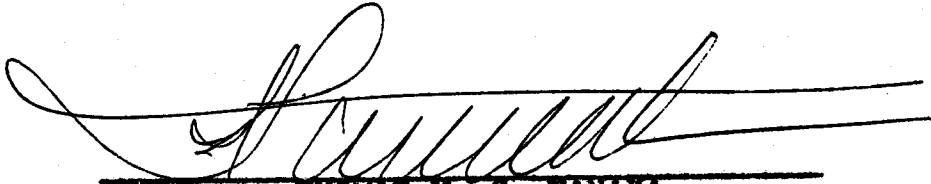


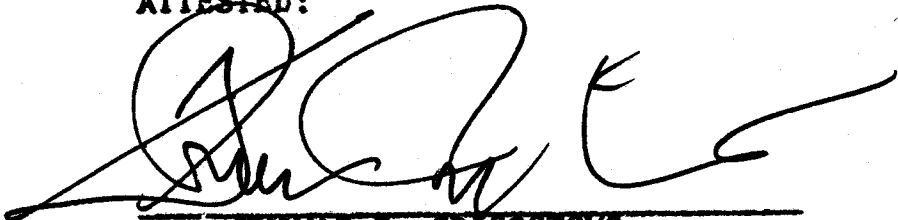
SIXTEENTH GUAM LEGISLATURE  
1982 (SECOND) Regular Session

CERTIFICATION OF PASSAGE OF AN ACT TO THE GOVERNOR

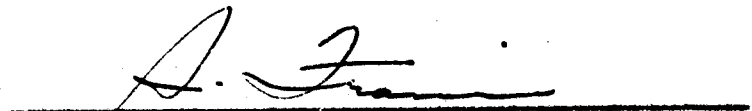
This is to certify that Substitute Bill No. 181, "An Act authorizing the sale of certain lots in the municipality of Talofofo at less than fair market value and establishing priorities in connection with such sales", was on the 30th day of September 1982, duly and regularly passed.

  
THOMAS V. C. TANAKA  
Speaker

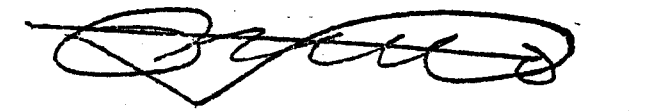
ATTESTED:

  
THOMAS C. CRISOSTOMO  
Senator and Legislative Secretary

-----  
This Act was received by the Governor this 14<sup>th</sup> day of October, 1982, at 2:59 o'clock P. M.

  
SHERRA L. FRANCISCO  
Assistant Staff Officer  
Governor's Office

APPROVED:

  
PAUL M. CALVO  
Governor of Guam

DATED: 10/26/82  
P.L. 16-118

SIXTEENTH GUAM LEGISLATURE  
1982 (SECOND) Regular Session

Bill No. 181  
(As Substituted by the Committee  
on Housing, Community Development  
and Resources)

Introduced by: T. C. Crisostomo, J. Q. Torres, A. R. Unpingco

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AN ACT AUTHORIZING THE SALE OF CERTAIN  
LOTS IN THE MUNICIPALITY OF TALOFOFO  
AT LESS THAN FAIR MARKET VALUE AND  
ESTABLISHING PRIORITIES IN CONNECTION  
WITH SUCH SALES.

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

2 Section 1. A new Chapter VII is added to Title XIV of the  
3 Government Code to read:

4 "CHAPTER VII

5 Talofofu Subdivision

6 Section 13550. Definitions. As used in this Chapter:

7 (a) 'Talofofu Subdivision' means the government of  
8 Guam land located in the municipality of Talofofu described  
9 as follows:

10 Blocks 1, 2 and 3 extension and Blocks 20  
11 and 21 (a portion of Lot No. 402), Land  
12 Square 28, Section 3; Land Management  
13 Drawing No. D4-70T228;

14 (b) 'Family' means two or more persons related by  
15 blood or marriage living together as a household, the head  
16 of which is a United States citizen or permanent resident  
17 alien;

18 (c) 'Person' means a natural person who is a United  
19 States citizen or permanent resident alien;

20 (d) 'Permanent resident alien' means a person who has

1 filed a Declaration of Intention to become a United States  
2 citizen with the U. S. Immigration and Naturalization  
3 Service;

4 (e) 'Developable real property' means property upon  
5 which a residential dwelling could be built in accordance  
6 with applicable law without the necessity of the developer  
7 incurring extraordinary or unreasonable cost for the site  
8 preparation; and

9 (f) 'Alienation' means the transfer of the property  
10 and possession of lands, tenements or other things from one  
11 person to another.

