Artero <[REDACTED]>, ron@platinumguam.com

June 30, 2023

**Transmitted via Electronic Mail**

Dr. Anita Enriquez, Chairperson  
Guam Land Use Commission (GLUC)  
[abe@triton.uog.edu](mailto:abe@triton.uog.edu)

**SUBJECT:** Invitation to the Appointment Hearing on Monday, July 10, 2023, at 9:00 AM for Mr. Ronald C. Pangilinan.

*Håfa Adai* Chairperson Enriquez,

This email is to notify that the Committee on Land has set an Appointment Hearing on **Monday, July 10, 2023, at 9:00 AM, in the Guam Congress Building, Public Hearing Room**, to hear the:

- **APPOINTMENT HEARING:** Appointment of Ronald C. Pangilinan - To serve as a member of the Guam Land Use Commission (GLUC), for a term of five (5) years; March 22, 2020, to March 21, 2025.

We respectfully request the attendance of the GLUC to provide testimony. Written testimony may also be submitted prior to the hearing via email to [senatorterlajeguam@gmail.com](mailto:senatorterlajeguam@gmail.com), or hand delivered to the Office of the Speaker in the Guam Congress Building. Please contact our office via email or at (671) 472-3586, with any questions or concerns.

*Si Yu'os Ma'åse'*,

Speaker Therese M. Terlaje  
Chairperson

CC: All Members, GLUC

**Office of Speaker Therese M. Terlaje**

Committee on Health, Land, Justice, and Culture

I Mina'trentai Siette na Liheslaturan Guåhan 37th Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagåtña, Guam 96910

☎ (671) 472-3586

✉ [senatorterlajeguam@gmail.com](mailto:senatorterlajeguam@gmail.com)🌐 [www.senatorterlaje.com](http://www.senatorterlaje.com)

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 **Invite to GLUC for 7.10.23 Appointment Hearing (1).pdf**  
981K





Office of the Speaker  
**THERESE M. TERLAJE**

*I Mina'trentai Siette na Liheslaturan Guåhan* 37th Guam Legislature  
Committee on Health, Land, Justice and Culture

June 30, 2023

**Transmitted via Electronic Mail**

Dr. Anita Enriquez, Chairperson  
Guam Land Use Commission (GLUC)  
[abe@triton.uog.edu](mailto:abe@triton.uog.edu)

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*Håfa Adai* Chairperson Enriquez,

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*Si Yu'os Ma'åse',*

  
Speaker Therese M. Terlaje  
Chairperson

CC: All Members, GLUC

Guam Congress Building, 163 Chalan Santo Papa, Hagåtña, Guam 96910

Tel: (671) 472-3586 | Email: [senatorterlajeguam@gmail.com](mailto:senatorterlajeguam@gmail.com) | [www.senatorterlaje.com](http://www.senatorterlaje.com)

*\*For transmittal of official Messages & Communications to the Guam Legislature to be distributed to all Senators, please send to: [speaker@guamlegislature.org](mailto:speaker@guamlegislature.org)*



# Office of the Speaker THERESE M. TERLAJE

I Mina'trentai Siette na Liheslaturan Guåhan | 37th Guam Legislature  
Committee on Health, Land, Justice and Culture

## PUBLIC HEARING AGENDA

**Monday, July 10, 2023, beginning at 9:00 AM**  
**Guam Congress Building, Public Hearing Room**

### 9:00 AM:

- **Appointment of Michelle C. Perez** - TO SERVE AS THE DIRECTOR OF THE DEPARTMENT OF INTEGRATED SERVICES FOR INDIVIDUALS WITH DISABILITIES(DISID) AT THE PLEASURE OF THE GOVERNOR.
- **Appointment of Ronald C. Pangilinan** - TO SERVE AS A MEMBER OF THE GUAM LAND USE COMMISSION(GLUC), FOR A TERM OF FIVE (5) YEARS; MARCH 22, 2020 TO MARCH 21, 2025.

### 2:00 PM:

- **Bill No. 144-37(LS)-Therese M. Terlaje / Sabina Flores Perez / Chris Barnett** - AN ACT TO AMEND §70.20 OF CHAPTER 70 AND §161.10, §161.30, §161.50(A), §161.55, AND §161.130 OF CHAPTER 161 ALL OF TITLE 8 GUAM CODE ANNOTATED RELATIVE TO ADDRESSING VICTIM CONFIDENTIALITY, REPORTING, AND RESTITUTION UNDER THE CRIMINAL INJURIES COMPENSATION LAW.
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The public is invited to provide oral testimony on the agenda item. Written testimony may also be submitted via email [senatorterlajeguam@gmail.com](mailto:senatorterlajeguam@gmail.com) or hand delivered to the Office of Speaker Therese M. Terlaje at the Guam Congress Building. In compliance with the Americans with Disabilities Act, individuals requiring special accommodations should contact the Office of Speaker Therese M. Terlaje at (671) 472-3586 or [senatorterlajeguam@gmail.com](mailto:senatorterlajeguam@gmail.com) . All hearings broadcast on GTA TV Channel 21, Docomo Channel 117/112.4, and livestream on the Guam Legislature YouTube: <https://www.youtube.com/c/GuamLegislatureMedia>

Address: Guam Congress Building, 163 Chalan Santo Papa, Hagåtña, Guam 96910  
Tel: (671) 472-3586 | Email: [senatorterlajeguam@gmail.com](mailto:senatorterlajeguam@gmail.com) | [www.senatorterlaje.com](http://www.senatorterlaje.com)

*\*For transmittal of official Messages & Communications to the Guam Legislature to be distributed to all Senators, please send to: [speaker@guamlegislature.org](mailto:speaker@guamlegislature.org)*



I Mina'trentai Siette na Liheslaturan Guåhan | 37th Guam Legislature  
Office of Speaker Therese M. Terlaje

Committee on Health, Land, Justice and Culture

Date: Monday, July 10, 2023

Time: 9:00 AM

Appointment Hearing – RONALD C. PANGILINAN TO SERVE AS A MEMBER OF THE GUAM LAND USE COMMISSION (GLUC), FOR A TERM OF FIVE (5) YEARS; MARCH 22, 2020, TO MARCH 21, 2025.

	NAME	AGENCY/ADDRESS	CONTACT NO.	E-MAIL	Type of Testimony		Support	
					WRITTEN	ORAL	Yes	No
1	JUDE DIAZ	Chalan Pago	[REDACTED]	[REDACTED] @gmail	✓	✓		
2	MARIEBEL PARAWAN	MANGILAO	[REDACTED]				✓	
3	Adrian Sam Nicolas	Dededo	[REDACTED]				✓	
4	Paul Panolina	Mangilao	[REDACTED]	[REDACTED] @gmail.com				
5								
6								
7								
8								
9								
10								



I Mina'trentai Siette na Lihelaturan Guåhan | 37th Guam Legislature  
Office of Speaker Therese M. Terlaje

Committee on Health, Land, Justice and Culture

Date: Monday, July 10, 2023

Time: 9:00 AM

Appointment Hearing – RONALD C. PANGILINAN TO SERVE AS A MEMBER OF THE GUAM LAND USE COMMISSION (GLUC), FOR A TERM OF FIVE (5) YEARS; MARCH 22, 2020, TO MARCH 21, 2025.

	NAME	AGENCY/ADDRESS	CONTACT NO.	E-MAIL	Type of Testimony		Support	
					WRITTEN	ORAL	Yes	No
1	Rebecca Garrido	Platinum Properties	571 [REDACTED]			✓	✓	
2	Christopher Bawar	"	676 [REDACTED]			✓	✓	
3								
4								
5								
6								
7								
8								
9								
10								



GUAM

## Letter of Recommendation

April 4, 2023

To the 37<sup>th</sup> Guam Legislature,

It is my utmost pleasure to recommend **Ronald Pangilinan** as a member of the Guam Land Use Commission Board. I have worked and done business with him for over 10 years. All throughout the opening of his company to the innovation that he has brought to real estate today, he has been an inspiration. Ronald is very well informed and updated with news and current events, trying to get involved and have his thoughts expressed. It is apparent in his work ethic that he most certainly has passion for the industry and for the island. He is extremely well known in the real estate community and understands what it takes for real estate in Guam to succeed.

Ronald's ideals and character strive to promote fairness and growth. His inclusion will be, without a doubt, a great benefit to the island of Guam.

Please do not hesitate to contact me for any further information.

Graciously Yours,

Steven Rodrin

  
Assistant Chief Engineer

Dusit Beach Resort Guam

+1 671 [REDACTED] • mobile +1 671 [REDACTED] • [REDACTED]

July 10, 2023

OFFICE OF THE SPEAKER  
THERESE M. TERLAJE

**VIA HAND DELIVERY**

Office of Speaker Therese M. Terlaje  
Guam Congress Building  
163 Chalan Santo Papa  
Hagatna, Guam 96910

~~07-10~~ 2023

Time: 11:22 AM

Received: RB

Re: **Letter of Recommendation for the Appointment of Mr. Ronald C. Pangilinan to the Guam Land Use Commission (GLUC)**

Hafa Adai Speaker Terlaje:

It is my privilege to recommend Ronald C. Pangilinan for appointment as a Member to the Guam Land Use Commission (GLUC). I have known Mr. Pangilinan for over twenty (20) years, having interacted with him socially and professionally over the last two decades. Mr. Pangilinan has been and remains an accomplished and experienced Real Estate Broker, Developer and a very involved professional in our local real estate and business landscape. He is a highly respected individual of unquestioned integrity.

Mr. Pangilinan is well known and respected by many in our community, because of his many contributions in the real estate and business community. Ronald is a son of Guam having been born and raised here, whom I believe will always have the interest of our Island and people in mind while dispensing his duties as a GLUC commissioner.

He is a person of good character, a hard worker, experienced, educated and a leader in our community. I believe he will help guide the Commission to enhanced accountability and promote responsible development for our Island. He will bring a rare blend of effective advocacy for real estate development and economic growth, balanced with his desire to protect the Island's environment and to hold developers to their legal obligations.

I cannot think of a better candidate for the Commission than Mr. Pangilinan.

It is without reservation that I highly recommend Ronald C. Pangilinan for appointment as a member of the Guam Land Use Commission (GLUC). I respectfully urge you and the other members of our Legislature to confirm his appointment to the GLUC.

Thank you for allowing me to provide testimony on this important issue.

Sincerely,

  
CESAR C. CABOT

cc: All Senators

Office of Speaker Therese M. Terlaje  
Guam Congress Building  
163 Chalan Santo Papa Hagatna GU 96910

Hafa Adai madam Speaker Terlaje and members of the committee:

My name is Ronald Pangilinan, a son of Guam currently residing in the beautiful village of Mangilao. I have always dreamed of establishing a career based on helping others. I began my time in the tourism industry as a bell staff at the Pacific Islands Club and since then have risen through the ranks of Supervisor and Night Manager at the Hilton Resort and Spa which has been engrained in me to serving others. I began my real estate career in helping people find homes as an Apprentice with RE/MAX Diamond Realty under the guidance of Liz Duenas and Gina Campos. I have since began my firm as the principal Broker of Platinum Properties.

The island of Guam is heading to some great changes and heading to a new era of technology and economic diversity, and I would like to assist in some way with development of our island I call home. I will admit I am diving headfirst in a process I'm not entirely familiar with, but My time in Real Estate I have gained extensive knowledge of Guam's Real Estate laws, and furthermore I've experienced the changes in the island's real estate market and how it has affected our island through the Pandemic and so on. I would like to see the island develop responsibly, that is why I am here today, humbly accepting the nomination from Governor Lou Leon Guerrero.

I hold an interest in Guam's future not only as a person born and raised in this beautiful island, but I always heard the phrase "the children are our future" I never took it seriously until the day my children were born and realized how important it is. As a father of two I would like to protect our culture and resources we have, along with responsible development so our children and generations to come may appreciate what the island has to offer. With my knowledge in real estate and passion for Guam, I feel I would be suitable for this position. I am aware of the responsibility the board holds, but I whole heartedly feel that as long as our collective decisions result in improving our quality of life, if not all, but a large part of our island, that would be directly affected by these changes, there will be eventually faith in our decisions integrity. I will strive to look for solutions along with thorough research and with the civil laws in place to reach a common goal improving our quality of life and the sustainability of our island. Thank you for your time.



Office of Speaker Therese M. Terlaje

Guam Congress Building

163 Chalan Santo Papa Hagatna GU 96910

Hafa Adai madam Speaker and members of the committee:

My name is Richard Chan, President of Archway Incorporated which is a wholesaler of café and restaurant products and espresso machines, coffee shops Infusion café, and I love Guam, with trademarked logo, mugs, pens and keychains.

I would like to endorse Ronald C. Pangilinan for the appointment as a member of the Guam Land Use Commission (GLUC). I have known Ronald for over ten years, since he started his real estate career at RE/MAX Diamond Realty and watched him open and grow his firm, Platinum Properties into the success it is today. Ronald has always provided substantial services above mediocre standards. I believe his insight and knowledge of Guam's real estate would be a great addition to the GLUC board.

I highly recommend Ronald C. Pangilinan for appointment on the Guam Land Use Commission Board.

Thank you

Richard Chan

President Archway Incorporated



**21 GCA REAL PROPERTY  
CH. 60 LAND MANAGEMENT**

**DIVISION 2  
REGULATION OF REAL PROPERTY USES**

**CHAPTER 60  
LAND MANAGEMENT**

- Article 1. General Provisions.
- Article 2. Agricultural Land. [Repealed]
- Article 3. Land Records.
- Article 4. Planning.
- Article 5. Uniform Triangulation System.
- Article 6. Survey of Government Land.
- Article 7. Confirmation of Public Rights.
- Article 8. Area Replatting.
- Article 9. DLM Building Construction Fund.

**ARTICLE 1  
GENERAL PROVISIONS**

- § 60101. Name.
- § 60102. Definitions.
- § 60103. Department of Land Management: Authority.
- § 60104. Records.
- § 60105. Reservation for Use of Government.
- § 60106. Land Exchange.
- § 60107. Classification of Lands.
- § 60108. Same: Exchange Land.
- § 60109. Exception from Chamorro Land Trust Act.
- § 60110. Reports to Director.
- § 60111. Promulgation of Rules & Regulations.
- § 60112. Legislative Approval Required.
- § 60113. Conveyance of Life Estate: Prohibition.
- § 60114. Provision for Leasing of Government Owned Property for Commercial Purposes.
- § 60114.1. Applicable Taxes on Leasing of Land by Autonomous Agencies, Public Corporations, and Other Public Instrumentalities of the Government of Guam for Commercial Purposes.
- § 60114.2. Deposit of Funds Collected.
- § 60115. Review by Municipal Planning Councils.

**§ 60101. Name.**

This Chapter may be cited as the Land Management Act.

SOURCE: GC § 13000.

**§ 60102. Definitions.**

Unless the context otherwise requires, the following provisions shall govern the construction of this Chapter:

(a) Government real property as used in regard to sales and homesteading means all real property to which fee title is now or hereafter vested in the government of Guam, and when used in regard to leases or use permits shall be extended to include all real property in which the government of Guam, now or hereafter, has a possessory interest.

(b) Board means the Land Transfer Board of Guam.

(c) Commission means the Territorial Land Use Commission of Guam.

(d) Department means the Department of Land Management.

(e) Director means the Director of Land Management.

(f) Head of family means any person who has charge of, supervises and manages the affairs of a collective body of persons, residing together and constitutes the family, and may be either a husband, father, widow or other persons exercising parental responsibility or authority over one or more persons related by blood or marriage and residing together.

(g) Livestock includes cattle, carabao, sheep or goats.

SOURCE: GC § 13001.

**§ 60103. Department of Land Management: Authority.**

The Department of Land Management shall have cognizance of all government real property.

SOURCE: GC § 13002.

**§ 60104. Records.**

The Director shall study and keep records on the use of government real property by other departments and agencies and may make recommendations

to the Governor concerning reallocation of land so used for the purpose of securing maximum utilization of such land.

**SOURCE:** GC § 13003.

**§ 60105. Reservation for Use of Government.**

(a) The Director, after public hearing and with legislative concurrence, may, when necessary, reserve or set aside government real property not reserved by law for specific public use for the future use of any other department or agency of the government; provided, that control of such real property shall not pass to such department or agency until it is necessary to the proper function and operation thereof. Property so reserved or set aside for future government use may be put to such temporary uses, consistent with the public interest, as the Director, with approval of the Governor, deems desirable.

(b) The Director of Land Management, with the approval of the Governor, is hereby authorized to assign, transfer or allocate to the Chamorro Land Trust Commission current personnel and other resources deemed necessary to fulfill the purposes and intent of this Act and to assist the Commission with its mandate. Funding for said transfer shall be made from the annual operations budget of the Department of Land Management (the Department) as appropriated by the Legislature. Any current classified employee of the Department falling under the provisions of this Act through such transfer shall retain full personnel status, benefits and entitlement as specified in the Department's approved annual operations budget for classified employees

**SOURCE:** GC § 13004 as amended by P.L. 12-226:4. Final paragraph added by P.L. 22-031:2.

**2017 NOTE:** Subsection designations added pursuant to the authority of 1 GCA § 1606.

**§ 60106. Land Exchange.**

In accordance with the rules and regulations to be promulgated pursuant to § 60111 of this Article, the Director shall, upon receipt of the property statement provided for in § 13911.1 convey to the former owner of an interest in land described in the property statement exchange land, as such is identified by § 60108 of this Chapter, equal in value to the amount of the condemnation proceeds payable to said former owner.

**SOURCE:** GC § 13004.1 added by P.L. 15-068:3.

**§ 60107. Classification of Lands.**

The Department shall have the power and duty to survey, plat, inventory, classify and, from time to time, reclassify all government real property. The Department may use the following categories for such classifications:

- (a) Urban land.
- (b) Suburban land.
- (c) Agricultural land.
- (d) Grazing land.
- (e) Industrial and commercial sites.
- (f) Forests.
- (g) Wasteland (which may include land not classified in any other category.)

**SOURCE:** GC § 13005.

**§ 60108. Same: Exchange Land.**

In addition to the classification of land provided by § 60107, there shall also be a classification known as Exchange Land. Exchange Land shall, in accordance with rules and regulations to be promulgated pursuant to § 60111 of this Chapter, be identified from among the categories denominated by Subsections (a) through (f) of § 60107 of this Chapter.

**SOURCE:** GC § 13005.1 added by P.L. 15-068:4.

**§ 60109. Exception from Chamorro Land Trust Act.**

The provisions of P.L. 12-226 commonly known as the Chamorro Land Trust Act (21 GCA §§ 75101-75117) shall not apply to any land conveyed pursuant to the authority contained in §§ 60106 and 60108 of this Title.

**SOURCE:** Added as uncodified law by P.L. 15-068:5. Codified by Compiler.

**§ 60110. Reports to Director.**

Annually on or before the first day of May, each department or agency using or controlling any government real property shall report to the Department any real property in its control which is in excess of its needs, and any need for additional real property.

**SOURCE:** GC § 13006.

**§ 60111. Promulgation of Rules and Regulations.**

All rules and regulations prescribed in accordance with the provisions of this Chapter, and which require the approval of the Governor, shall be promulgated by Executive order, a copy of which shall be filed in the Department of Land Management.

**SOURCE:** GC § 13007.

**NOTE:** P.L. 13-040:1 repealed and reenacted that portion of the Administrative Adjudication Law specifying procedures which must be followed by government departments and agencies in order to promulgate rules and regulations. The law governing same is now set out in Art. 3, Chapter 9 of Title 5 Guam Code Annotated, Government Operations.

**§ 60112. Legislative Approval Required.**

(a) Notwithstanding any other provisions of law, government-owned real property *shall not* be sold, leased, sub-leased, exchanged or otherwise transferred without the prior approval of *I Liheslatura* (the Legislature) by duly enacted legislation, which specifically authorizes a particular sale, lease, exchange or transfer, and includes the real property description of the government-owned real property with particularity, and a Department of Land Management recorded map showing the alienated parcel and the remaining parcel of the original lot.

