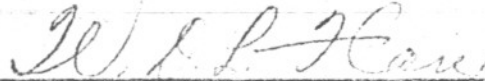


ELEVENTH GUAM LEGISLATURE
1971 (FIRST) Regular Session

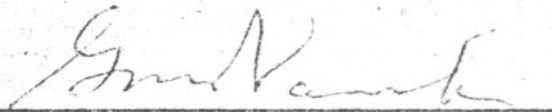
CERTIFICATION OF PASSAGE OF AN ACT TO THE GOVERNOR

This is to certify that Bill No. 241, "An Act authorizing the subdivision of an unsurveyed government property at Maimai in the municipalities of Sinajana and Chalan Pago-Ordot and the sale of lots therein at less than fair market value and setting up priorities of such sales", was on the 19th day of April, 1971, duly and regularly passed.



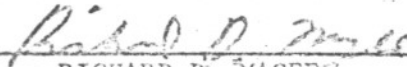
W. D. L. FLORES
Vice-Speaker

ATTESTED:



G. M. BAMBA
Legislative Secretary

This Act was received by the Governor this 27th day
of April, 1971 at 4:05 o'clock P. M.



RICHARD D. MAGEE
Acting Attorney General of Guam

APPROVED:



CARLOS G. CAMACHO
Governor of Guam

DATED: MAY 8 1971

6:00 P.M.

Public Law-
11-44

Bill No. 241
Substitute Bill by Committee on
Agriculture, Resources and
Development

Introduced by _____

F. G. Lujan
F. T. Ramirez
C. C. Barrett
V. D. Ada

AN ACT AUTHORIZING THE SUBDIVISION OF AN
UNSURVEYED GOVERNMENT PROPERTY AT MAIMAI
IN THE MUNICIPALITIES OF SINAJANA AND CHALAN
PAGO-ORDOT AND THE SALE OF LOTS THEREIN AT LESS
THAN FAIR MARKET VALUE AND SETTING UP PRIORI-
TIES OF SUCH SALES.

1 BE IT ENACTED BY THE PEOPLE OF THE TERRITORY OF GUAM:

2 Section 1. That unsurveyed government property located
3 at Maimai in the municipalities of Sinajana and Chalan Pago-Ordot,
4 which is bounded on the north by the unsurveyed property of the
5 heirs of Felix de Castro, on the east by Estate No. 1140, Lot
6 No. 3375-R1 and by Lot No. 3376; on the south by Lot No. 3237
7 and part of Lot 3236; and on the west by Lots No. 3354-1, 3354-2,
8 and 3354-R1 is hereby authorized to be subdivided into residential
9 lots for sale or lease pursuant to the provisions of this Act.
10 The subdivision herein authorized shall conform to the provisions
11 of Title 19 of the Government Code of Guam.

12 Section 2. Subject to the approval of the Territorial
13 Planning Commission, the Director of Land Management shall develop
14 a plan for the subdivision which, after survey and registration
15 of the area, shall be submitted through the Governor to the Guam
16 Legislature where it shall lie for a period of thirty (30) days.
17 If the Legislature does not disapprove of the plan within that
18 period, the Director may proceed with the subdivision in
19 accordance with such master plan and the provisions of this Act.

20 Section 3. Notwithstanding any other provisions of law
21 (including the provisions of Chapter 6, Title XIV of the Govern-
22 ment Code of Guam) with respect to the sale of government land,

1 the Director of Land Management, subject to the approval of the
2 Governor, is authorized to sell or lease lots for residential
3 purposes in the subdivision authorized by this Act in accordance
4 with the following provisions.

5 Section 4. In carrying out the mandate of this Act, the
6 Director shall observe the following practices in selling and
7 leasing said lots:

8 (1) First preference shall be given to those
9 purchasers who are tenants of any part or portion
10 of the government property described herein, and
11 who are without fee title to any real property of
12 their own or who are not at the time of application
13 entitled to receive by right of inheritance any
14 real property upon which safe, sanitary and decent
15 housing could be erected; and

16 (2) Second preference shall be given to those
17 purchasers who reside in Chalan Pago-Ordot and who
18 are without fee title to any real property of their
19 own and or who are not at the time of application
20 entitled to receive by right of inheritance any
21 real property upon which safe, sanitary and decent
22 housing could be erected.

23 Section 5. The Director, subject to the approval of the
24 Governor, is authorized to sell or lease lots in the subdivision
25 authorized by this Act at less than the fair market value of the
26 lots, and at less than the cost expended by the government of
27 Guam in developing said lots; provided, however, that the pur-
28 chasers thereof shall have no income ability or property ownership
29 higher than those who are eligible to subsidize rent housing under
30 Title 1 of P. L. 75-412, except those permittees who have been
31 on the property for the last five (5) years. All other purchasers
32 given title under the provisions of Section 3 foregoing shall pay

1 for the current market value of the improved property.

2 Section 6. In any contract of sale or deed of conveyance
3 or lease agreement executed as a result of the provisions in this
4 Act, a covenant shall be included whereby the purchaser, grantee
5 or lessee agrees that any residential building erected on the
6 lot the subject of the contract or deed shall be constructed in
7 conformity with the residential construction requirements of the
8 Guam Housing Corporation in effect at the time of the construction.

9 Section 7. The Director, subject to the approval of the
10 Governor and the provisions of the Administrative Adjudication
11 Act shall adopt necessary rules and regulations to effect the
12 purpose of this Act and any sale or lease made without the publi-
13 cation of such rules and regulations in a newspaper of general
14 circulation shall be void.

15 Section 8. No lot may be sold or leased pursuant to this
16 Act unless the publication requirement provided by the provisions
17 of Section 13505.1 of the Government Code of Guam shall first be
18 met, and any such sale or lease made in violation of the provi-
19 sions of said Section 13505.1 shall be void and shall have no
20 effect.

21 Section 9. There is hereby authorized to be appropriated
22 the sum of Seventy-Five Thousand Dollars (\$75,000.00) to be used
23 to carry out the provisions of this Act.

24 Section 10. This Act is an urgency measure.