12 Section 13551. Notwithstanding any other provision of  
13 law (including the provisions of the Chamorro Land Trust  
14 Act), with respect to the sale of government land, the  
15 Governor may convey the remaining unsold lots in the  
16 Talofofo Subdivision to qualified purchasers at less than  
17 fair market value of the lot and at less than that expended  
18 by the government in developing and improving the lots. The  
19 selling price of a lot shall be Two Thousand Five Hundred  
20 Dollars (\$2,500).

21 Section 13552. Preferences. The Department of Land  
22 Management shall sell such lots in accordance with the dis-  
23 position policy subject to the following preferences:

24 (1) First preference shall be given to a person or  
25 family who is a tenant of any part or portion of the  
26 government subdivision in the municipality of Talofofo  
27 prior to the enactment of this Chapter and who is without  
28 fee title to any developable real property of his own and

1 who is not at the time of application entitled to receive  
2 by right of inheritance any developable real property;

3 (2) Second preference shall be given to a person or  
4 family who resided in the municipality of Talofofo prior to  
5 the enactment of this Chapter and who is without fee title  
6 to any developable real property of his own and who is not  
7 at the time of application entitled to receive by right of  
8 inheritance any developable real property; and

9 (3) Third preference shall be given to a person or  
10 family who is without fee title to any developable real  
11 property and who is a resident of Guam and who is not at the  
12 time of application entitled to receive by right of inheri-  
13 tance any developable real property.

14 Section 13553. The deed or other agreement executed  
15 by the Governor in accordance with this Chapter shall  
16 contain a covenant requiring the purchaser to construct on  
17 the lot a dwelling in conformance with building requirements  
18 set forth in the laws of Guam. The deed or other agreement  
19 shall contain a restraint on either the alienation or sale  
20 of the real property for a period of ten (10) years after the  
21 deed or other agreement is executed except this restraint  
22 shall not apply in the event that title is passed under the  
23 laws of succession.

24 Section 13554. The Department of Land Management shall  
25 promulgate in accordance with the Administrative Adjudica-  
26 tion Act regulations necessary to effectuate the purposes of  
27 this Chapter."

1           Section 2. Transfer to government of Guam. (1) Notwith-  
2 standing any other provisions of law, including Public Law 15-127,  
3 the Guam Housing and Urban Renewal Authority shall convey to the  
4 government of Guam Lot 402-R3, Talofofa Subdivision, as described  
5 in the Department of Land Management Drawing No. CC 7482T.

6           (2) The Governor shall subdivide Lot 402-R3 as described  
7 in paragraph (1) of this Section and convey lots thereof pursuant  
8 to Chapter VII of Title XIV of the Government Code.

9           Section 3. Notwithstanding any other provisions of law  
10 with respect to the sale of government land including but not  
11 limited to the Chamorro Land Trust Act and laws requiring the  
12 concurrence of the Legislature in the sale of government land,  
13 the Governor shall sell at fair market value to Engracia F.  
14 Ungacta, government real property located in the municipality of  
15 Agana, particularly described as follows:

16                   Agana Fractional Lot No. 237-3-2-1, containing  
17                   an area of 162.40+ square meters, situated within  
18                   Lot 35, Block No. 10, New Agana, Land Management  
19                   Drawing No. 14-81T149.

20           Section 4. The Governor shall direct the Director of the  
21 Department of Land Management and the Attorney General to prepare  
22 appropriate deeds and other contracts to consummate the sale of  
23 property within thirty (30) days after the receipt of compensa-  
24 tion.

DATE 9-30-82

SIXTEENTH GUAM LEGISLATURE

VOTING RECORD

S BILL/RESOLUTION NO. 181

MAIN SPONSOR TCC

SENATOR	AYE	NAY	NOT VOTING	ABSENT
BLAS, Frank F.	✓			
BORDALLO, Madeleine Z.	✓			
CHARFAUROS, Edward T.	✓			
CRISOSTOMO, Thomas C.	✓			
DUENAS, Edward R.	✓			
GUTIERREZ, Carl T. C.	✓			
KASPERBAUER, Carmen A.	✓			
LAMORENA, Alberto C., III	✓			
LEON GUERRERO, Jose I.	✓			
MOYLAN, Kurt S.	✓			
PEREZ, Peter F., Jr.	✓			
QUAN, John F.	✓			
QUITUGUA, Franklin J.	✓			
SAN AGUSTIN, Joe T.	✓			
SANTOS, Francisco R.	✓			
SUDO, Ramon Q.	✓			
TANAKA, Thomas V. C.	✓			
TORRES, Jess Q.	✓			
UMAGAT, Lloyd M.	✓			
UNDERWOOD, James H.	✓			
UNPINGCO, Antonio R.	✓			

T O T A L

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