(b) This Section *shall not* apply to the Land for the Landless Program, or residential leases, subsistence agricultural leases and subsistence aquaculture leases by the *Chamorro* Land Trust Commission pursuant to its rules and regulations, but *shall* apply to any transfer to the federal government or any agent of the federal government of land owned in the name of the government of Guam, including, but not limited to, its autonomous agencies, public corporations, the *Chamorro* Land Trust Commission, and the Guam Ancestral Lands Commission.

**SOURCE:** Added as uncodified law by P.L. 12-061:3 (Nov. 27, 1973). Amended by P.L. 12-226:3 (Feb. 4, 1975), P.L. 15-131:3 (June 28, 1980) and P.L. 15-133:2 (July 2, 1980). Codified as GC § 13008 by P.L. 18-032:14 (Apr. 24, 1986). Amended by P.L. 30-021:4 (May 1, 2009), P.L. 30-148:1 (May 17, 2010), and P.L. 33-078:2 (Sept. 15, 2015).

**2017 NOTE:** Subsection designations added pursuant to the authority of 1 GCA § 1606.

**§ 60113. Conveyance of Life Estate: Prohibition.**

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Notwithstanding any other provision of law, government-owned real property shall not be conveyed directly or indirectly in the form of a life estate. The transfer of any future life estate of government-owned real property shall be deemed void and such interest of the transaction shall automatically revert to the government of Guam.

**SOURCE:** Added by P.L. 19-013:2 (Dec. 1, 1987) as GC § 13009.

**§ 60114. Provision for Leasing of Government Owned Property for Commercial Purposes.**

(a) Notwithstanding any provision of law, rule or regulation to the contrary, the government of Guam is authorized to lease government-owned property for a term not exceeding fifty (50) years for commercial purposes.

(b) No portion of the leased land shall be sub-leased without the written consent of the Governor, approved as to form by the Attorney General and approved by the Legislature as provided in § 60112 of this Article.

(c) All leases shall be executed by the Governor, attested by the Lieutenant Governor and be approved as to form by the Attorney General.

(d) A copy of every executed lease shall be filed with the Department of Administration.

(e) The lease shall be approved by the Legislature as provided in § 60112 of this Article.

**SOURCE:** Added as uncodified law by P.L. 15-006:3 (Feb. 28, 1979). Codified to this section by the Compiler.

**NOTE:** Pursuant to the authority granted by 1 GCA § 1606, the reference in subsection (e) to § 3 of P.L. No. 12-061 has been altered to refer to the codified provision.

**§ 60114.1. Applicable Taxes on Leasing of Land by Autonomous Agencies, Public Corporations, and Other Public Instrumentalities of the Government of Guam for Commercial Purposes.**

Taxes shall be applied to lands leased as stipulated in § 60114 of this Chapter.

(a) Notwithstanding § 26203(a) of Chapter 26, Article 2, Title 11, Guam Code Annotated, business privilege tax shall be paid on all income received as lease payments on commercial leases by autonomous agencies, public corporations, and other public instrumentalities of the government of Guam.

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(b) Notwithstanding § 24401(a) of Chapter 24, Article 4, Title 11, Guam Code Annotated, real estate tax shall be paid on the leasehold and all improvements constructed on lands leased in commercial leases by autonomous agencies, public corporations, and other public instrumentalities of the government of Guam.

**SOURCE:** Added by P.L. 32-022:2 (May 3, 2013).

**§ 60114.2. Deposit of Funds Collected.**

All taxes identified in § 60114.1 shall be divided equally and deposited in the Guam Ancestral Lands Commission (GALC) “Land Bank Fund” and the Chamorro Land Trust Commission (CLTC) “Chamorro Home Development Fund” for the development of infrastructure improvements on land trust residential and agricultural lands. Both Commissions shall report on a quarterly basis to the Speaker of *I Liheslaturan Guåhan* of the revenues collected and expended from each fund and post the same on each Commission’s website. The funds shall be subject to periodic audits by the Guam Public Auditor.

**SOURCE:** Added by P.L. 32-022:2 (May 3, 2013).

**§ 60115. Review by Municipal Planning Councils.**

(a) Notwithstanding any other law, rule or regulation, all sales, or leases of real property owned by the government of Guam for a term of ten (10) years or longer, except the leasing of government land reserved as a cultural center as mandated by Public Law Number 22-18, shall be reviewed by the Municipal Planning Council of the municipal district in which the real property to be sold or leased is located, and its support or opposition thereon expressed by resolution adopted by a majority of the members of the Municipal Planning Council, after a public hearing thereon, with such resolution to be forwarded to *I Maga’låhen Guåhan* and to *I Liheslaturan Guåhan* prior to their respective consideration of the proposed sale or lease.

(b) For each proposed sale or lease of real property owned by the government of Guam involving land in Guam, the relevant Municipal Planning Council of Guam’s respective villages shall conduct a minimum of two (2) separate public meetings, pursuant to the requirements of Chapter 8, Division 1, Title 5, Guam Code Annotated.

**SOURCE:** Added by P.L. 20-217:6 (Aug. 22, 1990), amended by P.L. 25-047:2 (June 23, 1999), and P.L. 33-129:2 (Mar. 4, 2016).

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**2016 NOTE:** Subsection designations added to adhere to the Compiler's general codification scheme pursuant to authority granted by 1 GCA § 1606.

**NOTE:** The Rules and Regulations for the establishment of the cultural center were approved by P.L. 25-047:3.

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**ARTICLE 2  
AGRICULTURAL LAND**

**SOURCE:** GC §§13010-13013 [Repealed].

**NOTE:** Public Law 15-101:1 enacted Agricultural Land as a chapter in the Government Code, assigning section numbers 13010-13013 thereto. Reports to the Legislature concerning conservation of agricultural land were required. P.L. 15-101:1 provided for automatic repeal no later than April 20, 1985, by its last section, § 13013.

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**ARTICLE 3  
LAND RECORDS**

**SOURCE:** P.L. 05-054:1 (Jan. 27, 1960) repealed and added a new Chapter 2 to Title XIV of the Government Code (§§ 13100 - 13123 and §§ 13130 - 13141). Codified as 21 GCA Chapter 2, Article 3 by the Compiler pursuant to 1 GCA § 1602.

- § 60301. Recorder and Deputies.
- § 60302. Inspection of Record Books, Etc.: Arrangement.
- § 60303. Advance Payment or Tender of Fees.
- § 60304. Definition.
- § 60305. Procuring Equipment, Books and Film.
- § 60306. Custody of Books, etc., Deposited in Office.
- § 60307. General Indices: Form.
- § 60308. Temporary Indices: Destruction of.
- § 60309. Change of Name of Person in Whom Title Vested.
- § 60310. Application of Article.
- § 60311. Same: Land Title Registration Act.
- § 60312. Instruments Not in English Language.
- § 60313. Transfer.
- § 60314. Documents Voidable and Not to be Recorded.



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- § 60315. Receipt of Document for Record.
- § 60316. Endorsement of Document: Delivery.
- § 60317. Manner of Recording.
- § 60318. File for Record: Quality of Instrument.
- § 60319. Indexing and Recording Old Documents or Books.
- § 60320. Fee Schedule.
- § 60321. Same: Exemption.

**§ 60301. Recorder and Deputies.**

There is within the Department of Land Management the office of recorder. The Director of Land Management shall be ex officio the recorder. The recorder shall have and exercise all of the duties, powers and functions of such office, and is authorized to designate one or more employees of the Department of Land Management as deputy recorders who may perform any and all duties of the recorder in the name of the recorder, and the acts of such deputies be held to be acts of the recorder.

SOURCE: GC § 13100.

**§ 60302. Inspection of Record Books, Etc.: Arrangement.**

All books of record, indices, maps, charts, surveys, instruments, or other papers, and microcopies thereof, filed for record in the recorder's office, shall be open for inspection by any person, without charge, during office hours.

SOURCE: GC § 13101.

**§ 60303. Advance Payment or Tender of Fees.**

The recorder shall not file or record any instruments, furnish any copy, or render any service connected with his office until the fees prescribed by law are paid or tendered.

SOURCE: GC § 13102.

**§ 60304. Definition.**

The term document as used in this Article means, except where the context otherwise indicates, any instrument, paper, notice, certified copy of judgment, map, plat, survey or other document, including attachments thereto, which is authorized by law to be recorded.

SOURCE: GC § 13103.

**§ 60305. Procuring Equipment, Books and Film.**

The recorder shall procure in accordance with government procedure, such photostatic, microfilm or other equipment, books and supplies, as the business of his office requires.

SOURCE: GC § 13110.

**§ 60306. Custody of Books, Etc., Deposited in Office.**

The recorder shall have official custody of all documents, records, books, maps and other material deposited in his office.

SOURCE: GC § 13111.

**§ 60307. General Indices: Form.**

The recorder shall keep the following indices:

(a) Two indices for the recording of instruments affecting the title or right of possession of land, labeled respectively: General Index of Grantors, Land.

(1) Each page of the General Index of Grantors, Land, shall be divided into nine (9) columns, labeled respectively: Number, Date Filed, Grantors, and Defendants, Grantees and Plaintiffs, Title, Book, Page, Description, which shall contain a short description of the land if described in the instrument, and References, which shall contain such references to the numerical index or earlier records as the recorder may determine.

(2) Each page of the General Index of Grants, Land, shall be divided into nine (9) columns, labeled respectively: Number, Dated Filed, Grantees and Plaintiffs, Grantors and Defendants, Title, Book, Page, Description, and References.

(b) All other documents or instruments entitled to public recordation shall be indexed in two (2) indices labeled respectively: General Index of Grantors, Miscellaneous and General Index of Grantees, miscellaneous.

(1) Each page of the General Index of Grantors, Miscellaneous, shall be divided into seven (7) columns, labeled respectively: "Number, Date Filed, Grantors and Defendants, Grantees and Plaintiffs, Title, Book and Page.

(2) Each page of the General Index of Grantees, Miscellaneous shall be divided into seven (7) columns, labeled

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respectively: Number, Date Filed, Grantees and Plaintiffs, Grantors and Defendants, Title, Book, and Page.

(c) A Tract or Numerical Index for each Parcel of Land by Municipality. When the land is located in more than one municipality it shall be indexed in both. The recorder shall not be required to index any parcel of land in the numerical index until an instrument affecting such parcel has been filed for record after this Article becomes effective.

(d) An alphabetical subdivision as part of each of the general indices which shall not be less than one hundred in number and so arranged, as nearly as possible, so that the entries in the indices will be equally apportioned under the several alphabetical subdivisions.

**SOURCE:** GC § 13112.

**2017 NOTE:** Subitem designations added pursuant to the authority of 1 GCA § 1606.

**§ 60308. Temporary Indices: Destruction of.**

The recorder may maintain temporary indices. Where permanent indices are compiled by the use of temporary cards or temporary index sheets for the use of the public before the permanent indices are compiled, the recorder may destroy such temporary index cards or sheets when the permanent indices are completed.

**SOURCE:** GC § 13113.

**§ 60309. Change of Name of Person in Whom Title Vested.**

If the name of the person in whom title to real estate is vested is changed from any cause, the recorder shall index the conveyance in the name by which title was acquired and the name by which it is conveyed.

**SOURCE:** GC § 13114.

**§ 60310. Application of Article.**

This Article shall apply to all documents required or authorized to be recorded or filed for record in the Department of Land Management except as hereinafter provided.

**SOURCE:** GC § 13120.

**§ 60311. Same: Land Title Registration Act.**

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Nothing in this Article shall apply to the registration and recording of real property which has been or which may be registered under the provisions of this Title otherwise known as the Land Title Registration Act.

**SOURCE:** GC § 13121.

**§ 60312. Instruments Not in English Language.**

When an instrument intended for record is executed or certified in whole or in part in any language other than English, the recorder shall not accept the instrument for record. The person desiring to file for record such an instrument may present the instrument and an English translation to a judge of the Superior Court. Upon verification that the translation is a true translation, the judge shall make certification of the fact under the seal of the court, attach the certification of the fact under the seal of the court, attach the certification to the translation, and attach the certified translation to the original instrument. The attached original instrument and certified translation may be presented to the recorder, and upon payment of the usual fees the recorder shall accept and file for record the instrument and the certified translation. The recording of the certified translation gives notice and is of the same effect as the recording of an original instrument.

**SOURCE:** GC § 13122.

**NOTE:** P.L. 12-085:55 (Jan. 16, 1974) stated that any reference to “Island Court shall be read and mean the Superior Court of Guam.”

**§ 60313. Transfer.**

The Director of Administration is directed to transfer and the recorder is directed to receive and take into his records such documents, indices or papers as have previously been filed for record or recorded in the Department of Administration but which hereafter are to be recorded in the Department of Land Management.

**SOURCE:** GC § 13123.

**NOTE:** Director of Finance changed to Administration by Editor, GC 1970 Ed.

**§ 60314. Documents Voidable and Not to be Recorded.**

The Legislature finds that all buyers and transferees of real property should be aware of the availability of water and power on the land they buy or obtain at the time they purchase or obtain it. Therefore:

- (a) No document transferring an interest in real property, except for leases of less than one (1) year, shall be recorded until the transferee

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has signed and acknowledged a statement, which should be included in the document, indicating that the transferee is aware of the availability or non-availability of power and water on the transferred property. The statement shall be in substantially this form:

(1) AS TO WATER:

WATER IS IMMEDIATELY AVAILABLE ON THE PROPERTY OR WITHIN 100 FEET OF THE PROPERTY.

or

WATER IS NOT AVAILABLE ON THE PROPERTY. THE BUYER (TRANSFEREE) UNDERSTANDS THAT HE WILL HAVE TO PAY FOR WATER HOOKUP AT HIS SOLE EXPENSE. THE GOVERNMENT IS NOT REQUIRED TO PAY FOR THE WATER HOOKUP.

or

WATER IS NOT AVAILABLE ON THE PROPERTY. THE SELLER (TRANSFEROR) HAS PROMISED TO MAKE WATER AVAILABLE WITHIN ONE YEAR OR LESS. IF THE SELLER (TRANSFEROR) FAILS TO DO SO, THE BUYER (TRANSFEREE) UNDERSTANDS THAT THE GOVERNMENT IS NOT REQUIRED TO PAY FOR WATER HOOKUP.

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(2) AS TO POWER:

POWER (ELECTRICITY) IS IMMEDIATELY AVAILABLE ON THE PROPERTY OR WITHIN 100 FEET OF THE PROPERTY.

or

POWER (ELECTRICITY) IS NOT AVAILABLE ON THE PROPERTY. THE BUYER (TRANSFEREE) UNDERSTANDS THAT HE WILL HAVE TO PAY FOR ELECTRICITY HOOKUP AT HIS SOLE

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EXPENSE. THE GOVERNMENT IS NOT  
REQUIRED TO PAY FOR THE HOOKUP.

or

POWER (ELECTRICITY) IS NOT AVAILABLE ON  
THE PROPERTY. THE SELLER (TRANSFEROR)  
HAS PROMISED TO MAKE ELECTRICITY  
AVAILABLE WITHIN ONE YEAR OR LESS. IF  
THE SELLER (TRANSFEROR) FAILS TO DO SO  
THE BUYER (TRANSFeree) UNDERSTANDS  
THAT THE GOVERNMENT IS NOT REQUIRED TO  
PAY FOR POWER (ELECTRICITY) HOOKUP.

(b) In a document transferring an interest in real property except for a lease for less than one (1) year, there is an implied warranty made by the transferor as to the accuracy and correctness of any statement to the effect that water or power or sewer are available on the property or within one hundred (100) feet of the property; and the transferor has impliedly warranted to the transferee that the named utilities are immediately available as of the date of signing the document. Breach of such warranty, whether intentional or unintentional, shall be enforceable in law or in equity in the same manner as any other warranty, and the transferee may also recover costs and reasonable attorney's fees for breach of such implied warranty.

(c) If there is no disclosure made by the transferor as to the availability or lack of availability of water or power in a document transferring an interest in real property, except for a lease of less than one (1) year, a deed of gift or quitclaim deed given for no consideration, court decrees, tax deeds, marshal's deeds and deeds of administrators or executors of estates, there is an implied warranty made by the transferor to the effect that the utility whose availability is not disclosed is available on the property or within one hundred (100) feet of the property; and the transferor has impliedly warranted to the transferee that the omitted utilities are immediately available as of the date of signing the document. Breach of such warranty, whether intentional or unintentional, shall be enforceable in law or in equity in the same manner as any other warranty, and the transferee may also recover costs and reasonable attorney's fees for breach of such implied warranty.

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(d) Power and water shall be considered immediately available on the property or within one hundred (100) feet of the property at the time the document is signed if utility hookups can be applied for at the office of the utility and can be made within ninety (90) days of the application with a hookup of not more than one hundred (100) feet from the property line. Power and water shall be considered not available on the property if hookups are not immediately available, if the distance to the hookup from the border of the property is more than one hundred (100) feet, or although applied for at the office of the utility, the hookup cannot be made within ninety (90) days of the application.

(e) If any document transferring an interest in real property, except for a lease of less than one (1) year, fails to contain such statement as to water and power as is indicated in Subsection (a) of this Section, the document shall be voidable and the transaction may be rescinded at the sole option of the transferee or his successor for a period to ten (10) years from the date of the transaction if water or power is not available on the property or within one hundred (100) feet of the property. Failure to include such a statement shall not preclude recording if the transferee or successor records an acknowledged statement stating that under no circumstances will the government of Guam be in anyway responsible for paying for any required power or water hookups, power line extensions, or waterline extensions.

(f) If the transferor agrees to make water or power or sewer available to the property, such shall be stated in the document transferring an interest in the property, and such hookup shall be made available to the property by the transferor within one (1) year or such lesser time as may be agreed upon between transferor and transferee.

(1) Failure to make power or water or sewer available to the property within one (1) year or such lesser time as agreed upon will result in the transferee being allowed, at his option, to:

(A) rescind the transaction and recover all money paid, reasonable interest, and reasonable costs and attorney's fees;  
or

(B) recover from the transferor all amounts required to make the promised utilities available on the property, plus all related costs and reasonable attorney's fees.

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(2) Failure to put the promise to make a utility available in the document transferring an interest in the property shall not be a defense raised by the transferor.

(g) This Section shall not apply to applicable transfer documents recorded before the effective date of this Act and no implied warranties contained in this Section shall attach to any document signed before the effective date of this Act. This Section shall not apply, for a period of ninety (90) days, to applicable transfer documents which were signed and not recorded before the effective date of this Act. Thereafter, applicable transfer documents signed before the effective date of this Act may be recorded if the transferee executes and records an acknowledged statement as indicated in Subsection (e) of this Section.

(h) None of the provisions of this Section shall be waived by the parties or by the government of Guam including the Guam Power Authority.

(i) The disclosures contained in this Section should be placed at the end of the applicable document, immediately before the signature lines of the parties, unless the Department of Land Management designates some other place on the document by rule or regulation, however placement of the required disclosures at some other place in the instrument shall not void the effect of the disclosures.

(j) Prior to the transferee signing any contract of sale or other document evidencing an obligation to buy an interest in land, any subdivider, except for a parental subdivision or a subdivision of fifteen (15) or fewer lots, must provide a transferee of land in the subdivision with an accurate written estimated cost of hooking up to power and water if such are not immediately available within one hundred (100) feet of border of the property and are not to be provided within one (1) year or less to the property by the subdivider. Each buyer must acknowledge receipt of the estimate in writing. Failure to provide such estimate shall allow the transferee to rescind the transaction or to recover from the subdivider or from any real estate broker, title insurance company or escrow company involved in the transaction, the cost of hooking up the utility concerned, plus reasonable cost and attorney's fees. This Subsection (j) does not apply to parental subdivision or subdivision of fifteen (15) or fewer lots.



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(k) All provisions of this Section as to breach of implied warranty or express agreements to provide a utility may be enforced by the transferee, his successors in interest or through the Attorney General's Office by the government of Guam.

**SOURCE:** GC § 13124 added by P.L. 18-040:14 (Nov 6, 1986); subsection (j) amended by P.L. 19-014:32 (Feb. 26, 1988).

**2017 NOTE:** Subitem designations added/altered pursuant to the authority of 1 GCA § 1606.

**§ 60315. Receipt of Document For Record.**

When any document authorized by law to be recorded is deposited in the recorder's office for record, the recorder shall immediately endorse upon it the proper filing number in the order in which it is deposited, the year, month, day, hour and minute of its reception, and the amount of fees for its recording. He shall record it without delay, together with the acknowledgments, proofs and certificates written upon or annexed to it, and any plats, surveys, schedules and other papers thereto annexed.

**SOURCE:** GC § 13130.

**§ 60316. Endorsement of Document: Delivery.**

The recorder shall endorse upon each document the book and page in which it is recorded. After the document has been indexed and recorded, it shall, if filed for record, be returned to the party filing it or his order.

**SOURCE:** GC § 13131.

**§ 60317. Manner of Recording.**

The recorder shall record by legible handwriting, by typewriting, or by photographic reproduction process. A system of microphotography may be used by the recorder as a photographic reproduction process to record some or all instruments, papers and notices that are required or permitted by law to be recorded. All film used in the microphotography process shall comply with the minimum standards of quality approved by the United States Bureau of Standards. The original copy of the microfilm shall be kept in a safe and separate place for security purposes. A true copy of such film shall be arranged in a suitable place in the office of the recorder to facilitate public inspection.

**SOURCE:** GC § 13132.

**§ 60318. File for Record: Quality of Instrument.**

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The words *file for record* when used as a directive in any law relating to any instrument to be filed in the recorder's office shall mean record in the manner provided in § 60317 of this Article. The recorder shall not receive for recording any instrument which is not sufficiently legible and on paper of sufficient weight to be photographed or microphotographed.

**SOURCE:** GC § 13133.

**§ 60319. Indexing and Recording Old Documents or Books.**

The recorder shall, as rapidly as his facilities permit, index and record such original documents in his possession as affect the title to or possession of real property and which were filed on or after January 1, 1935, and which have not been merged into a certificate of title or certificate of guaranteed claim. The recorder may preserve all documents, books and records in his possession by the process of photography or microphotography and such copies, when properly certified by the recorder, shall be considered duplicate originals.

**SOURCE:** GC § 13134.

**§ 60320. Fee Schedule.**

(a) The recorder, notwithstanding any other provisions of law and exclusive of any documents tax, is authorized and directed to collect the following fees:

(1) For recording or filing any deed, agreement, assignment, amendment, addendum, lease, contract, assumption, bill of sale, mortgage, horizontal property regime transfer document, any of the foregoing covering one specific lot or parcel of land: Twenty-five Dollars (\$25.00) with Five Dollars (\$5.00) for each attachment or exhibit thereon plus Fifty Cents (\$.50) per page of the attachment or exhibit.

(2) For recording or filing of each instrument, court order, judgment, stipulation, decree, lis pendens, declaration of taking, abstract of judgment, abstracts, affidavit, bond, bankruptcy, certificates, lien, levy, order, claim, declaration, power of attorney (general & special), finding of facts, findings, final judgment and summons: Twenty-five Dollars (\$25.00) with Five Dollars (\$5.00) for each attachment or exhibit thereon plus Fifty Cents (\$.50) per page of the attachment or exhibit.

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(3) For each additional lot or parcel of land involved in any single transaction as listed in paragraphs (1) or (2), a fee of: Ten Dollars (\$10.00) per parcel.

(4) For recording or filing of each cancellation, satisfaction, dismissal, release, termination, waiver, withdrawal, easement, consent, grant, notices, rights of way, rights of entry, revocation or other lien: Fifteen Dollars (\$15.00) with Five Dollars (\$5.00) for every attachment or exhibit thereon, plus Fifty Cents (\$.50) per page of the attachment or exhibit.

(5) For recording or filing of an approved survey map a fee of Twenty-five Dollars (\$25.00) plus Five Dollars (\$5.00) per additional sheet thereof plus Ten Dollars (\$10.00) per lot created by a subdivision or parceling survey map and said fee shall also apply to land registration, re-subdivision, retracement, recertification, or revisions of survey maps.

(6) For a certified or authenticated copy of a certificate of title or a certificate of guaranteed claim a fee of Fifteen Dollars (\$15.00) or for a bail bond a fee of Twenty-five Dollars (\$25.00) plus One Dollar (\$1.00) per endorsement on the memorial estate.

(7) For furnishing written reports on areas, ownerships, lot numbers, descriptions, or other recorded information, for each lot or parcel of land: Ten Dollars (\$10.00).

(8) For reproducing services costing the government less than One Dollar (\$1.00), the Director of Land Management shall promulgate a schedule of fees thereof, all such fees to be under One Dollar (\$1.00) plus Fifty Cents (\$.50) charge for each additional page over five (5) pages.

(9) For recording or filing any documents required to be recorded by law for which a fee has not been provided, for each page or fraction thereof: Five Dollars (\$5.00).

(10) Processing Fee for Certificate of Title:

(A) First Issuance of Certificate of Title in a Land Registration Case, a fee of Forty Dollars (\$40.00)

(B) Issuance of Certificate of Title with one (1) current title cancellation, a fee of Sixty-five Dollars (\$65.00).

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(C) Issuance of Certificate of Title with two (2) to five (5) Title cancellations, a fee of One Hundred Twenty-five Dollars (\$125.00).

(D) Issuance of Certificate of Title with six (6) or more Title cancellations, a fee of One Hundred Ninety Dollars (\$190.00).

(E) Fee of One Dollar (\$1.00) per endorsement on the memorial estate shall apply to the processing fee for certificate of Title under (1), (2), (3) and (4).

Note: Sealed copy of a Certificate of Title shall be provided by Deputy Recorder.

(11) Abstract of Title and Research Processing Fees:

(A) Fee of One Thousand Dollars (\$1000.00) for abstract on unregistered parcel for court action and/or by order of the court.

(B) Fee schedule on the type of research listed below on parcels shall be assessed with the following:

(i) Research on one (1) parcel for the most current documented ownership, a Twenty-five Dollar (\$25.00) fee, plus the fee required by § 60320.

(ii) Research on a parcel of less than one (1) acre, from the basic lot to the current parcel description, a fee of Fifty Dollars (\$50.00) plus the fee required by § 60320.

(iii) Research on a parcel of less than one (1) hectare, from the basic lot to the current parcel description, a fee of Seventy-five Dollars (\$75.00), and a Ten Dollar (\$10.00) fee for each lot description provided, plus the fee required by § 60320.

(iv) Research on a parcel of less than one (1) acre, from the basic lot to the current consolidated parcel description, a fee of Seventy-five Dollars (\$75.00).

(v) Research on a parcel of less than two (2) acres, from the basic lot to the current parceled description less than six (6) lots, a fee of One Hundred Dollars (\$100.00), and a Ten Dollar (\$10.00) fee for each lot description provided.

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(vi) Research on parcels or lots, from the basic lot to the current tract subdivision description, a fee will be assessed as follows:

a) tract subdivision with less than ten (10) Lots:  
One Hundred Dollars (\$100.00).

b) tract subdivision with less than twenty (20) Lots:  
One Hundred Fifty Dollars (\$150.00).

c) tract subdivision over twenty (20) Lots, research fee shall be One Hundred Fifty Dollars (\$150.00) plus Two Dollars (\$2.00) per additional lot.

(C) Service shall be provided pursuant to Subsection (k) only to persons eligible for “public assistance”, as provided in § 2905(a) Chapter 2, Title 10 Guam Code Annotated, Program Participation and Eligibility Standards.

Note: Abstract of Title Report shall be provided by the Deputy Recorder.

(b) All monies received pursuant hereto shall be deposited in the Department of Land Management Land Survey Revolving Fund (LSRF).

**SOURCE:** GC § 13140. Subsection (i) added by P.L. 12-138 (May 31, 1974). Amended by P.L. 29-002:V:III:1 (May 18, 2007).

**2017 NOTE:** Subsection/subitem designations added/alterd pursuant to the authority of 1 GCA § 1606.

**§ 60321. Same: Exemption.**

The United States government shall not be charged any fees as provided in paragraph (1), (2), (3), (4), and (5), and for services of (6), (7) and (8) shall be charged only the cost of materials.

**SOURCE:** GC § 13141.

**2017 NOTES:** Internal references were altered to reflect the change in § 60320.

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**ARTICLE 4  
PLANNING**

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**SOURCE:** Pursuant to P.L. 24-171:4 (Apr. 17, 1998), this article was “amended as stipulated in Section B, Chapter VIII, of the Zoning Code of Guam” as part of the adoption of the I Tano’-ta Land Use Plan. However P.L. 25-020:2 (May 26, 1999) repealed P.L. 24-171, and expressly reenacted “Article 4 of Chapter 60 of Title 21 of the Guam Code Annotated which existed before the passage of” the land use plan.

- § 60401. Guam Land Use Commission
- § 60402. Same: Executive Secretary.
- § 60403. Same: Compensation.
- § 60404. Same: Personnel.
- § 60405. Same: Rules.
- § 60406. Same: Street Naming Plan.
- § 60407. Same: Same: What Street Naming Plan Shall Include.
- § 60608. Same: Same: Legislative Action.
- § 60409. Guam Natural Resources Board.
- § 60410. Minerals; Mining.
- § 60411. Rules and Regulations.

**§ 60401. Guam Land Use Commission.**

(a) There is within the government of Guam the Guam Land Use Commission (Commission). The Commission *shall* be composed of five (5) members to be appointed by I Maga’låhi (the Governor) by and with the advice and consent of I Liheslatura (the Legislature) for a period of five (5) years; provided, however, that of the five (5) members first appointed, one (1) member *shall* serve for a term of one (1) year, two (2) members *shall* serve for terms of three (3) years each, and the remaining two (2) members *shall* serve for terms of five (5) years each, as designated by I Maga’låhi. Quorum *shall* require the presence of three (3) members.

(b) When, pursuant to this Act, a Hybrid Commission is to be empaneled, four (4) additional members *shall* be seated as part of the Guam Land Use Commission, and designated as “Municipal Commissioners” (MCs).

(1) MCs *shall* be appointed on an ad hoc basis as determined by the location of a land use application submitted pursuant to Chapter 61 of Title 21, Guam Code Annotated, and in accordance with the following guidelines:

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(A) The first (1st) Municipal Commissioner *shall* be the Mayor of the respective municipality where the land use action will occur.

(B) The second (2nd), third (3rd), and fourth (4th) Municipal Commissioners, who *shall* be elected Mayors or Vice-Mayors, *shall* be appointed by the President of the Mayors Council, with the recommendation of the first (1st) Municipal Commissioner.

(2) The term of the Municipal Commissioners *shall* terminate when final disposition of the land use project or application for which the Hybrid Commission was empaneled has been completed.”

(3) Quorum under an empaneled Hybrid Commission *shall* be five (5) members.

(c) Votes Needed for Approval.

(1) When a Hybrid Commission is empaneled, a total of five (5) affirmative votes is required for the approval of any Commission action for any decision in any land use matter; except summary zone change applications.

(2) Otherwise, when a Hybrid Commission is not empaneled, a total of three (3) affirmative votes is required for the approval of any Commission action for any decision in any zoning matter, change or variance; except summary zone change applications.

(d) Empanelment of a Hybrid Commission. A Hybrid Commission *shall* be empaneled for projects or applications projected to have a development cost, exclusive of the cost of the subject real property, of more than Three Million Dollars (\$3,000,000).

**SOURCE:** GC § 13200; repealed/reenacted by P.L. 20-147:2 as GC § 13200. Amended by P.L. 24-171:4 (Apr. 17, 1998). Reenacted by P.L. 25-020:2 (May 26, 1999). Amended by P.L. 33-219:2 (Dec. 17, 2016).

**§ 60402. Same: Executive Secretary.**

The Director of Land Management shall be Executive Secretary to the Commission.

**SOURCE:** GC § 13201. Amended by P.L. 24-171:4 (Apr. 17, 1998). Reenacted by P.L. 25-020:2 (May 26, 1999).

**§ 60403. Same: Compensation.**

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Members of the Commission shall receive no compensation as such for duties prescribed by this Chapter, but shall be reimbursed for their reasonable and necessary travel and incidental expenses incurred in the course of their official duties, as certified by the Treasurer of Guam.

**SOURCE:** GC § 13202. Amended by P.L. 24-171:4 (Apr. 17, 1998). Reenacted by P.L. 25-020:2 (May 26, 1999).

**§ 60404. Same: Personnel.**

The Department of Land Management shall provide the Commission with such technical and clerical personnel and office facilities as may be reasonably necessary for the carrying out of the provisions of this Chapter.

**SOURCE:** GC § 13203. Amended by P.L. 24-171:4 (Apr. 17, 1998). Reenacted by P.L. 25-020:2 (May 26, 1999).

**§ 60405. Same: Rules.**

The Commission is authorized to make reasonable rules, not inconsistent with the provisions of this Chapter, for the conduct of its business.

**SOURCE:** GC § 13204. Amended by P.L. 24-171:4 (Apr. 17, 1998). Reenacted by P.L. 25-020:2 (May 26, 1999).

**§ 60406. Same: Street Naming Plan.**

In order to establish the official names of streets and highways in Guam, the Commission shall adopt and submit to the Legislature a precise plan as is required for the systematic naming of said streets and highways in the territory.

**SOURCE:** GC § 13209. Amended by P.L. 24-171:4 (Apr. 17, 1998). Reenacted by P.L. 25-020:2 (May 26, 1999).

**§ 60407. Same: Same: What Street Naming Plan Shall Include.**

The street naming plan shall include:

(a) proposed names for all streets and highways within the territory (except such streets and highways as are located upon military reservations of the United States) not in conflict with street names already adopted by virtue of the provisions of the Zoning Law or of the Subdivision Law of Guam (Chapters 61 and 62 of this Title 21, GCA);

(b) recommendations, if any, of new names for streets and highways already named, either under the provisions of Chapters 61



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and 62 of this Title of the Guam Code Annotated or by common usage within Guam.

(c) a map incorporating proposed highway and street names of all the streets and highways of Guam (except such streets and highways as are located upon military reservations of the United States), including in such map both those names already established and accepted and the new names proposed by the Commission.

(d) in determining highway and street names, the plan shall include as far as practical Chamorro or Spanish words for the terms street, drive, avenue, alley, and similar words, utilizing in lieu thereof Chamorro words as *chalan* or Spanish words as *camino*.

**SOURCE:** GC § 13210. Subsection (d) added by P.L. 10-051. Amended by P.L. 24-171:4 (Apr. 17, 1998). Reenacted by P.L. 25-020:2 (May 26, 1999).

**2017 NOTE:** Reference to “Territory” and “territory” removed and/or altered to “Guam” pursuant to 1 GCA § 420.

**§ 60408. Same: Same: Legislative Action.**

Upon the transmittal to the Legislature of the approved plan as provided in § 60406, the Legislature shall hold at least one (1) public hearing in order to permit the public to present its views as to the proposed street and highway names. The legislature, upon the conclusion of such hearing may, by statute, adopt the plan as submitted or may amend the same in whole or in part. Upon adoption, the names so approved shall be the official names of the streets and highways of the territory.

**SOURCE:** GC § 13211. Amended by P.L. 24-171:4 (Apr. 17, 1998). Reenacted by P.L. 25-020:2 (May 26, 1999).

**NOTE:** Street and highway names enacted by legislation are compiled in 1 GCA Ch. 8.

**§ 60409. Guam Natural Resources Board.**

The Guam Land Use Commission shall serve ex-officio as the Guam Natural Resources Board. It shall be the function of the Board to study and evaluate any plans or proposals for the utilization of government land for natural resource development or exploitation.

**SOURCE:** GC § 13251 added by P.L. 10-116. Amended by P.L. 24-171:4 (Apr. 17, 1998). Reenacted by P.L. 25-020:2 (May 26, 1999).

**2017 NOTE:** Reference to “Territorial removed and/or altered to “Guam” pursuant to 1 GCA § 420.

**§ 60410. Minerals: Mining.**

All proposals for the use, lease or purchase of government land for the purpose of commercial mining or removing therefrom any minerals, rocks or sand for processing shall be presented to the Guam Natural Resources Board. The Board shall determine if the proposal is consonant with the public interests and in keeping with proper conservation practices. The Board may recommend any such use, lease or sale of government land to the Governor including any such conditions that may be necessary such as bonds for compliance with the proposals presented.

**SOURCE:** GC § 13252 added by P.L. 10-116. Amended by P.L. 24-171:4 (Apr. 17, 1998). Reenacted by P.L. 25-020:2 (May 26, 1999).

**§ 60411. Rules and Regulations.**

It shall be the duty of the Guam Natural Resources Board to formulate such rules, regulations and procedures as are necessary to effectuate the aims and intents of this Act and no government land shall be leased or sold for the purpose of commercial mining or removing therefrom any minerals, rocks or sand for processing until the rules, regulations and procedures herewith authorized shall have been adopted and promulgated pursuant to the provisions of the Administrative Adjudication Act; and provided, further, that such regulations and procedures shall include, among other provisions, the following:

- (a) a public hearing on the proposed lease or sale of government land must be conducted by the Board;
- (b) a notice for said hearing shall be published in a newspaper of general circulation at least ten (10) days before the day set for the hearing; and
- (c) the notice for hearing shall contain a summary description of the proposed mining operations.

**SOURCE:** GC § 13253 added by P.L. 10-116. Amended by P.L. 24-171:4 (Apr. 17, 1998). Reenacted by P.L. 25-020:2 (May 26, 1999).

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**ARTICLE 5  
UNIFORM TRIANGULATION SYSTEM**

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**SOURCE:** P.L. 06-121 (July 5, 1962) added Chapter 9 to Title XIV of the Government Code (§§ 13800 - 13811). Codified as 21 GCA Chapter 2, Article 5 by the Compiler pursuant to authority 1 GCA § 1602.

- § 60501. Authority.
- § 60502. Personnel.
- § 60503. Regulations.
- § 60504. Same: Publication.
- § 60505. Duties of Director.
- § 60506. Establishment of Triangulation Control Stations.
- § 60507. Designation of Coordinate Reference Point.
- § 60508. Identification of Land Markers.
- § 60509. Filing of Document for Records in the Department of Land Management.
- § 60510. Same: Reference to Map.
- § 60511. Original Tracing.
- § 60512. Admissibility into Evidence.
- § 60513. Instrument-Testing Facilities.
- § 60514. Penalty.
- § 60515. Establishment of the 1993 Guam Geodetic Network.
- § 60516. 1993 Guam Geodetic Datum and Map Grid.
- § 60517. Proclaimed Survey Areas.
- § 60518. Extension of the 1993 Guam Geodetic Network.
- § 60519. Protection of 1993 Guam Geodetic Network Marks.

**§ 60501. Authority.**

The Director of Land Management, hereinafter referred to as the Director, shall establish

(a) a uniform system of geodetic triangulation controls through the establishment of primary and secondary triangulation control stations to be known as the Guam Geodetic Triangulation Net, and

(b) uniform procedures for the survey of public and private lands within the territory in conformity with the provisions of this Chapter.

**SOURCE:** GC § 13800.

**§ 60502. Personnel.**

(a) The Director shall be responsible for the carrying out of the provisions of this Chapter and may appoint a Guam Chief Surveyor, a Deputy Chief Surveyor and such additional personnel as is necessary for the

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administration thereof. In addition, the Director shall have the authority to contract with private professional land surveyors for surveying services under such terms and conditions as *I Maga'lahaen Guåhan* may approve; provided, however, any such surveyor shall be either:

(1) registered by the Guam Board of Engineering Architectural Examiners under the Professional Engineers, Architects and Land Surveyors Law, Title XLIII, Government Code of Guam, and holds a current certificate of registration issued by the Board covering the contract period, or

(2) a surveyor exempted from registration under the Professional Engineers Architects and Land Surveyors Law.

(b) The Director of Land Management in conjunction with the Director of Administration shall take the necessary steps required to upgrade the salary level of the Surveyor's series of positions to those of the Engineer's series, including the creation of a classified position of Deputy Chief Surveyor.

**SOURCE:** GC § 13801. Amended by P.L. 25-092:2 (Dec. 29, 1999).

**2017 NOTE:** Subsection/subitem designations added/altered pursuant to the authority of 1 GCA § 1606.

**NOTE:** Effective January 1, 2006, reference to the "Civil Service Commission," amended to "Director of Administration" pursuant to P.L. 28-068:IV:45 (Sept. 30, 2005).

**§ 60503. Regulations.**

The Director shall prescribe such regulations as may be necessary, in his judgment, to implement the provisions of this Article. Such regulations shall be subject to approval by the Governor by Executive Order.

**SOURCE:** GC § 13802.

**§ 60504. Same: Publication.**

Copies of regulations issued under this Chapter shall, after the effective date thereof, be published and made available for sale to the public. A current set of such regulations shall be maintained in the Department of Land Management for public use and inspection during normal government business hours.

**SOURCE:** GC § 13803.

**§ 60505. Duties of Director.**

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The duties of the Director or his delegate under this Chapter shall include:

(a) The surveying, locating, marking and mapping of land boundaries, preparation of metes and bounds descriptions and all other work related thereto, of all land owned, controlled or in possession of the government of Guam, or which may hereafter be acquired, controlled or in possession of the government of Guam, or of private lands which are to be acquired by the government of Guam through purchase or condemnation.

(b) The development of uniform specifications of the survey data to be included on maps, plats, sketches or other plane pictorial representation of land.

(c) The development of current records of surveys and maps of the territory in accordance with the provisions of this Chapter.

(d) The maintenance and preservation of triangulation control stations.

(e) The assigning of coordinate values to existing triangulation control stations pending verification of such coordinate values and designation by him of such stations as part of the Guam Geodetic Triangulation Net.

**SOURCE:** GC § 13804.

**§ 60506. Establishment of Triangulation Control Stations.**

Appropriate monuments shall be erected by the Director, or may be designated by him, at locations determined by him, based upon polyconic methods of computation, as primary and secondary triangulation control stations, to be referred to as the Guam Geodetic Triangulation Net, for use in locating and describing land within the territory which shall conform to standards of accuracy in their placement as follows:

(a) Primary triangulation control stations shall be established by the equivalent to, or better than, First order, Class III, work as specified in the Manual of Geodetic Triangulation, United States Department of Commerce, Coast and Geodetic Survey, Special Publication No. 247, 1959 revised edition.

(b) Secondary triangulation control stations shall be established by the equivalent to, or better than, Second Order, Class II, work as

specified in the Manual of Geodetic Triangulation, United States Department of Commerce, Coast and Geodetic Survey, Special Publication No. 247, 1959 revised edition.

SOURCE: GC § 13805.

**§ 60507. Designation of Coordinate Reference Point.**

The principal reference point for the use of coordinates in connection with the Guam Geodetic Triangulation Net is the intersection of East Longitude 144° 44' 55.52" and North Latitude 13° 20' 20.87".

SOURCE: GC § 13806.

**§ 60508. Identification of Land Markers.**

In addition to the other requirements established by regulations, a permanent land marker shall be set to identify any change of direction of the boundary of any lot, parcel or tract of land, stamped with the letters L.S. and the certificate of registration number of the surveyor setting the marker or, if set by a public officer, stamped with his official title.

SOURCE: GC § 13806.

**§ 60509. Filing of Documents for Records in the Department of Land Management.**

No document purporting to establish title to land as a result of proceedings under the Land Title Registration Act, presented to the Department of Land Management for recording, shall be filed unless accompanied by a map, plat, sketch or other plane pictorial representation of the lot, parcel or tract of land involved, made within a one year period preceding presentation for filing, or within a one year period preceding the filing of the petition for land registration if said map were filed therewith, or, with regard to land taken in condemnation proceedings, made within one year preceding the filing of the action for condemnation, and bearing a certification of the following facts:

- (a) That it was prepared as the basis of a field survey by either
  - (1) a surveyor registered by the Guam Board of Engineering and Architectural Examiners under the Professional Engineers, Architects and Land Surveyors Law, Chapter 32 of Title 22, Guam Code Annotated, holding a current certificate or registration issued by the Board covering the period that the map, plat, sketch

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or other pictorial representation of the land was made, or the field work incidental thereto was performed, or

(2) a surveyor exempted from registration under the Professional Engineers, Architects and Land Surveyors Law.

(b) That it was based upon data obtained from the use of the Guam Geodetic Triangulation Net and, where coordinate values were used, the relationship of such coordinates to the Guam Geodetic Triangulation Net was determined by the use of physically ascertained courses and distances.

**SOURCE:** GC § 13808.

**NOTE:** Pursuant to the authority granted by 1 GCA § 1606, the reference to Title XLIII of the Government Code was altered to reflect its codification in the GCA.

**§ 60510. Same: Reference to Map.**

No document purporting to affect the transfer of the fee simple ownership of land, presented to the Department of Land Management for recording, shall be filed, unless said document bears on it a reference to a map, plat, sketch or other plane pictorial representation of the lot, parcel or tract of land involved, containing a legal metes and bounds description thereof, prepared by the government of Guam, the Naval Government of Guam, or an authorized surveyor, and previously recorded at the Department of Land Management. If no such map, plat, sketch, or other plane pictorial representation is on record at the Department of Land Management, then no such document shall be filed unless accompanied by a map, plat, sketch or other pictorial representation conforming to the requirements of § 60509.

**SOURCE:** GC § 13808.1 added by P.L. 07-138:1.

**§ 60511. Original Tracing.**

Notwithstanding any provision of law, rule or regulation to the contrary, the original tracing of a map, plat, sketch or other plane pictorial representation of the lot, parcel or tract of land involved, shall be the personal property of the owner of the land involved.

**SOURCE:** GC § 13808.2 added by P.L. 12-203 (Jan. 21, 1975).

**§ 60512. Admissibility Into Evidence.**

Any map, sketch, plat or other pictorial representation of land conforming to the provisions of § 60509 and certified by the Director as to such conformity, shall be entitled to admission into evidence in any court of

record, as prima facie evidence of the facts represented thereon, without further proof.

SOURCE: GC § 13809.

**§ 60513. Instrument-Testing Facilities.**

For the purpose of insuring accuracy of survey measurements, the Director is authorized to install, in appropriate locations, facilities for the testing and calibration of surveying measurement devices in order to insure the attainment of the degree of accuracy in surveying required under this Chapter. The Director is authorized to use the facilities established for the purpose of testing and calibration of survey measurement devices used by others than the government of Guam or its agencies, and the fee shall be ten dollars (\$10.00) for each measuring device tested and calibrated.

SOURCE: GC § 13810.

**§ 60514. Penalty.**

It shall be a petty misdemeanor to willfully or maliciously damage, destroy or otherwise impair the usefulness of any survey monument established under this Chapter.

SOURCE: GC § 13811. Amended by P.L. 13-187:113 (Sept. 2, 1976).

**§ 60515. Establishment of the 1993 Guam Geodetic Network.**

(a) The Director shall progressively replace the 1963 Guam Geodetic Triangulation Network with the 1993 Guam Geodetic Network.

(b) For this purpose, appropriate monumentation that is intended for the establishment of the 1993 Guam Geodetic Network shall be erected by the Director, or may be designated by him, as primary, secondary and tertiary network marks and shall be referred to as the 1993 Guam Geodetic Network for use in locating and describing land within the territory.

(c) The 1993 Guam Geodetic Network shall be established to the control standards prescribed in the Federal Geodetic Control Committee's (FGCC) publication Geometric Geodetic Accuracy Standards and Specifications for using GPS relative Positioning Techniques, Version 5.0 (Reprinted 1 August 1989) and as updated as necessary.

SOURCE: Added by P.L. 23-031:2 (June 27, 1995). Subsection (a) amended by P.L. 23-131:1 (Dec. 30, 1996). Subsection (c) amended by P.L. 23-131:2 (Dec. 30, 1996).

**§ 60516. 1993 Guam Geodetic Datum and Map Grid.**



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(a) The 1993 Guam Geodetic Network shall adopt the North American Datum of 1983 (NAD83 Geodetic Datum) as the Coordinate Reference System.

(b) The Guam Map Grid, with the following parameters, shall be adopted for surveying application in Guam:

Central Meridian and	
Longitude of Origin	144° 45' East Longitude
Latitude of Origin	13° 30' North Latitude
Easting of Origin	100,000 Meters
Northing of Origin	200,000 Meters
Central Scale Factor	1.000000

**SOURCE:** Added by P.L. 23-031:3 (June 27, 1995).

**§ 60517. Proclaimed Survey Areas.**

(a) The Director shall declare areas of Guam where the 1993 Guam Geodetic Network has been established as Proclaimed Survey Areas.

(b) The Director shall make notification of the declaration of Proclaimed Survey Areas by advertising in the local newspaper and advising the Guam Board of Registration for Professional Engineers, Architects and Land Surveyors.

(c) When performing surveys of land boundaries in a proclaimed survey area, surveyors shall connect their surveys to three (3) of the 1993 Guam Geodetic Network marks. It shall not matter if the tie marks are not the nearest to the property surveyed; provided, however, that the tie traverse survey must meet the standard of accuracy required by the Department of Land Management.

(d) If the Territorial Surveyor, based upon reasonable grounds, questions a survey plan as to form and accuracy, which includes definition of boundaries, as shown on a survey plan in a Proclaimed Survey Area, by reason of the survey not being carried out in accordance with this law or regulations issued under this law, the Territorial Surveyor may require the surveyor responsible to undertake additional work, or to provide additional information in relation to the survey in order for the Territorial Surveyor to verify the survey plan as to form and accuracy, including definition of the

boundaries. The Territorial Surveyor shall not approve the plan until satisfied that the requirements of this law are met.

(e) The surveyor must comply with any such requirement within fourteen (14) days or such longer period as allowed by the Territorial Surveyor.

(f) The Guam Chief Surveyor and his Cartographic Technicians who edit preliminary map check prints submitted by surveyors must complete their editing processes within a period not to exceed thirty-five (35) calendar days from the time a surveyor makes the submission. Upon completion of the editing process by two (2) Survey Technicians, the edited check print(s) must be returned to the surveyor within the said thirty-five (35) calendar days for the surveyor's action in addressing comments made by the Division of Survey. Once the surveyor addresses all comments and submits the original map for final approval process within a period of not more than fifteen (15) calendar days from the time a surveyor makes the submission. Therefore, between the period of thirty-five (35) calendar days allowed for the Division of Survey to complete its editing processes of the map check print(s), and the fifteen (15) additional calendar days allowed for approving the final map, the Division of Survey has a total of fifty (50) calendar days to complete its work on any map submitted. Failure of the Territorial Surveyor to disapprove in writing a survey plan submitted shall deem such plan approved. The exception will be maps containing over fifty (50) lots delineation which maps shall be given forty-five (45) calendar days to be edited, and an additional fifteen (15) calendar days for approval.

**SOURCE:** Added by P.L. 23-031:4 (June 27, 1995). Subsection (c) amended by P.L. 25-092:3. Subsection (f) repealed and reenacted by P.L. 25-092:4.

**2015 NOTE:** As reenacted by P.L. 25-092:4, the third sentence of subsection (f) currently consists of a sentence fragment. The change to subsection (f) that was originally proposed in Bill 217 (COR) contained a complete sentence; however, the version of subsection (f) that was eventually enacted by P.L. 25-092:4 is not a complete sentence.

#### **§ 60518. Extension of the 1993 Guam Geodetic Network.**

(a) Subdivisions of land in Proclaimed Survey Areas carried out pursuant to Chapter 62, Title 21, Guam Code Annotated (Subdivision Law) shall comply with these requirements.

(b) The Territorial Planner shall forward a copy of all tentative plans of subdivisions to the Territorial Surveyor.

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(c) The Guam Chief Surveyor or other officers of the Department of Land Management, shall at its discretion, install new Guam Geodetic Network Monuments within properties that are to be subdivided. The Department of Land Management is authorized to charge a Map Processing fee for the processing of survey maps. The fees collected shall be deposited separate and apart from the General Fund. The fees collected shall be used to finance the installation of any future Geodetic Network Monuments. The Director of Land Management through the Administrative Adjudication Act (AAA) shall promulgate an updated fee schedule to include the Map Processing Fee.

**SOURCE:** Added by P.L. 23-031:5 (June 27, 1995). Subsection (c) repealed and reenacted by P.L. 25-092:5. Subsections (d), (e) and (f) repealed by P.L. 25-092:6.

**§ 60519. Protection of 1993 Guam Geodetic Network Marks.**

(a) A person must not, without the approval of the Territorial Surveyor, destroy or damage a 1993 Guam Geodetic Network mark. A penalty of \$5,000 will be incurred if a person destroys or damages a 1993 Guam Geodetic Network mark.

(b) Where a person proposes to carry out any work in a Proclaimed Survey Area likely to destroy or damage a 1993 Guam Geodetic Network mark, that person shall give notice to the Territorial Surveyor, who shall take all necessary steps to safeguard the mark, and the proposed work shall not commence until such steps have been taken.

(c) The cost of any work carried out by the Territorial Surveyor pursuant to subsection (b) above shall be recovered from the person carrying out the work.

(d) When the Court finds a person guilty of willfully destroying or damaging a 1993 Guam Geodetic Network mark, in addition to the punishment imposed by the Court, the person shall pay the Territorial Surveyor the full cost of replacing and re-coordinating the mark, in addition to the penalty stated above.

**SOURCE:** Added by P.L. 23-031:6 (June 27, 1995).

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**ARTICLE 6  
SURVEY OF GOVERNMENT LAND**

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**SOURCE:** P.L. 09-028 (Mar. 3, 1967) added Chapter 12 to Title XIV of the Government Code (§ 13970). Codified as 21 GCA Chapter 2, Article 6 by the Compiler pursuant to authority 1 GCA § 1602.

- § 60601. Survey of Government Land; Duty of Territorial Surveyor.
- § 60602. Land Survey Revolving Fund.
- § 60603. Administration of Fund.
- § 60604. Monthly Report.
- § 60605. Disbursement Procedures.
- § 60606. Survey of Private Property.
- § 60607. Report of Cost Prior to the Survey of Private Land.
- § 60608. Survey Procedure.
- § 60609. Addition to Assessment Roll.
- § 60610. Election to Amortize Special Assessment.
- § 60611. Director to Submit Annual Report.
- § 60612. Land Acquisition Fund.

**§ 60601. Survey of Government Land: Duty of Territorial Surveyor.**

(a) All real property belonging to the government of Guam for which certificates of title have not been issued, shall be surveyed and mapped in order to accomplish the registration of such property. The Territorial Surveyor shall carry out a program, on a continuing basis, to so survey and register government-owned land, and such program shall include, but not necessarily be limited to the following:

(1) Completing the calculation and field traverse necessary to establish the Guam Geodetic Triangulation Net, including the referencing of all markers, the integration of such system with those previously established on Guam, and the restoration of all monuments destroyed since the initiation of said system;

(2) Researching all existing survey records and plans, selecting those surveys that can be utilized, updating such survey by connecting them to the Guam Geodetic Triangulation Net, verifying questionable boundaries, and completing registration proceedings for those lots for which surveys already exist;

(3) Selecting from the remaining parcels of government land those parcels of highest land value and proceeding to survey them in order of value, on a parcel basis, until all government of Guam land is surveyed;

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(4) Putting all parcels of government of Guam land on the cadastral maps of the government;

(5) Submitting to the Legislature, prior to any appropriations, a systematic program of planned surveys for the following year, showing the estimated amounts of funds needed for each such separate survey, and the estimated time of completion.

(b) There is hereby authorized to be appropriated the sum of not to exceed Nine Hundred Thousand Dollars (\$900,000) to carry out the purposes of this Law.

**SOURCE:** GC § 13970 as amended by P.L. 12-003.

**2017 NOTE:** Subsection/subitem designations added/alterd pursuant to the authority of 1 GCA § 1606.

**§ 60602. Land Survey Revolving Fund.**

(a) There is hereby established a land Survey Revolving Fund within the cognizance of the Director, Department of Land Management to continue and finish the surveying, mapping, and registration of all government-owned real properties throughout the island. Such revolving fund shall be maintained separate and apart from any other funds of the government of Guam, and independent records and accounts shall be maintained in connection therewith as prescribed by the Director, Department of Administration.

(b) Notwithstanding any other provision of law, no funds from the Land Survey Revolving Fund may be expended or encumbered without an appropriation by *I Liheslaturan Guåhan*.

(c) Fee Schedule. The Department of Land Management is authorized and directed to collect the following fees:

- (1) For reproduction of maps:
  - (A) Bond                      \$ 10.00 for 1st copy and  
  \$ 5.00 each additional
  - (B) Vellum                     \$ 15.00
  - (C) Mylar                      \$ 20.00
- (2) Survey Manual            \$150.00

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- (3) 1963 GGTN Book  
Horizontal Book      \$100.00
- (4) Horizontal Control  
Survey by (CGS)      \$100.00
- (5) Vertical Control Data \$ 70.00

**SOURCE:** GC § 13971 amended by P.L. 12-003 (Mar. 2, 1973); P.L. 12-140 (May 30, 1974); P.L. 14-136:6; P.L. 14-148:12 (Sept. 30, 1978); and reenacted by P.L. 17-070:II:26. Subsection (a) added by P.L. 27-106:VI:14 (Sept. 30, 2004). Amended by P.L. 29-002:V:III:5 (May 18, 2007). Subsection (c) added by P.L. 29-002:V:III:5 (May 18, 2007).

**§ 60603. Administration of Funds.**

All monies received from legal land document recordation, applications to purchase land, land use application fees, long-term lease fees shall be deposited in the Land Survey Revolving Fund and all debts, liabilities, obligations and operating expenses in connection with land survey shall be paid therefrom; provided, that no monies shall be transferred to said fund from the General Fund, without the express written consent of the Director of the Bureau of Budget and Management Research, and provided further, that all monies to be paid out of said fund for the purpose heretofore mentioned, shall be released via an allotment advice from the Bureau of Budget.

**SOURCE:** GC § 13971.1 added by P.L. 17-070:II:27.

**§ 60604. Monthly Report.**

The Director of Land Management shall submit to the Governor a monthly statement reflecting the financial conditions of said revolving fund.

**SOURCE:** GC § 13971.2 added by P.L. 17-070:II:28.

**§ 60605. Disbursement Procedures.**

The Certifying Officer of the Department of Land Management shall determine and certify all disbursements from said revolving fund, which disbursements shall be countersigned by the Director of Land Management.

**SOURCE:** GC § 13971.3 added by P.L. 17-070:II:29.

**§ 60606. Survey of Private Property.**

If in the course of a survey by the government of Guam of its real property, any owner of land adjoining said property agrees to bear the cost of

a survey in the manner hereinafter provided, the government shall make a survey of said private property, install all needed concrete monuments, and furnish a map showing the results thereof to such owner. In so doing, accurate records will be kept of all government of Guam expenditures, including time and material, used in making such survey so that the actual cost to the government of each such private survey can be determined; except that the cost to the government of surveying any common boundary between government land and that of such owner shall not be included.

SOURCE: GC § 13972.

**§ 60607. Report of Cost Prior to the Survey of Private Land.**

The landowner may request a preliminary estimate of the total cost to the government of such survey and what the annual installments would be if the cost were to be paid over a period of ten (10) years without interest. Such estimate shall be followed by the government in making the survey and if it appears during the course thereof that the actual costs will be more than twenty-five percent (25%) greater than the estimate, the land owner shall be so notified and he shall have the option to then terminate the survey at no cost to himself. In the event of his election to continue the survey, or in the event the cost is within twenty-five percent (25%) of the estimate, then he shall be liable for the full cost of the completed survey.

SOURCE: GC § 13973.

**§ 60608. Survey Procedure.**

Upon Acceptance by the landowner of the estimate and his execution of an agreement to pay the cost thereof, then the Guam Surveyor shall proceed with the survey. Upon completion thereof he shall record the survey map and give copies thereof to the landowner, together with a record of the cost thereof. Said account of the cost shall also be recorded and shall become a lien upon the land surveyed, payable and collectible as taxes under the provisions of Chapter 24, 11 GCA Finance and Taxation.

SOURCE: GC § 13974.

**2017 NOTE:** Reference to “territorial” removed and/or altered to “Guam” pursuant to 1 GCA § 420.

**§ 60609. Addition to Assessment Roll.**

An itemized listing of the survey liens resulting from the provisions of the immediately preceding sections of this Article shall be forwarded to the Assessor who shall add the amount of each survey lien as a special

assessment on the tax list of the owner or owners of the surveyed land on the next assessment roll prepared after completion of the survey. This special assessment shall be entered as a separate item. The amount so entered shall not be subject to change by the Board of Equalization but said Board may correct the roll as to clerical errors or omissions.

**SOURCE:** GC § 13975.

**§ 60610. Election to Amortize Special Assessment.**

The taxpayer may, on or before the date when the first half of property taxes is due, elect to pay in annual installments the amount of the special survey assessment in either five (5) or ten (10) years, without interest, or pay the same in full, as other property taxes, within the year. If the taxpayer elects to pay in installments, the tax collector shall collect the amount due in accordance with such election and credit each payment to the special assessment portion of the tax bill and after each installment show the balance of the assessment. Thereafter, the unpaid balance and the annual installment shall not be construed as preventing the owner of land subject to the assessment from paying the unpaid balance at any time. All special assessment collections shall be credited to the Land Survey Fund.

**SOURCE:** GC § 13976.

**§ 60611. Director to Submit Annual Report.**

The Director of Land Management shall prepare annually and submit to the Legislature, through the Governor, a report setting out all activities by the Department of Land Management and Territorial Surveyor in carrying out the survey of government land as required by § 60601 of this Chapter and the survey of private land as authorized by § 60606 of this Chapter. Such report shall be submitted on or before July 5th of each year and shall cover the survey activities of the Department and of the Territorial Surveyor for the immediately preceding fiscal year.

**SOURCE:** GC § 13977 enacted by P.L. 10-089 (Aug. 16, 1969).

**§ 60612. Land Acquisition Fund.**

There is within the government of Guam a special fund known as The Land Acquisition Fund. The Land Acquisition Fund shall be under the administration of the Governor of Guam. There is hereby authorized to be appropriated the sum of not to exceed five hundred thousand dollar (\$500,000.00) as initial capital to said fund which shall be replenished by annual appropriations by the Legislature. The purpose of maintaining a



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separate fund for land acquisition is to account separately for all costs of acquiring private land for public purposes, expenditures from said fund to be made only in connection with such acquisition. A strict account shall be kept of all such expenditures and disbursements from such fund and an annual report thereof shall be made to the Legislature not later than one month following the close of each fiscal year.

**SOURCE:** GC § 13977 enacted by P.L. 9-170 (Mar. 8, 1968), renumbered to § 13978 by P.L. 10-089 (Aug. 16, 1969).

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**ARTICLE 7  
CONFIRMATION OF PUBLIC RIGHTS**

- § 60701. Legislative Findings.
- § 60702. Researching and Identifying Public Rights.
- § 60703. Confirming Public Rights.

**§ 60701. Legislative Findings.**

The Legislature finds that the traditional pattern of land ownership on Guam was that many areas of the island were completely open to public access and public's use of such land was totally unfettered. Examples of such areas are the dry sand area of Guam's beaches and the steep slopes of Guam's mountains, both areas having been referred to as *Monte Sine Dueno*. Additionally, there are many areas of Guam over which the public, through frequent and uninterrupted use, has acquired rights which need to be confirmed, settled, and vested by means of asserting these rights in land registration cases.

**SOURCE:** GC § 13980 enacted by P.L. 12-061 (Nov. 27, 1973).

**§ 60702. Researching and Identifying Public Rights: Duty of Land Records Division of the Department.**

The Land Records Division of the Department is hereby directed to conduct an exhaustive study of the patterns of land ownership and of public land use on Guam in order to identify those areas where the public may be able to establish a legally sufficient claim for ownership or use thereof in a land registration proceeding instituted by either the government of Guam on behalf of the public's right thereto or by a private citizen in derogation of the public's right thereof. The Division shall also conduct research and prepare

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reports with respect to such land as the Attorney General may request to assist the government's representation in land registration cases in which the public's interest in land is being asserted.

**SOURCE:** GC § 13981 enacted by P.L. 12-061 (Nov. 27, 1973).

**§ 60703. Confirming Public Rights: Duty of Attorney General.**

The Director shall report the findings of the Land Records Division to the Attorney General and it shall be the duty of the Attorney General to enter an appearance in or file on behalf of the public in land registration proceedings for any unregistered land over which the public has a claim as revealed by research and study of the Department.

**SOURCE:** GC § 13982 enacted by P.L. 12-061 (Nov. 27, 1973).

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**ARTICLE 8  
AREA REPLATTING**

- § 60801. Purpose.
- § 60802. Designation - Harmon Field Area.
- § 60803. Submission.
- § 60804. Effectuation.
- § 60805. Final Approval.
- § 60806. Attorney General to Register.

**§ 60801. Purpose.**

The purpose of this Article is to provide authorization for survey, to mark and reserve legal and adequate access right-of-way to the lots within an area, adjust property lines to give each lot a shape that is conducive to its maximum utilization with the least disturbance of existing uses, describe individual lots by metes and bounds description, to provide a basis for clear title, and provide a traffic circulation pattern that will give the residents ease of movement within the area as well as suitable connections with other areas.

**SOURCE:** GC § 13990 enacted by P.L. 10-090.

**§ 60802. Designation - Harmon Field Area.**

The following area is designated for survey and replatting. Preliminary plans will be prepared to indicate proposed lot lines and access rights-of-way.

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Harmon Field Area bounded by Marine Drive to the north, Route 16 to the east, existing agricultural zones to the south, and the Harmon Sink area to the west, as to be determined by the Director of Land Management.

**SOURCE:** GC § 13991 enacted by P.L. 10-090.

**§ 60803. Submission.**

Preliminary plans will be submitted to the Territorial Land Use Commission for compliance with the Master Plan. Following approval by the Territorial Land Use Commission and the Governor, the plans will be submitted to the Legislature. No preliminary plans will be submitted to the Legislature without written approval of all landowners within the area involved. Portions of the area may be submitted upon approval of the landowners if such portions represent appropriate development units.

**SOURCE:** GC § 13992 enacted by P.L. 10-090.

**§ 60804. Effectuation.**

Following approval by the Legislature, by statute, the Department will survey and prepare final plats in accordance with the preliminary plans and provisions of this Chapter.

**SOURCE:** GC § 13993 enacted by P.L. 10-090.

**§ 60805. Final Approval.**

The final plats shall be submitted to the Legislature for final approval by statute. Upon such approval, the established procedure for subdivision approval will be followed, including surveying, placement of monuments and acceptance of right-of-way, but excluding improvement requirements.

**SOURCE:** GC § 13994 enacted by P.L. 10-090.

**§ 60806. Attorney General to Register.**

The Attorney General, at the expense of the government of Guam, shall undertake whatever actions are necessary to register all lots included within the approved final plats, under the Land Title Registration Act.

**SOURCE:** GC § 13995 enacted by P.L. 10-090.

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**ARTICLE 9**

**DLM BUILDING CONSTRUCTION FUND**

**SOURCE:** Article 9 added by P.L. 29-046:1 (Jan. 2, 2008).

- § 60900. Legislative Statement.
- § 60901. Creation.
- § 60902. Separate Fund and Bank Account.
- § 60903. Purpose and Expenditures.
- § 60904. Deposits.
- § 60905. Administration.
- § 60906. Investment.
- § 60907. New DLM Construction Building.
- § 60908. Severability.
- § 60909. Development Authority.
- § 60910. Authorization to Lease.
- § 60911. Credit Towards Ground Lease Agreement.

**§ 60900. Legislative Statement.**

*I Liheslaturan Guåhan* finds that the Department of Land Management (DLM) has applied with the Federal Emergency Management Agency (FEMA) under the Hazard Mitigation Grant Program for funds to construct its administration building. The DLM desires to use the funds received from the FEMA under the Hazard Mitigation Grant Program awarded under Project Number HMGP DR 1446, Project # 15 to construct a building complex to house the operations of the Department of Land Management. The Department proposes to construct the government of Guam building facility on Block 24, in the municipality of *Hagåtña*.

More importantly, *I Liheslaturan Guåhan* finds that the authorization of funds to be received from FEMA is strictly for the funding of the proposed construction of the government of Guam building facility on Block 24, and that *I Liheslaturan Guåhan* and *I Maga'lahaen Guåhan* cannot transfer or redirect the funding to any accounts other than for the expenditures of the proposed building construction on Block 24, *Hagåtña*.

The proposed construction of the government of Guam building facilities on Block 24, *Hagåtña*, is particularly described as shown on Re-Subdivision Survey Map, drawing number I4-06T702, L.M. Check No. 273FY2008, and recorded under document number 799055, November 24, 2009, prepared by Professional Land Surveyor No. 68, Paul L. Santos.

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The Department of Land Management, with the advisement from the Attorney General's Office and pursuant to § 75105 of Chapter 75, Title 21, GCA, solicits assistance and is requesting approval from *I Liheslaturan Guåhan* for development authority of government-owned parcels: Lots 1NEW-2; 1NEW-3; and 1NEW-R6, within Block 24, affected by the consolidation and property boundary realignment of fractional lots within Block 24. The deletion of these substandard parcels, the pre-war lots, also known as fractional parcels within Block 24, municipality of *Hagåtña*, would provide both private and government-owned parcels the highest and best use for development.

*I Liheslaturan Guåhan* authorizes the Department of Land Management to complete the land exchange negotiated with the privately-owned fractional parcel Lot 317, within Block 24, and the government-owned parcel Lots 1NEW-2 and 1NEW-3, as shown on survey map recorded on Document No. 799055. The exchange is for lots of the same size and with the same basic lots via the re-alignment of boundaries.

**SOURCE:** Added by P.L. 29-046:1 (Jan. 2, 2008), amended by P.L. 31-105:1 (Sept. 30, 2011).

**§ 60901. Creation.**

There is hereby created, separate and apart from other funds of the government of Guam, a reserve fund known as the "DLM Building Construction Fund".

**§ 60902. Separate Fund and Bank Account.**

The DLM Building Construction Fund shall not be commingled with the General Fund or any other fund of the government of Guam. The DLM Building Construction Fund shall be maintained in a separate bank account.

**§ 60903. Purpose and Expenditures.**

The DLM Building Construction Fund shall be expended for the construction of the new Department of Land Management building, including, but not limited to, the following: A/E for the proposed building facility; environmental concerns; archeological and historic site survey and/or assessment of the project site; site preparation and civil work for the building foundation; construction cost for the structure of the proposed building facility to be built on government property described as Block 24, *Hagåtña*.

**§ 60904. Deposits.**

All monies received from FEMA for the construction of the Department of Land Management building shall be deposited into the DLM Building Construction Fund.

**§ 60905. Administration.**

The Director of Land Management shall account for and administer the DLM Building Construction Fund. The Director shall keep all books, records, files and accounts of the DLM Building Construction Fund. The Director shall prepare monthly reports relative to the DLM Building Construction Fund reflecting the transactions and the financial condition of the DLM Building Construction Fund, which monthly reports shall be transmitted to *I Liheslatura* and *I Maga'lahi*.

**§ 60906. Investment.**

The Director of Land Management, together with the Director of Administration, shall invest money held in the DLM Building Construction Fund in any type of investment approved for the Retirement Fund. All proceeds and income from investments of the DLM Building Construction Fund shall be deposited in the DLM Building Construction Fund.

**§ 60907. New DLM Construction Building.**

(a) The Department of Land Management is hereby authorized to provide for the design, construction and collateral equipment of a new public facility by entering into a financing arrangement with the U.S. Department of Agriculture, or other financing source, with lower cost of funds, not to exceed Fifteen Million Seven Hundred-fifty Thousand Dollars (\$15,750,000), for a term not to exceed forty (40) years.

(b) Any financial arrangement to provide for the design, construction and collateral equipment of the Land Resources Building shall be subject to the approval of the secured creditor of the Department of Land Management. The Director of Land Management without jeopardizing existing obligations, is authorized to use a portion of its Land Survey Revolving Fund, which shall be deposited into the DLM Building Construction Fund to make repayment and assure that its loan installments are paid on time; for emergency maintenance; for extensions to facilities; and for replacement of short-lived assets with a useful life significantly less than the repayment period of any loan or the term, or any other financial arrangement.

(c) Any monies reimbursed for expenses incurred on the design and construction of the Land Resources Building shall revert to the DLM

Building Construction Fund.

(d) *I Liheslaturan Guåhan* encourages the Department of Land Management to explore and identify any and all potential financing sources or grants, including, but not limited to, any Federal government instrumentalities or private financial lending sources, and the Chamorro Land Trust Commission, the Ancestral Lands Commission and the *Hagåtña* Restoration and Redevelopment Authority for construction of the Land Resources Building.

(e) Interest derived from the financial agreement shall be exempt from taxation by the Government.

(f) Notwithstanding any substantive or procedural provision of Chapter 6 of Title 5 of the Guam Code Annotated, the government of Guam hereby waives immunity from any suit or action in contract on the loan, but does not waive sovereign immunity as to personal liability of elected or appointed officials and employees of the government of Guam.

**SOURCE:** Added by P.L. 29-135:2 (Jan. 8, 2009).

**§ 60908. Severability.**

If any provision of this Act or its application to any person or circumstance is found to be invalid or contrary to law, such invalidity shall not affect other provisions or applications of this Act which can be given effect without the invalid provisions application, and to this end the provisions of this Act are severable.

**SOURCE:** Added by P.L. 29-046:1 (Jan. 2, 2008) as 60907, renumbered to this section by P.L. 29-135:2 (Jan. 8, 2009).

**§ 60909. Development Authority.**

(a) The Director of Land Management, together with the Administrative Director of the Chamorro Land Trust Commission, are hereby approved and authorized the development authority over Lot 1NEW-2, Lot 1NEW-3, and Lot 1NEW-R6, within Block 24. Notwithstanding § 75105 (b), Chapter 75 of Title 21, GCA, the Department of Land Management shall manage the property for the sole purpose of constructing a building complex to house the operations of the Department of Land Management, the Chamorro Land Trust Commission, other land resources departments, and other administrative offices of the government of Guam.

(b) The land disposition of Lot 1NEW-2 and Lot 1NEW-3 are parcels

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that were created from the consolidation of several fractional parcels originally designated within the adoption of the New Agana standard block system. The consolidation survey map of fractional parcels on both private and government land is in accordance to Title 21, GCA, and public laws that would better effectuate the highest and best uses of Block 24 for land use development.

(1) The legal description for the DLM Building Construction Site within Block 24, shall be described as follows:

LOT NO. 1NEW-R6, BLOCK NO. 24, MUNICIPALITY OF *HAGÁTÑA*, GUAM, CONTAINING AN AREA OF 4,714 +/- SQUARE METERS, AS SHOWN ON MAP DWG. NO. I4-06T702, L.M. CHECK NO. 273FY2008, PREPARED BY PROFESSIONAL LAND SURVEYOR NO. 68, PAUL L. SANTOS, RECORDED UNDER DOCUMENT NO. 799055, NOVEMBER 24, 2009.

(2) Development Authority: The Department of Land Management in accordance with § 60112 of Article 1 of Chapter 60, and § 75105 of Chapter 75, Title 21, Guam Code Annotated, shall have development authority over Lot 1NEW-2, Lot 1NEW-3, and Lot 1NEW-R6, within Block No. 24, municipality of Hagatña, Guam.

**SOURCE:** Added by P.L. 31-105:2 (Sept. 30, 2011).

**2017 NOTE:** Subsection/subitem designations added/altered pursuant to the authority of 1 GCA § 1606.

**§ 60910. Authorization to Lease.**

(a) The Chamorro Land Trust Commission (Commission) is hereby authorized to enter into a lease with the Department of Land Management for Lot 1NEW-R6 within Block No. 24, municipality of *Hagåtña*, Guam.

(b) Notwithstanding any other provision of law, the Department of Land Management may enter into a ground lease with the Commission for the use of Lot 1NEW-R6 for a term up to fifty-five (55) years at One Dollar (\$1.00) a year for the first five (5) years, then the lease shall be renegotiated between the Commission and the Department of Land Management.

(1) Rental rate for the ground lease made pursuant to this Section shall be negotiated by the Commission, as determined by an appraisal of the land; however, the Commission may set the ground lease rental at a rate no lower than fifty percent (50%) of fair market value.



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(2) The appraisal shall be made within one (1) year preceding the commencement of the lease by an appraiser licensed pursuant to Chapter 30, Title 22, Guam Code Annotated.

**SOURCE:** Added by P.L. 31-105:3 (Sept. 30, 2011).

**2017 NOTE:** Subsection designations added pursuant to the authority of 1 GCA § 1606.

**§ 60911. Credit Towards Ground Lease Payment.**

The Department of Land Management shall receive credits towards the ground lease payments due by deducting payments made on any mortgage, loan or other financing instruments for the construction of the building from the amount and of the ground lease.

**SOURCE:** Added by P.L. 31-105:4 (Sept. 30, 2011).

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**REQUEST FOR E-VOTE: Appointment of Ronald C. Pangilinan to serve as a Member of the Guam Land Use Commission (GLUC), for a term of five (5) years; March 22, 2020, to March 21, 2025.**

6 messages

**Speaker Therese M. Terlaje** <senatorterlajeguam@gmail.com>

Wed, Dec 20, 2023 at 2:54 PM

To: "Honorable Joanne M. Brown" <office@senatorjoannebrown.com>, Senator Sabina Perez <office@senatorperez.org>, Senator Darrel Christopher Barnett <malafunkshun@guamlegislature.org>, Office of Senator Shelton Guam Legislature <officeofsenatorshelton@guamlegislature.org>, Senator Dwayne San Nicolas <senatorsannicolas@guamlegislature.org>, Senator Will Parkinson <senatorparkinson@guamlegislature.org>, Senator Telo Taitague <senatortelot@gmail.com>

*Håfa Adai* Committee Members,

The Committee on Health, Land, Justice, and Culture hereby reports out the Executive Appointment of Ronald C. Pangilinan - TO SERVE AS A MEMBER OF THE GUAM LAND USE COMMISSION (GLUC), FOR A TERM OF FIVE (5) YEARS; MARCH 22, 2020, TO MARCH 21, 2025.

Please indicate your preferred action from the following:

- TO DO CONFIRM
- TO DO NOT CONFIRM
- TO REPORT OUT ONLY
- TO ABSTAIN;
- TO PLACE IN INACTIVE FILE

*Si yu'os ma'åse'.*

**Office of Speaker Therese M. Terlaje**

Committee on Health, Land, Justice, and Culture

I Mina'trentai Siette na Liheslaturan Guåhan 37th Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagåtña, Guam 96910

☎ (671) 472-3586

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 **12.20.23 Committee Report for Ronald Pangilinan, GLUC.pdf**  
11689K**Senator Darrel Christopher Barnett** <malafunkshun@guamlegislature.org>

Wed, Dec 20, 2023 at 3:03 PM

To: "Speaker Therese M. Terlaje" &lt;senatorterlajeguam@gmail.com&gt;

Cc: "Honorable Joanne M. Brown" &lt;office@senatorjoannebrown.com&gt;, Senator Sabina Perez &lt;office@senatorperez.org&gt;, Office of Senator Shelton Guam Legislature &lt;officeofsenatorshelton@guamlegislature.org&gt;, Senator Dwayne San Nicolas &lt;senatorsannicolas@guamlegislature.org&gt;, Senator Will Parkinson &lt;senatorparkinson@guamlegislature.org&gt;, Senator Telo Taitague &lt;senatortelot@gmail.com&gt;

To report out only  
[Quoted text hidden]

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**Senator Telo Taitague** <senatortelot@gmail.com>  
To: "Speaker Therese M. Terlaje" <senatorterlajeguam@gmail.com>

Thu, Dec 21, 2023 at 8:03 AM

To do confirm.

*Si Yu'os Ma'åse,*

**Create a Great Day!**

*Senator Telo T. Taitague*

37th Guam Legislature

**Republican Minority Whip**

**Vice Chair on General Government**

**Operations & Appropriations**

Suite 309 DNA Building

238 Archbishop Flores St.

Hagatna, Guam 96910

Tel: (671) 989-8356

Email: [senatortelot@gmail.com](mailto:senatortelot@gmail.com)

[Quoted text hidden]

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**Office of Senator Sabina Perez** <office@senatorperez.org>  
To: "Speaker Therese M. Terlaje" <senatorterlajeguam@gmail.com>

Thu, Dec 21, 2023 at 12:03 PM

To do confirm.

[Quoted text hidden]

--

*Si Yu'os Ma'åse,*



**Office of  
Senator Sabina Flores Perez**

37th Guam Legislature • *I Mina'Trentai Siette na Liheslaturan Guåhan*

Committee on Environment, Revenue and Taxation, Labor, Procurement, and Statistics, Research, and Planning

Tel: (671) 989-2968 | (671) 472-3499

Location: 163 Guam Congress Building, 2nd Floor *Hagåtña*, Guam 96910

Website: [www.senatorperez.org](http://www.senatorperez.org)

Social Media : [Senator Sabina Flores Perez](#)

---

**Office of Senator Amanda L. Shelton** <officeofsenatorshelton@guamlegislature.org>

Thu, Dec 21, 2023 at 12:43 PM

To: Senator Darrel Christopher Barnett <malafunkshun@guamlegislature.org>

Cc: "Speaker Therese M. Terlaje" <senatorterlajeguam@gmail.com>, "Honorable Joanne M. Brown"

<office@senatorjoannebrown.com>, Senator Sabina Perez <office@senatorperez.org>, Senator Dwayne San Nicolas

<senatorsannicolas@guamlegislature.org>, Senator Will Parkinson <senatorparkinson@guamlegislature.org>, Senator Telo Taitague

<senatortelot@gmail.com>

To do Confirm.

*Si Yu'os Ma'åse'.*



**Office of the People • Senator Amanda L. Shelton**  
Majority Leader, Legislative Secretary, &  
Chairwoman, Committee on Maritime Transportation,  
Air Transportation, Parks, Tourism, Higher Education,  
and the Advancement of Women, Youth, and Senior  
Citizens

**37th Guam Legislature**

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**Senator Will Parkinson** <[senatorparkinson@guamlegislature.org](mailto:senatorparkinson@guamlegislature.org)>

Thu, Dec 21, 2023 at 1:04 PM

To: "Office of Senator Amanda L. Shelton" <[officeofsenatorshelton@guamlegislature.org](mailto:officeofsenatorshelton@guamlegislature.org)>

Cc: Senator Darrel Christopher Barnett <[malafunkshun@guamlegislature.org](mailto:malafunkshun@guamlegislature.org)>, "Speaker Therese M. Terlaje" <[senatorterlajeguam@gmail.com](mailto:senatorterlajeguam@gmail.com)>, "Honorable Joanne M. Brown" <[office@senatorjoannebrown.com](mailto:office@senatorjoannebrown.com)>, Senator Sabina Perez <[office@senatorperez.org](mailto:office@senatorperez.org)>, Senator Dwayne San Nicolas <[senatorsannicolas@guamlegislature.org](mailto:senatorsannicolas@guamlegislature.org)>, Senator Telo Taitague <[senatortelot@gmail.com](mailto:senatortelot@gmail.com)>

To do Confirm.

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Respectfully,



**Office of Senator William A. Parkinson | 37th Guam Legislature**

*Chairperson, Committee on Fire, Agriculture, Power and Energy Utilities,  
Public Transit, Unemployment Insurance, and Universal Health Insurance*

–

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Office of the Speaker  
**THERESE M. TERLAJE**

*I Mina'trentai Siette na Liheslaturan Guåhan* | 37th Guam Legislature  
 Committee on Health, Land, Justice and Culture

**COMMITTEE VOTE SHEET**

**Nomination of Ronald C. Pangilinan,**  
**To serve as a Member, Guam Land Use Commission (GLUC)**  
**Term Length: Five (5) years; March 22, 2020, to March 21, 2025**

	SIGNATURE	TO DO CONFIRM	TO NOT CONFIRM	TO REPORT OUT ONLY	TO ABSTAIN	TO PLACE IN INACTIVE FILE
<b>Speaker Therese M. Terlaje</b> Chairperson	<i>Therese M. Terlaje</i> December 20 2023	✓				
<b>Senator Joanne M. Brown</b> Vice Chairperson of Health, Land and Culture						
<b>Senator Sabina F. Perez</b> Member	E-vote 12/21/23	✓				
<b>Senator Chris Barnett</b> Member	E-vote 12/20/23			✓		
<b>Senator Amanda L. Shelton</b> Member	E-vote 12/21/23	✓				
<b>Senator William A. Parkinson</b> Member	E-vote 12/21/23	✓				
<b>Senator Dwayne San Nicolas</b> Member						
<b>Senator Telo T. Taitague,</b> Member	E-vote 12/21/23	✓				

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Office of the Speaker  
**THERESE M. TERLAJE**  
*I Mina'trentai Siette na Liheslaturan Guåhan* | 37th Guam Legislature  
Committee on Health, Land, Justice and Culture

## COMMITTEE REPORT DIGEST

### I. OVERVIEW

The Committee on Health, Land, Justice and Culture convened a public hearing on Monday, July 10, 2023, at 9:00 AM in I *Liheslatura*'s Public Hearing Room. The item on the agenda was the consideration of the Appointment of Ronald C. Pangilinan to serve as a Member of the Guam Land Use Commission (GLUC), for a term of five (5) years; March 22, 2020, to March 21, 2025.

#### **Public Notice Requirements**

In compliance with Open Government Law, notices for this Public Hearing were published in the Guam Daily Post and the Government of Guam Public Notice Portal on Friday, June 30, 2023 (5-Day Notice), and again on Friday, July 7, 2023 (48-Hour Notice); and livestreamed on the Guam Legislature's YouTube Channel. Notices were also sent via email to all senators and all main media broadcasting outlets on Friday, June 30, 2023, and again on Friday, July 7, 2023.

#### **Senators Present**

Speaker Therese M. Terlaje, Committee Chairperson  
Senator Joanne M. Brown, Vice Chairperson  
Senator Telo T. Taitague, Committee Member  
Senator Chris Barnett, Committee Member  
Senator Sabina F. Perez, Committee Member

#### **Appearing before the Committee**

Ronald C. Pangilinan, Nominee, Guam Land Use Commission  
Rebecca Garrido, Realtor, Platinum Properties  
Jude Diaz  
Christopher Bawar, Associate Broker, Platinum Properties  
Adrian San Nicolas, Realtor, Platinum Properties

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**Written Testimony Submitted:**

Cesar C. Cabot

Richard Chan, President Archway Incorporated

Ronald C. Pangilinan, Nominee, Guam Land Use Commission

Steven Rodrin, Assistant Chief Engineer, Dusit Beach Resort Guam

Anita Borja Enriquez, Chairperson, Guam Land Use Commission

## **II. SUMMARY OF TESTIMONY & DISCUSSION**

- The Public Hearing was Called-to-Order at 10:12 a.m. Ronald C. Pangilinan to Serve as a Member of the Guam Land Use Commission (GLUC), for a term of five (5) years; March 22, 2020, to March 21, 2025, was the second item on the agenda.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** Thank you again for your patience and we will now begin with the hearing for the appointment of Ronald C. Pangilinan to serve as a member of the Guam Land Use Commission for a term of five years, March 2020 to March 2025. The Guam Land Use Commission is our centralized planning commission and its mission is to ensure that the people of Guam are not subjected to unbridled and unmanageable growth that would threaten the benefits, comforts, and privileges to which each Guam resident is entitled. Their responsibilities include zoning and variance applications. And appeals involving administration, enforcement of those regulatory functions of the Guam Land Use Commission. This same commission is also our Seashore Protection Commission and also our mineral extraction board. And, of course, with its zoning duties in charge of workforce housing development on Guam and many other things.

There are five members on this commission, all appointed by the governor with the consent of the legislature, and they're supposed to serve staggered terms. Three members are a quorum. We'll now begin with, I'd like to acknowledge again the senators who are present, Senator Telo, Senator Brown, our vice chair of this committee, Senator Barnett, and Senator Sabina Perez. We've received written testimony in support of the nominee from Steven Rodin, assistant Chief Engineer, Dusit Beach Resort, Guam, and Dr. Anita

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Borja-Enriquez, Chairperson, Guam Land Use Commission. Mr. Richard Chan, president of Archway Incorporated, and Attorney Caesar C. Cabot. We'll now proceed with those who are here in person to testify. Please state your name, for the record and you may proceed. Just turn on the microphone. Yeah. Make sure it's loud.

**REBECCA GARRIDO, REALTOR, PLATINUM PROPERTIES:** Hi. Hello. Good morning. My name is Rebecca Garrido. I am one of the 30 realtors working under Ron.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** Go ahead, Ms. Garrido. Is it Garrido? Okay. Please proceed.

**REBECCA GARRIDO, REALTOR, PLATINUM PROPERTIES:** Okay. Ron became a realtor in 2010 and founded Platinum Properties in 2012. In his 13 years of being a realtor and broker, he not only oversaw over hundreds of deals, but more importantly, helped guide and educate the mind and ethics of those who chose to learn under him. I am happy to be one of those people who have chosen to learn under him. I have worked under Ron in the last two years. One of the most important things he told me when I first became a realtor was how customer service and hospitality was the most important thing for him. And I agree with this as I too have come from a hospitality background. He not only wants us to help grow as a realtor in this industry, but to be good citizens. I find that someone who embodies this makes a great leader. It shows character. So always wanting to understand the new trends in this market, and also extending his knowledge. I once heard a quote about success. "Some build a fence others can't see while others extend their table," and Ron has extended his table and allowed us all to see his success and allowed us to see success as well. When I first started in this industry, Ron has allowed us to learn from different umbrellas. We gave up our Saturdays to learn as a team, to train with different banks and train weekly to understand different contracts. He would have us visit land management and three title companies. He would also have us pull up zoning laws and bookmark them so we would know what resources we can pull up.

When I first walked into Platinum, I'd been welcomed as a new family member, which also meant him scolding me at times when, when I would move off the path. As a single mom to two boys with an autistic child, he's allowed us to not only be a realtor, but he's allowed us to be parents too, with full understanding of what that embodies. Doing both

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isn't easy, but having a broker who understands these needs is what I value most about being in this firm, especially as a mother to a son with a disability, he's allowed our office to feel welcoming to our families. I can recall the countless times we have to pick up our children from school and come back to the office. With a new build of our office upstairs, he has dedicated a corner just for our children. I can't thank him enough. Glen Guam, Land Youth Commission, has chosen an amazing cabinet. Thank you for your consideration.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** Thank you, Ms. Garrido. Yeah.

**JUDE DIAZ:** All right. *Buenas yan háfa adai* everybody, senators. Hope you had a good Monday and enjoy the rest of the week. My name is Jude Diaz and I'm here today to express my undoubted recommendation for Ronald Pangilinan as a member of the Guam Land Use Commission. Ron and I have known each other since our freshman year in high school, but I won't mention the year 'cause then you'll know how old we are. However, it wasn't until college where I got to learn a lot about Ron and his family and his values. Integrity, respect, and a family-oriented person are values I look for in friends. And I slowly got to learn more about this with Ron. Because his parents are a bit older than others, just like mine, he took the role of taking care of them along with his two younger siblings, and Ron has always made it clear of how important his family was to him. And since we were young, he's always said that one of his goals was to be successful just so he can take care of his family. And I can proudly now say that he accomplished that goal. I've been there to witness his start of humble beginnings from not knowing what major to choose in college. All the while staying loyal and hardworking as a valet driver at the Pacific Islands Club. To becoming a licensed realtor, to joining a major real estate team, to becoming a broker, owning his own business, building his own business, literally from the ground up, and now to becoming one of the most prominent real estate teams on the island. This is a result of his hard work and his determination, driven by his goal solely to take care of his family, and now along with his lovely wife and his two beautiful children. I'll be honest and say I do not know the details of the job description for a member of the Guam Land Use Commission, but I share my personal testimony because if Ron is appointed, I have no doubt in my heart and in my mind that he'll apply the same values of integrity, respect, hard work, and determination to reach your goals. Thank you.

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**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** Thank you very much, Mr. Diaz.

**CHRISTOPHER BAWAR, ASSOCIATE BROKER, PLATINUM PROPERTIES:** *Buenas yan hãfa adai* Speaker Terlaje, Senator Perez, Senator Barnett, Senator Brown, Senator Taitauge. My name is Christopher Bawar and I am the associate broker to Ronald Pangilinan at Platinum Properties. Not only that, I am his first cousin as well, so it's safe to say that I've known him all my life. And knowing him all my life I've attest to his character. Ron was my first teacher. Especially with anything to do with Guam, current events, whether it be politics, local, federal, military, Ron would always be the one to inform me and update me. And with that, Ron is up to date on current events. He is a former educator, you know, just knowing that he is a major influence to me, him as a professional being in real estate for more than 10 years. Ron's integrity, if you ever visit us in our office, he does things by the book, which is something that you would want as a member of the Guam Land Use Commission, in the Guam Land Use Commission. Thank you.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** Thank you, sir. I don't have your name in writing. Can you just say it again please?

**CHRISTOPHER BAWAR, ASSOCIATE BROKER, PLATINUM PROPERTIES:** my name is Christopher Bawar.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** Can you spell the last name?

**CHRISTOPHER BAWAR, ASSOCIATE BROKER, PLATINUM PROPERTIES:** That's B-A-W-A-R. Bravo, alpha, whiskey.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** Thank you so much Mr. Bawar.

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**CHRISTOPHER BAWAR, ASSOCIATE BROKER, PLATINUM PROPERTIES:**  
Thank you, speaker.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** And did you say you were a former teacher, or Ron is a former?

**CHRISTOPHER BAWAR, ASSOCIATE BROKER, PLATINUM PROPERTIES:** I was a former teacher.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** Okay. *Si yu'os ma'ase.*  
Alright, please proceed.

**ADRIAN SAN NICOLAS, REALTOR, PLATINUM PROPERTIES:** *Buenas yan hafa adai* Senators, my name is Adrian San Nicolas. I'm also one of the realtors under Ron at Platinum Properties. When I first met Ron, it was in our teenage years, I want to say, at our confirmation, for CCD right? Or confirmation class. And one thing that stood out for Ron was he was very observant. He's to himself, but very observant. Likes to observe, pay attention to detail, basically. And that was my first observation when we were younger. I would say over 20 years now still kept that same character with him from working under a tourism industry to, of course, owning his own business. Everything stood underneath him was service to provide right. Service, service, service to provide to everybody. And venturing off into my real estate career going on three years now. When I first entered, you know, I reached out to him first, and the first thing that, you know, 20 years down, he's still answers his phone up to this day. You know, he still answers his phone. And, one thing I really appreciate about him is he takes his time to share the knowledge and experience that he's gone through. To kind of, you know, bring you to the next level individually for yourself. And moving into this career for me, it was important because of information. And one thing about him going over 10 years of real estate is very knowledgeable, young, I would say for our generation is very knowledgeable, knowledgeable about the real estate industry. And with the Guam Land Use Commission is definitely a place that could utilize that kind of profession and that kind of drive a knowledgeable person to help navigate the Guam Land Use Commission because of what it overlooks real estate, basically in general. And I just want to say that they picked a great candidate for that. And I'm just here to express that he definitely encourages people

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and he definitely has an integrity to keep within himself or whatever he does with his work. And I want to say that I wish him well for this. And, thank you for letting us express this.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** Thank you very much, Mr. San Nicholas. If you could just wait and we'll call Mr. Pangilinan to testify, please. Thank you, Ron.

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:**  
*Håfa adai* Madam Speaker Terlaje, Senator Perez, Senator Barnett, Senator Brown, and Senator Taitauge. My name is Ronald Pangilinan, a son of Guam, currently residing in the beautiful village of Mangilao. I have always dreamed of establishing a career based on helping others. I began my time in the tourism ministry as a bell staff at the Pacific Islands Club, and since then have risen through the ranks of supervisor and night manager at the Hilton Guam Resort and Spa, which has ingrained me to help and serve others. I began my real estate career in helping people find homes as an apprentice at REMAX Diamond Realty. Under the guidance of Liz Dueñas and Gina Campos, I have since began my firm as a principal broker of Platinum Properties. The island of Guam is heading to some great changes and heading to an era of new technology and economic diversity, and I would like to assist in some way with the development of the island I call home.

I will admit, I am diving into this head first. In a process I'm not entirely familiar with, but with my time in real estate, I've gained extensive knowledge of Guam's real estate laws and furthermore, I've experienced the changes in the island's real estate market and how it's affected our island from the pandemic and so on. I would like to see the island develop responsibly, and that is why I'm here today, humbly accepting the nomination from Governor Lou Leon Guerrero. In closing, I hold an interest in Guam's future, not only as a person born and raised in this beautiful island, but I also, I always heard the phrase, the children are our future. I never took it seriously. I actually never really did until I had children on my own. And now I completely understand what they mean and I realize how important it is. As a father too, I would like to protect our children, our culture, and our resources we have, along with responsible development, so our children and generations to come may appreciate what the island has to offer. With my knowledge

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in real estate and passion for Guam, I feel I would be suitable for this position. I am aware of the responsibility the board holds, but I wholeheartedly feel that as long as our collective decisions results in improving a quality of life, if not all, but a large part of our island that would directly be affected by these changes. There will be eventually faith in our decisions in any category we make. I will strive to look for solutions along with thorough research and with civil laws in place to reach a common goal in improving our quality of life and the sustainability of our island. Thank you.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** Thank you, Mr. Pangilinan. And thank you for accepting the nomination. Thank you. Would this be your first board to serve on for the government of Guam?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** Yes, it is. Yeah.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** *Si yu'os ma'åse.* I said earlier the responsibilities of the Land Use Commission. Right. And there've been some very controversial matters that come before the commission. As you said in your testimony, and Attorney Cabot says in his testimony, we're balancing right? Development. And even the mission of the commission said, we're trying to balance development for quality of life with also protections for culture, environment. And I think that's most of the time where the controversy comes in. Right? So the Land Use Commission, we've authorized them to, when people want to build outside their zone or use their zone, build in their zone, under a conditional use, a special project. We get the surrounding landowners to chime in whether they agree or not. And then it's pretty much, but that doesn't make the decision. The decision is made by the commissioners and it's a very heavy decision, I think, to be made by sometimes just three people. Right. Whether a multi-million dollar project is going to go forward or not. Right. And we've seen those in most recent years. How do you think you're going to handle that pressure? I would say, especially being a realtor. And you deal with these people every day. These are your clients sometimes. Right. And, maybe you can start with that. Do you think you would be able to be objective if you have clients involved in this business as well?

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**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** You know, I've been asked that question. Because to be honest with you, I've wondered what this position, the type this position holds, and I've asked other people that've been in this position, their experiences. The best thing I could say is if you, if it's a client, it's best to recuse yourself from the decision making. If we're being held to the same standards, as I am as a realtor and a broker, we've been held to the same code of ethics, the integrity as part of it. That's the best answer I can give you. It is the integrity of making the right decision and keeping outside influence away from it.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** There's, um, of course, you know, this is the United States system that landowners are entitled to build on their property almost whatever they want. Right. And we've built into our Guam law, an opportunity in some situations, not all for residents to chime in and disagree. Right. Disapprove. So we've seen this happen, big hotels, condominiums that were proposed just recently, and I think they're coming back again. So it's that. Right. And we see, I know that, I guess my big issue is not, I don't have an issue, but I want to know how you intend to handle it. Realtors are very much instrumental in this. We sell properties for the purpose of what they're going to build there sometimes. Right and it's known. And so you're going to have colleagues in the field that you might be making happy or unhappy.

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** Yes, I'm very aware. Yes.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** Yes. That's a big thing. You think you can withstand that pressure or is it?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** I could withstand that pressure. I've been, since my real estate career, I've been held to a high standard from my previous brokers, Liz and Gina. I've been held to a standard, starting off in real estate at 20 years old. It was a learning experience on its own. And that's what's helped me with the stepping stones I have moving forward.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** All right. The other role of the Land Use Commission is our seashore protection. So in Guam, we have a very unique

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seashore protection law. It limits development on the seashores for the purpose of protecting them, of course, and the wildlife and the recreation abilities of all the landowners, I mean all the residents. Right. So we've seen conflicts in this regard where developments are built very close to the seashore and then the recreation has stopped. We've seen that in Chalan Pago, Tumon, right. Different places. Are you going to be able to fill that role as well with the, you know, conflicting values? I guess?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** Yes. I'm putting everything into perspective. It's going back to the testimony I gave, improving the quality of life while preserving our resources and our culture, if not part of the island, well, majority of the island.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** I like the testimony where many of your friends and colleagues have said that you are, you like to do trainings, you like to share information, and I appreciate that, and I'm hoping maybe in your role, if you're confirmed into this commission that you will be able to do that for the public as well, right?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** Yes. That's what I'm hoping for.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** Yes. I think that would be very helpful. And maybe one of your unique skills that you can bring there is that opening up that process and the conflicting elements of the decisions that you have to make. Sometimes we as residents think, you know, we're objecting to a project and we're going to stop the project, but really we're just stopping how many floors versus they're going to go forward with that project.

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** Right, right.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** And one thing I appreciate with your mentors, you said you interned under Liz and Gina?

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**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** Yes.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** They're very big advocates for changes in laws. And I feel like that's the way to do it. Right. If we want to change the law, let's change the laws. But we've seen some laws that we're only finding out now that have been in place for so long, that's really what's contributed to what we see. For example, we discovered when we were studying quarrying that there is no special quarrying permit. And what they've been allowed to do is develop quarries in agricultural zones. And we all know if you quarry an agricultural property, it is not going to be agricultural. You cannot grow anything after you've dug up the good soil. So, I think it's a word problem in the statute that we have a bill, we're going to try to fix that. But those are things like, you're going to continue to see those things where the law might technically allow it. But, you know, I don't think it was the intent of that law or the spirit of that law to allow it. So we hope that you will bring those to our attention as well.

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:**  
Yes.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** I have a lot to talk to you about, but, I'm going, oh, one more thing. So recently we passed a law that talked about the Land Use Commission allowing conditional use applications, right? Or they'll approve projects, but sometimes they put in conditions or they run them by the agencies, EPA, the Historic Preservation Office, the GWA, and these agencies list out all their concerns and they say this is okay if you do this right, like if you bring in these kind of pipes or, you know, additional pumps or whatever, then this project will be okay. Or if you build additional drains or if you, you know, take care of the runoff, then we approve, you know, it would be okay. But that's where the concerns come in. It's called the Agency Review Committee, and they review and they give us very excellent feedback on what the issues might be with that development. But what I've seen over the years is those issues are not written into the permit.

So we passed the law to ensure that the Guam Land Use Commission, when they approve a project that is subject to any kind of conditions, that they specify and that they go back and they make sure it's your duty added to the law to ensure that they are complying. For

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example, I think we have some hotels built that the condition when they were built was they didn't have enough parking and they were going to take care of the public side where they are also sharing parking. And that has not happened. It looks like the conditions expired. And so that's another thing we did was try to tie these conditions to the land, not just the developer, so that they continue, that's the obligation to the people of Guam that we're building into the conditions. And, so are you going to be able to, you know, be kind of a regulator as well, not just an approver of developments or non-approver, but a regulator, it's like a regulatory duty as well?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** Yes. So I'll be able to, it's one of the tough decisions as a broker. It's also regulating my agents as well.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** All right. Okay. Thank you. I'm going to, Senator Taitague, here.

**SENATOR TELO T. TAITAGUE:** Thank you, Madam Speaker, Madam Chair. Good afternoon, Mr. Pangilinan.

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** Good afternoon.

**SENATOR TELO T. TAITAGUE:** Good afternoon to your friends who are here to testify in your favor. You know, I don't know you personally and that makes it difficult, you know, so I'm going to have to ask you some questions here that's going to be kind of difficult to answer. Maybe, could be construed as, you know, being hard on you. But, you know, this particular position of the Guam Land Use Commission has had a lot of scrutiny in the past. There's been issues of favoritism. There's been situations where the board has allowed certain applicants to go ahead in front of some other applicants who've been there for years. And that's a real big concern. And I don't, with two children, you've got a lot on your hands right now. So the question I have for you is, why do you want to sit on this particular board?

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**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** You know, I've actually thought about that question and I've never been in politics my entire life. And if there's one way I can help it, it's somewhere in the real estate field. And when I was asked to consider it, I thought about it. I actually really thought about it. I decided if there's one way I can help with my expertise, it would probably be in this capacity.

**SENATOR TELO T. TAITAGUE:** So you're bringing to the table your expertise in real estate. And the speaker brought this up because sometimes you, you know, when someone's in this particular business, you tend to lean more on the business perspective instead of the historical, the preservation, the environment, or culture. Those are usually not as, you know, apparent in those who run businesses. So have you done any kind of research like Guam history, learning more of our culture, being involved with community outreach when it comes to speaking the language, coming up to EPA, learning up things from EPA and how to protect the environment? What contributions have you made there? Or, you know, if it's not a contribution, what type of, you know, learning experiences have you reached out in those areas?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** You know, when you say community outreach, can you be a little bit specific?

**SENATOR TELO T. TAITAGUE:** Well, for instance, you know, getting involved with those who are like, Ritidian, the protecting of Ritidian, or some of these outgroup, you know, initiatives that are bringing questions to the government on protecting our culture and certain areas of the island to keep sacred, you know, things like that. You know, events that university holds, Dr. Bevacqua, he comes up with great, you know, programs or, you know, that you can go and see. Things like that.

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** I haven't personally been to those types of events. I'm actually looking at the future for my kids. And I know preserving, that's one of the reasons why coming into this is I want to be able to develop responsibly because, especially with the military buildup, I think everything is just pro-business. But I just want to be able to responsibly grow and obtain sustainability for our island. 'Cause my two kids might be here the rest of their lives and I want to make sure we're able to preserve everything.

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**SENATOR TELO T. TAITAGUE:** Okay. Well the military buildup is something too, that is of some concern, you know, too, as well. So the Guam Land Commission, this board particularly has a lot of responsibility to be like the speaker said, well-balanced. So I'm hoping that you'll take the time to look into these other areas and aspects of Guam, our culture, our heritage, and our history. You know, finding out what properties and lands that should be reserved or preserved for our future, our next generation. Like your children. To be able to stand in a certain area and saying, this is where they discovered, you know, this is where the Spanish came, this is where the Japanese were, and then your children can stand in these places instead of standing in a huge building that you've lost all the history to, you know, so I'm hoping that you really take the time to do that. Have you had an opportunity to review any of the board meetings that the Guam Land Commission has had in the last couple months, or at least their last few meetings? Have you had a chance to review those board minutes?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** I briefly looked it over. There's some that you can find on YouTube. I briefly watched them. Yes.

**SENATOR TELO T. TAITAGUE:** Okay. That's a good sign. How's the website? You talked about transparency. I mean, a lot of us up here are very particular when it comes to transparency. Have you had a chance to look at the website and see what's needed on that?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** You're talking about the Guam Land Use Commission website?

**SENATOR TELO T. TAITAGUE:** Yes.

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** I've been on it multiple times. I'm fairly new to it, but I've been on it.

**SENATOR TELO T. TAITAGUE:** Is there anything you'd like to contribute to that website?

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**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** It actually, when you go on the website, it actually, the functions, it actually leads you to certain, the Guam Code Annotated. And I couldn't find a brief description of what the Land Use Commission did. So I had to actually, briefly read over a hundred pages last night. And I'm hoping I retained it all, but that's what the link led to.

**SENATOR TELO T. TAITAGUE:** Okay. So that might be something you might bring to the board? Making it more friendly, the website a lot more friendly. Yes. I mean, if you're having a difficult time finding out information at the touch of a button, you can imagine people like myself who are not tech savvy trying to find this information. Yes. So transparency is always key. And will always keep you out of trouble. So ethically, this is a position where you're sitting here that you can have a conflict of interest and you have mentioned, you know, without being told that you would recuse yourself if there's ever a conflict of interest that comes up. And we, you know, I know this legislature, we keep an eye on what's happening with these board members, you know, and we don't take it lightly when people come to be confirmed that we are going to, you know, just say yes because you're here. No, we will put your feet to the fire and ensure that you're doing a good, good job. And that being said, I want you to know that my door is always open. If you have any questions or concerns or see something in there in the Guam Land Use Commission. I know the speaker's office is always open as the oversight chair, but I'm always available if you have any concerns as well or any ideas that you want to pass by. I know this is your first time in politics. Believe me, when I ran for Senator, I've never been in politics before and I went for it. So, know that there are people here ready to help you go down this path. Okay? Thank you. And good luck too.

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** Yes. It is. I appreciate that.

**SENATOR TELO T. TAITAGUE:** Okay. Thank you Madam Speaker.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** Thank you Senator. Senator Brown.

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**SENATOR JOANNE M. BROWN, VICE CHAIRPERSON:** Thank you very much Madam Speaker. Certainly welcome to Mr. Pangilinan and all those that are here to testify in your favor. I have to be upfront. I don't like the Guam Land Use Commission. I really don't. Out of all the commissions that I've dealt with as a citizen, the one I've least been impressed with is the Guam Land Use Commission and primarily had to deal with an issue we had a few years ago and even prior to that, to build a high-rise in Pago Bay, which is adjacent to my family property and where I also live. And my concern was the Guam Land Use Commission members. It was almost the impression, and it's been like that for a number of years actually, you know, to rubber stamp development. That's been the trend that I've seen over the years, all the way back to my early days during the Ada-Blas administration, when I also testified against a project that was to be constructed in Pago Bay because as a, my view on it is, you know, where we live in our community, where our homes are, I really feel that residents should have a right to have a greater say in the community that they live in and the community they want their family to live in. But the tendency I've seen over the years is to simply approve projects. And even when projects don't meet requirements, don't meet deadlines, the Land Use Commission, and I've witnessed it, has allowed things to slide. And I've spent a lot of hours in the Guam Land Use Commission, especially on the Pago Bay project. Because when you see, when you see development that is incompatible with the surrounding neighborhood, and yet those projects continue to move forward, you gotta wonder. I look at Ladera Towers, when it was built and that project was approved, even though the infrastructure was nowhere near the needed capacity to support Ladera, the developer was given a number of conditions. They had to upgrade the road, they had to upgrade the sewer, they had to upgrade the water. A lot of those conditions were never met. And that project got permitted, that project got built to the fourth floor without a building permit. And that was back then, but that is not uncommon with some of the developments in Tumon. And that, again, is a separate issue having to deal with the regulatory side of the government. But in our most recent experience was the fact that the Land Use Commission allowed the project to continue on their agenda to keep it alive for conditional variance that they wanted and they didn't meet the deadlines.

They eventually, years later had to give in because a developer simply wasn't meeting the requirements. But for those of us who were residents, I mean, we created Save Southern Guam as a result of that project. We had to spend a lot of time and a lot of our personal

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money, we had to hire an attorney. And for the average person out there, that's very difficult. You know, if that development is right next to your house, most people don't have the ability or the resources to do that. And that was the frustration because when you set timelines and requirements for a project to deliver on, and they don't, and then you wonder how does that project continue? Who's connected to who, who's sitting up at that Land Use Commission that's connected to that developer? When you have someone sitting on that Land Use Commission who just happens to own a hardware store that's going to benefit from the development of that construction because they're going to be the ones to sell an awful lot of stuff of construction to that particular project.

And then the conditions, the other thing that I think needs to be looked at, and I'm actually looking at whether or not additional penalties should be put into the conditional approvals because when a project doesn't meet the infrastructure requirements, there's a tendency, and there's been a tendency in the past, including within the Department of Land Management, to create conditions to counter the issues brought up by the different government agencies, as if that's the perfect solution to address the traffic issue, the infrastructure issue for water and power. And then try to, you know, make the neighbors say, oh no, this is a plus to your neighborhood. When most people are saying, no, it's not going to be a plus to my neighborhood. So I wanted to get your feedback because that has always been the solution they put forth. Say, oh, these are all these conditions the developer needs to make, but there's nobody at land management on any consistent basis. It's going down that list to verify once approvals are given, whether or not those conditions are fulfilled. Ladera Tower is a simple example, water. That project got approved on a two inch water line. Wow. How did that happen? Wow. Boy, there's some government officials you gotta wonder about. And it wasn't until years later, even though one of the conditions of the Land Use Commission was that the developer was to construct two water wells. Years later. They never constructed, they eventually ended up having, due to pressure, pay money to the Guam Waterworks Authority to actually construct those wells to accommodate, because you already had residents in that area. You had the Guam Community College, the university, I mean, you know, the area you're very familiar with, from Mangilao. I mean, there were apartment residents that couldn't get water to the second floor, and yet Ladera got approved. There were people in surrounding areas, across from GCC that were getting dirt in their water, dirty water out of their tap. And Ladera got approved by the Guam Land Use Commission. And some of

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those traits are still there. So I want to ask you, how do you think you're going to contribute to improving or addressing those issues? Because that has been the trend. That's what I've seen time and time again with the Guam Land Use Commission. How do you think, especially from your position, I understand the issues raised, you know, that you're a realtor. How do you think you can challenge the tide on that when that's been the direction of where things have been going for many years?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** You know, just to touch up on Ladera Towers, I actually grew up near Ladera Towers, and I know what you're talking about. I live right past the Japanese school. You go up the hill and the apartments there, right next to the Taitano Apartments. I know exactly where you're talking about. I didn't know why there wasn't any water until you mentioned the two inch water line. That's a big disparity on a project that size. And we had no water at times, even though I think a couple of days and we'd go to the mayor's office just to get water. They would put the water buffalos out. So I know what you're talking about. As far as the board is concerned, I feel with my fresh ideas, I'm hoping to consider enlightening the board with, because I know you mentioned this has been happening for years. I'm hoping with a new fresh set of eyes in the real estate industry that this might help me being on it, and might be able to bring new fresh ideas to the board.

**SENATOR JOANNE M. BROWN, VICE CHAIRPERSON:** I certainly hope so. And like I said, I think we might also need to look at certain penalties because if a developer does not comply with a certain timeframe, you know, especially when it's infrastructure, obviously it's all related to what they're building, especially if what they're building is, as you look at Ladera, it's so out of place. It's probably why they're having the hardest time years later. There's so many units for sale there that, you know, the capacity, imagine the capacity, that facility's over a thousand people. But decisions get made that you scratch your head and go, gee, how did that happen? And who benefited and who got paid off? And yet the residents that actually live and have lived in that community for many years are at the other end, and they're suffering as a result of it. That to me, is not good development. That's not planned development. It's not compatible with development. And yet at the other end, we understand the need for economic growth. I mean, the other most recent issue that came up is the construction of the towers next to Two Lovers' Point. And I, again, went and testified against it, a number of residents did. But you have

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investors coming in who have a different perspective. They want to see and they want to maximize as much as they can possibly get for every square footage of property. And sometimes their vision of what they want to see doesn't blend in with what we, and I look at it.

Hey, I live here. I made the investment here. I'm not a fly by investor. I feel our people that live here have a right to have a say in the community. And, we know that project will forever change the landscape of two lover's points. That's like going to Diamondhead and building a condo at Diamondhead. And some things that we value, but you know, when the time comes to make the decision, the culture, you know, the, the sacredness of these places just get thrown out the door and there's nowhere there, does it fit in? Because you've got commissioners that are sitting there and at the end of the day, yeah, we went through the village, we did the hearings, we, you know, we check mark all the requirements and we're moving a project forward. Even though for the interest and growth of our community from a local perspective, it's probably not the best option. So how would you, how would you address issues like that? Because again, you're in a business that, you know, that's how you make your living, you make your living with a transaction of properties. How would you do it any differently from your perspective?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** You know, being in a position as a realtor, I've actually had positions where I felt like decisions weren't right. I've actually let go of deals. And you can probably, some of my clients can attest to that, I would actually tell my clients not to buy property if I feel it was the wrong decision and I'm not afraid to do that.

**SENATOR JOANNE M. BROWN, VICE CHAIRPERSON:** Well, I appreciate it. I certainly look forward to your role and your input. Certainly if you're confirmed by the Guam Legislature. 'Cause like I said, I think we'll be looking at other legislation to strengthen compliance because we can pull out probably any major project that's been built over the last 30 plus years, and we're going to go down that list and find out time and time again where there's a lack of compliance or things that they said they're going to contribute to the community and continue to do it to get those approvals. And yet, when push comes to shove, it doesn't happen. And it's unfortunate because it gives a lot of developers and their representatives, and I've seen a lot of them. They're smooth talkers.

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They got an answer for everything. The other concern I had in going through this experience as a resident is that when major modifications are made to a project after it's been submitted, there's only that one round of public hearing. And then the people don't have any input after major modifications are made and they're cut off. We've been cut off at the meetings and we're left at the back end.

You know, the tables over here and we're way over there. There's no microphones for you to even hear what the discussions are. You're literally, as a resident, having to stretch to hear what's being said. And I don't know if that's by design, but we don't end up having any input once those changes are made. And normally some of the proposals, I mean, you know, look at Pago Bay, seven acres of property and they wanted to build between 14 to 16 story buildings in a flood zone. But, you know, the deal got made, somebody cut off a piece of property and sold it and that investor said, Hey, I've got promised all these things. And we're like, how do you do that? You know, how do you construct with those, you know, limited land resources in an area that's totally incompatible? And like you people say, oh, but that's going to raise your property value. Wouldn't you want this to be? I'm like, no, no. Money can only buy certain things. Yeah. It can't buy everything and it can't buy peace of mind and sense of community. So I wanted to get your thoughts on that.

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:**

Well, I just want to make sure I understand the question correctly. Can you just repeat what the question was?

**SENATOR JOANNE M. BROWN, VICE CHAIRPERSON:** Well, with regards to these compliance issues, I mean, what are you going to do to strengthen the compliance? What would you want to do? I mean, we're going to look at legislation that would mandate it, but what are you looking at from your perspective? If a project gets presented to you to be approved, what would you do to want to see compliance? To make sure they actually follow through with any of those upgrades and investments that they need to approve that project. And then also, what are you going to do to address the public input? The average resident out there has issues and concerns. How are you going to balance their issues so that they don't feel like they're, you know, the deal's already cut and, you know, we're just going through the motions.

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**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:**

Right. You know, and looking into that question. I think it's a give and take with the business developers. 'Cause I know from what I'm aware of, and the Two Lovers' Point there were a list of changes to the project. It was briefly mentioned to me that there were some changes that were made to that project to meet the certain changes of what the issues were. I plan on doing the same thing. I think we would need to meet in the middle ground, to benefit pretty much both sides. I know it's going to be a hard task 'cause this is, I was told this is a hard board to sit on and I'm ready for it.

**SENATOR JOANNE M. BROWN, VICE CHAIRPERSON:** Well I look forward to your input when you do. I hope we don't see each other on the other end. I hope I don't have a project that I have to, if you're going down to the Guam Land Use Commission and camp down there, me and a number of my neighbors and residents in the area. I mean it, like I said, we put a lot of time, effort in, our money and our mouths literally to pay for our attorney to fight that. And we were in court finally, eventually the Land Use Commission, they couldn't meet deadline after deadline. They finally gave up, but it took over two to three years to do that. And that's just, it's not fair. It's not fair, especially when the little guys out there have limited resources to go up against the multimillionaire projects. Because we want to protect our quality of life for our families. So I appreciate your effort. I'm happy at least to see that you're wide eyed walking into this and knowing that it's going to be a challenging board to serve in, but I'm hoping you can make a difference with that. So thank you very much for, for stepping up and thank you Madam Speaker, for the opportunity to comment and ask questions.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** Thank you, Senator Brown, vice chair. Sir?

**JUDE DIAZ:** Sorry, I don't know if I'm allowed to or able to, but can I also kind of put a little word in to help with Ms. Brown, Senator Brown? You know, I'm not sure if I'm even going to be able to answer this, but it's, you know, just to kind of tap in again to the people that are here to testify, you know, he's my friend, my brother, I would say from his testimony saying that he's very observant. You know, you could see, you know, he's observant, meaning, and I think at least me and him are big overthinkers. A lot of overthinkers. We keep, we don't talk much. We observe, we learn, and then we apply, you

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know, and obviously aside from our testimony, just his story of how he started from humble beginnings to where he literally like hand to nail, to hammer, to hammer, to nail, to building, building rooms by his own hands to building his business, developing people, and from developing buildings, developing people, to being also a fresh eye in this commission. You know, to you sharing your story about Mangilao, something I never knew.

Every time I've stepped in this room twice and I always learned something about the senators, about the people who make testimonies, and it's always heartfelt, you know? I think it's also a beautiful blessing sign that he's related to your story in Mangilao, you know? And I hope one day to look back at this at the end of his five year term, or maybe if he extends and grows in the commission to make a difference, you know? And I think all Ron needs right now is a chance, you know, I think this is a blessing in disguise of this experience. And I think it also comes, his learning experience is going to be able, have to listen. And from my experience, Ron is a humongous listener, you know, and we have to start by listening to the people and not putting our personal vendetta first, you know? And from my experience, which hopefully, is enough for now, you know, to me, Ron is that person. I just want to make that personal statement about him, and yeah.

**SENATOR JOANNE M. BROWN, VICE CHAIRPERSON:** Well, I appreciate your insight. Thank you for providing that. Thank you, Madam Speaker.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** Thank you, Senator Brown. Senator Barnett.

**SENATOR CHRISTOPHER BARNETT:** Thank you. Thank you Ron, for coming out and also to your panel, some very encouraging testimony. But you know, I kind of echo the sentiment to the last few speakers because it's not just a run of the mill board appointment, you know what I mean? The Guam Land use Commission, this serious business. And, we're talking about a five year term. You'd actually serve longer than a governor and you'd be faced with very big decisions that impact not just our island, but the future children that you talked about in your testimony. So I think what's at issue here, and just going over some of the comments of my colleagues who spoke before me is I think just in its nature, appointing a realtor, a broker, a owner of a real estate company

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like yourself to an entity like the Guam Land Use Commission. It is just on its face, a little bit of fox guarding the hen house just because by nature, right? Realtors, brokers, people in the real estate industry are invested in development because they will make money off it. Would you agree?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** I can see what you're saying. Yes.

**SENATOR CHRISTOPHER BARNETT:** Right? And so I guess where I'm coming from is how can we trust you as a real estate broker, as someone who is invested in making a profit off of this very limited resource that we have on our island, which is the land. It's like all we have, we only get one set of land, right? And so in looking at, well, even the testimony from your employees at Platinum Properties, right? I mean, just the name itself implies that, you know, it's platinum where it's very lucrative. So how can we trust you to go onto this commission and to make decisions that are going to be good? Because remember, I feel like you are put there to make decisions that are going to be good for the island and not necessarily good for, you know, people that you were trained by or work with on a daily basis. So, again, if you could, and maybe be just a little more specific, because I know that you've answered, you know, very generally about wanting to make decisions that are in line with our culture and sustainability. But I guess more specifically, how can we trust that when, if you receive this very sacred term of public service, which runs five years, how do we know that when you put on that public service hat you are going to make decisions as a public servant and not as someone who, not just can make money off of land and properties, but someone who is friends and associated with people who do the same.

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** As a broker and a realtor, I mentioned this, we're actually tied to the code of ethics with the Association of Realtors and the Government of Guam. And as a realtor, I've never, never forced any of my agents to do any sales. I tell them if the deal goes bad, and if it's not the right thing, don't push forward. It's about the service. And that's what I've, since I've started my career, my career was actually at bell staff. We started in the service industry. And I think that's what it takes is a service that you provide and not, I've never thought about the money. I've always looked to the service. And I think that's, we've been very

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fortunate that we've had it. The business was able to get to where we're at because they, all the people in my office, all feel the same way that we're looking at the service.

**SENATOR CHRISTOPHER BARNETT:** And maybe if I could, just to clarify a little bit, because no one is anticipating that you're going to do anything illegal, right?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:**  
Right.

**SENATOR CHRISTOPHER BARNETT:** So when you talk about making decisions based on ethics and those things, I'm talking about you're going to be in a position to make decisions for or against the good of our island that are completely legal. Right? It's completely legal for people to come in and want to build, you know, whatever, a 50 story high rise with five water parks and whatnot. Right? But it's a judgment call on your part. And that's where I'm coming from given your background, let's say like a 50 story, five water park project, right? I mean, it's safe to assume that coming from the realty industry, that you would know people who would benefit off that. So how do you kind of take that hat off and put on a hat that says, I'm here to make decisions for the good of the entire island and the sustainability of our environment?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:**  
Well, that's a tough question. You know, I can see what you're saying when it's a tough position as a realtor. But looking at the island itself as a whole, I think that's where my perspective is, would be doing the research and not necessarily what that decision will make, how it'll affect others. 'Cause in hindsight it may look like it might benefit the entire community, but maybe take a further step and see how it'll affect the people in the future. That's what I've learned is to actually, in this industry, always think ahead. How would it affect other people in generations to come?

**SENATOR CHRISTOPHER BARNETT:** What's your definition of responsible or sustainable development?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:**  
Responsible development? The way I would look at it is providing the island with

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economic growth. At the same time providing a sense of security for the resources that we have on an island as far as the land and the sea, the fish, and preserving that. ‘Cause we don't want to lose our entire culture through all development. Because that's what I see with the military buildup. I mean, I know it's great for the economy, but I think people have to take a step back and see what else it affects as well.

**SENATOR CHRISTOPHER BARNETT:** And you're saying if you are successfully appointed to the Guam Land Use Commission, that that would be the lens at which you look at decisions similar to how you described your thoughts on the military buildup?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** I'm sorry, could you repeat that?

**SENATOR CHRISTOPHER BARNETT:** So you would basically look at the decisions you have to make through the same lens with which you described your personal feelings on the military buildup?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** I would actually look through it as a citizen on Guam. And you know, I'm a big family guy and I want my kids to still be able to swim at the beach. I want my kids to be able to go fishing if they want to. Not necessarily just all development ‘cause my kids are here. I never thought about joining this position until I had kids. I never had a reason to.

**SENATOR CHRISTOPHER BARNETT:** Okay. Thank you.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** Thank you Senator. Senator Perez.

**SENATOR SABINA F. PEREZ:** Thank you Madam Speaker. And good morning to Mr. Pangilinan. Yeah, my colleagues asked a lot of great questions. I think they took all the good questions, but if I could just perhaps, I know you mentioned something about developing responsibly and apparently it seems to me that there are a lot of gaps in laws. And, you know, when we talk about responsibility, you know, what do you see as, you

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know, upholding as a commissioner? What would you see as your role in ensuring that development is responsible?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** Can you repeat that one more time?

**SENATOR SABINA F. PEREZ:** Yeah. So you mentioned earlier in your testimony that you are responsible for development. So if you're sitting as a commissioner, what do you see? Can you break it down? What would you do to ensure that a project is a responsible project?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** I think you would have to look at all the aspects of the development. How would it affect the clearing, the grading, how it affects the runoff? I think you have to look at it from all angles. Looking at the population, the infrastructure, the traffic flow. I think all of those have to be considered prior to making a decision.

**SENATOR SABINA F. PEREZ:** Okay. So, as you know, a lot of these big, controversial projects come before the Land Use Commission. And many of them, the controversy is related to natural resources, cultural resources. What is your position on protecting those? I mean, how would you, so you mentioned clearing, grading, runoff, infrastructure. I noticed you didn't mention natural resources as well as cultural resources. What is your knowledge about protecting those and Guam Law?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** You're talking about the cultural resource aspect?

**SENATOR SABINA F. PEREZ:** Yes.

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** When you say, based on Guam law, I'm not too familiar.

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**SENATOR SABINA F. PEREZ:** But in your concept of protecting cultural, natural resources, what is your idea of that? Or is that something that you think is important?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** Culture and natural resources?

**SENATOR SABINA F. PEREZ:** Yes.

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** I think it's very important for the island.

**SENATOR SABINA F. PEREZ:** And can you expound on that?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** When you say culture, are you talking.

**SENATOR SABINA F. PEREZ:** Well, culture meaning the CHamoru culture itself.

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** Actually being born and raised here, a lot of the developments around sometimes take up space on the island and the natural resources. Sometimes when these, the runoff from these developments can affect the coral and the ocean in the water.

**SENATOR SABINA F. PEREZ:** Yeah. So, you know, Guam has a history of over 3000 years. We've lived here on Guam for over 3000 years, indigenous people, and there's a lot of archeological finds. In fact, I think everywhere you can dig, there's probably something there. And so I think, you know, if you are talking about responsible development, are you going to ensure that these resources are, or to what extent are you going to ensure that these resources are protected?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** I would do to the best of my ability to assist with the artifacts that you mentioned. I know that, well, I'm not too familiar, but I know that whenever there's a development and



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something is found, such as artifacts, that their entire project stops until they're able to extract the artifacts from the site.

**SENATOR SABINA F. PEREZ:** Yeah. That's called salvage archeology. And that's something that we've, you know, argued against behind the fence. You know, we think that it's important to preserve in place. I know our laws really need to catch up on this side of the fence to ensure that, you know, things are intact. And as far as natural resources, besides corals, is there anything else that you will look to ensure to protect?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** I think the endangered trees that we have on the island.

**SENATOR SABINA F. PEREZ:** Endangered species?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** Yes.

**SENATOR SABINA F. PEREZ:** Okay. All right. So you know about the subdivision law. Do you see any gaps in that?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** When you say gaps? Do you mean, I'm not sure exactly what you mean.

**SENATOR SABINA F. PEREZ:** So when we're talking about responsible development, do you see any problems with our current subdivision law?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** From my experience, I think there's some loopholes in the subdivision law.

**SENATOR SABINA F. PEREZ:** Okay. And that, would that affect responsible development?

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**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** In a way, yes, it would.

**SENATOR SABINA F. PEREZ:** Can you explain more?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** I'm just not, I don't know the details, but I know in a certain subdivision, in the subdivision law, there's certain ways to get around, getting through the subdivision. There's certain ways that contractors use to get through the subdivision law. And can you explain that question one more time?

**SENATOR SABINA F. PEREZ:** Yeah. So we're talking about responsible development and I'm just wondering your take on the subdivision law and how that impacts responsible development.

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** I think some developers take advantage of the subdivision law and go through the loopholes to get around it. I would see that, try to rectify the issues there to have it done the right way.

**SENATOR SABINA F. PEREZ:** Okay. All right. Was there any project you felt that was not responsible?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** Well, I just learned about the Ladera Project today. That's something I learned today. So that's something that I haven't looked into, but that's something I learned.

**SENATOR SABINA F. PEREZ:** Okay. Well, thank you for responding to all my questions and we appreciate your acceptance of the nomination.

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** Thank you.

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**SENATOR SABINA F. PEREZ:** Thank you, Madam Speaker.

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:**

Thank you, Sorry, I've just been nervous up here. It's a little bit difficult to speak to all of you, but if we're one-on-one, it'll probably be a little bit easier.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** Thank you, Senator Perez and thank you Ron. I have just a couple more questions maybe, and we're kind of laughing up here because you got this, you got the environmental panel today of senators. There's a very pro-development panel. We're not anti-development, but we're very pro-environment, I think. Right. So, and I just want to explain one more time maybe to those listening how we've seen these things happen. Right. For example, the Save Southern Guam that the Chalan Pago project under the zoning law, they're authorized to build, they can build three floors, but they went in for a variance for additional height. That's how the public was able to get involved. But I think if you listen to the comments that the public made, in particularly Save Southern Guam, there are many issues with any kind of development in that one particular spot. Right? And, so as Senator Barnett says, it's legal because it's allowed under that zone without a variance, right? You're still allowed to build three floors, but it's also still problematic. That's where the hard decisions come in. It's legal, but the community is very much against it. Just like I think there was a proposal down in Agat, right? They got a, but the community doesn't always have an opportunity to get involved, unless there's a variance request. Right. So that's one of the things. It's like these are legal and, for example, Ladera, I think that was brought to the attention of the Guam Land Use Commission, right? But at the time, and for many years, the Guam Land Use Commission, they would see this is brought to the attention, as I said earlier, by these reviewing agencies. So the agencies, Waterworks will tell you, they're the ones who say the water pressure in this area, the pipes are, you know, you need this kind of pipe. If you're going to build this kind of building, you need this additional infrastructure in order to support this. I think they said that about the Chalan Pago development as well. But they say it in a way. It's like, okay, we've reviewed the project and this is what it needs, but the next step is approval. And the approval did not make it necessarily a requirement or an enforceable requirement, or did not say, no, not until you absolutely change your plans and put that into your plans. Are we going to

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approve it? That's where it becomes very hard, because for many years they've described it to us like, well, that was supposed to happen, but it didn't. Right.

Oh, we approved it in good faith because they said they would do this, but they didn't, and the documents in front of you did not mandate that they would do that. And so if you are approved, that's what I'm asking, is you going to have to change that way of doing things on this commission. It's either it's mandated or not approved. Right. For me, because the agencies are laying it out and they are experts, and they, I am proud of them in many aspects. We think they're sleeping on the job, but they're not. If you go and read the documents, they have time after time told us the repercussions of this development project going on, they've told us the repercussions. Right. And we've ignored it because we've approved it. And we say, well, the developer's now aware of the repercussions and they need to fix it. But they're not mandated to do that. Do you understand? By getting their approval, that's also a missing, you know, piece. And that's where we've tried to fix the laws, but we can't fix every law that way.

Right. There are always loopholes. And I guess this is why trust is a big element in approving anyone on the Guam Land Use Commission, because I can't underestimate the number of times the Guam Land Use Commission has come into the legislature like, it's the place where corruption happens, right? They're questioning what happened there. They've been questioning for years in the past, I remember legislatures trying to revamp the whole Land Use Commission because of that. But it's very hard because by design it is a place where you're going to have to, we're all going to rely on the commissioners' discretion. It's discretion, right? We can't mandate everything. By law there's still going to be discretion. And that's the hardest thing I think in government, is it legal, but is it good? Right? It's legal, but the residents object. It's legal. Yeah. But it's going to have this kind of repercussion. For example, DPW was in here, and this is another thing that's really having great repercussions on Guam. When you build something right now, the runoff after you build that, for example, your driveway is not necessarily mandated that you're going to take care of it. So they've been running off into the street, running off into adjacent properties, and now we have adjacent properties with huge issues. I'm sure you've seen this in your business and so the law has not caught up with that yet. Right. I think you can imagine, I think they tried years ago to do storm drain, new regulations, but lots of objections from people who don't want to bear the cost of it. Yet we've got a

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Tumon where you can see runoff coming in from hotels straight into the beach. And I am just appalled because I spent a lot of time down there. How did that happen?

I mean, these are huge pathways of runoff and, you know, they're sturdy, come straight down into the ocean and cause huge erosion gaps in the shorelines. So yeah, some of this, it's like, you know, we need the laws to catch up, so we're trying to do our part, but still we need discretion on the part of the commissioners because they are the only ones, they're our last stop when it comes to that. And once it's approved, it's approved forever. We can't go back and require them on almost every occasion they argue that we got approval. So you can't change anything about what we got approved. Right? That's why we can't go back there and tell them to stop, or you know, they're going to have to pull out some other laws to do that. But that's the issue of, for me, the commission, right. It's huge. Integrity is important and I'm glad that you, you have a lot of people here vouching for your integrity and in the written testimony, and I know you, and I don't doubt that, but what I very much am concerned about is the pressure is huge.

We're talking about multi-million dollar projects. That's what we have seen is that commissioners, it's very hard for them to withstand that pressure from multi-million dollar projects or friends. And you're going to have a lot of friends coming in, you know, everybody in the community, probably your family. Right? Knows everyone in the community for sure. And they've done good for the community. But there's going to be huge pressure. And this is the thing, right? We've got a neighbor without resources that, you know, that's where we are looking for integrity. When we have people who cannot afford to fight, you know, the giants, that's where our government has to come in and be a, you know, that balancer of that. And I think it's very difficult. I find that in my job very difficult, but gotta do it anyways. So what I've seen is you're going to lose some friends, you know, and are you ready for that? You're going to lose some associates, I mean, people you do business with are just going to, you know, it's different.

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** It's come across my mind. Yes, yes. I thought about it.

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**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** All right. And have you ever used the ocean access points or what do they call it? The ocean beach, the beach access that the hotels were required to build for the people of Guam?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** Yes, I have.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** Yes, What are your thoughts on those?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:** They don't provide too much. Well, you're supposed to give 24 hour access. There's one right across, right next to PIC. There's one parking stall for beach access. It's a little bit difficult 'cause you go all the way down the hill and it's just, that's where, it's in between Pacific Star and the dinner show area. Yeah, that's the access I've used.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** Yeah. Good. I'm glad you have experience with that because that's a big issue for me. And I'm going to go after these guys as much as I can right now, that's, I'm trying to get this confirmed because when they get approved, it's a requirement. That's what the seashore protection does. We have mandated that the people of Guam are going to have access to the seashores. Fishermen are not going to be impeded, recreation is not going to be impeded. And if you build along the seashore, you have to, you know, these commercial developments have to allow residents access. So they have done this, you've seen it, and I think we've seen them change over the years where there used to be a lot more. Now they're limited or they're built in the most inconvenient, far away spots possible, or they're overgrown and they're not, the typhoon has actually cleared up a lot of them. So that's kind of a blessing. But I think it's that spirit, you know, they get approved and then we can't enforce it against them later on, when the conditions seem to be eroding. Right. And I want a very strong enforcement of conditions. For example, parking, it's big. We build these hotels, we require parking, and then all of a sudden, all the parking is reserved for somebody else. You know, it's not accessible for the people of Guam. And that's what we're giving up, right? To put these things down. So anyways, yeah, I just think those are difficult and they require commissioners with fortitude and integrity. So thank you again for being

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willing to serve in this capacity. Is there anyone else who wanted to give testimony? If not, did you want to say anything else before we conclude? Mr. Pangilinan?

**RONALD C. PANGILINAN, NOMINEE, GUAM LAND USE COMMISSION:**

Thank you for the opportunity, and I just want to let you know I'm up for the challenge. And I hope not to let anyone down, but I'm sure I might.

**SPEAKER THERESE M. TERLAJE, CHAIRPERSON:** Thank you, Thank you again to all of you who've been here today, and thank you for your patience and your time this morning. It's very important to us. There being no further questions or comments, this appointment of Ronald C. Pangilinan to serve as a member of the Guam Land Use Commission is hereby duly heard. *Si yu 'os ma'åse'.*

Public Hearing adjourned: **11:30 A.M.**

### **III. FINDINGS AND RECOMMENDATION**

- Ronald Pangilinan is the current Principal Broker for Platinum Properties. He accepted his nomination to serve as a member of the Guam Land Use Commission (GLUC). A public hearing to receive testimony for his confirmation was held on July 10, 2023.
- Mr. Pangilinan worked as a tax assistant from 2004-2006 at A.B. Pangilinan Bookkeeping Services. He then worked in Guest Services/Day Guest at the Pacific Islands Club (PIC). Mr. Pangilinan was then a night manager at Hilton Guam Resort and Spa. From 2010-2012 he worked as a Realtor for RE/MAX Diamond Realty. From 2012-Present, Mr. Pangilinan works as a Principal Broker with Platinum Properties.
- All testimony was in favor of Mr. Pangilinan.
- Mr. Pangilinan was questioned by the Senators.

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- Mr. Pangilinan stated that he was up for the challenge and hopes to improve the quality of life for the people of Guam while preserving resources and culture.

The Committee on Health, Land, Justice and Culture hereby reports on the Appointment of Ronald C. Pangilinan to Serve as a Member of the Guam Land Use Commission (GLUC), for a term of five (5) years; March 22, 2020, to March 21, 2025, with the recommendation TO DO CONFIRM.