

A SENATE BILL FOR AN ACT

To appropriate the sum of \$406,790.00 or so much thereof for the purpose of acquiring private land for the future site of the new Chuuk State Hospital, and for other purposes.

Be it enacted by the Chuuk State Legislature:

1 Section 1. Purpose. It seems to be a never-ending land issue for the site of our only Chuuk State
2 Hospital and maybe some other land occupied any government departments, offices or agencies. For
3 us Chuukese, land is the most valuable that we inherited from our ancestors and considering the scarcity
4 of lands in Chuuk State. While Chuuk State Government has an inherit authority by law to obtain or
5 take lands for public purpose, this authority was rarely exercised due to unavailability of funds and
6 Chuukese customary value to hold dear on to their land, sometimes at whatever cost, due to the foreign
7 concept or nature of government acquiring private lands intended for public purpose. However, due to
8 the financial windfall of additional revenue as a result of the fifty (50%) percent share of the State from
9 fishing fees, Chuuk State can now afford to acquire private lands for public purpose. As a result of this,
10 the Leaders of Chuuk State during the Leadership Conference last November 2024 passed a resolution,
11 among others, to appropriate an amount of Two Million Five Hundred Thousand Dollars
12 (\$2.500,000.00) annually to obtain private lands for public purpose.

13 Section 2. Appropriation. The sum of Four Hundred Six Thousand Seven Hundred Ninety
14 Dollars (\$406,790.00) or so much thereof is hereby authorized and appropriated for the purpose of
15 acquiring private real property as part of the future site of the new Chuuk State Hospital which will be
16 sourced from the available local revenue fund.

17 Section 2. Restrictions and Limitations. The amount appropriated herein shall be solely
18 expended in accordance with CSL No. 10-10-18, as amended by CSL No. 10-10-37 and Executive
19 Orders regarding land valuation, the Financial Management Act of the State, and its implementing rules
20 and regulations and other relevant laws. These funds shall remain available until fully expended. The
21 Governor shall be the allottee of this fund and all payments under this Act shall be made by the Director
22 of DAS.

23 Section 3. Report. The Director of Administrative Services of Chuuk State Government and the
24 Attorney General's Office shall file and submit reports to the Governor and the Chuuk State Legislature
25 within 30 days after the full expenditure is made.

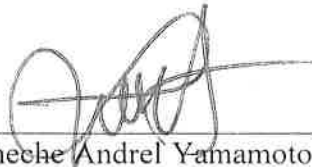
1 Section 4. Effective Date. This Act shall take effect upon approval by the Governor, or upon its
2 becoming law without such approval.

3

4

5 Dated: Aug 5, 25

6

Introduced by: 
Hon. Cheche Andrei Yamamoto
Floor Leader (by request)

ss&a
Design Collective

Manassas, VA
Washington, DC

**NEW CHUK STATE
HOSPITAL**

GENO CHUK STATE, MICRONESIA
(STATE OF MICRONESIA 7504)

PROJECT NO. 3204 003



NO.	DATE	DESCRIPTION
1	01/10/2013	ISSUED FOR PERMIT
2	02/10/2013	ISSUED FOR PERMIT
3	03/10/2013	ISSUED FOR PERMIT
4	04/10/2013	ISSUED FOR PERMIT
5	05/10/2013	ISSUED FOR PERMIT
6	06/10/2013	ISSUED FOR PERMIT
7	07/10/2013	ISSUED FOR PERMIT
8	08/10/2013	ISSUED FOR PERMIT
9	09/10/2013	ISSUED FOR PERMIT
10	10/10/2013	ISSUED FOR PERMIT
11	11/10/2013	ISSUED FOR PERMIT
12	12/10/2013	ISSUED FOR PERMIT

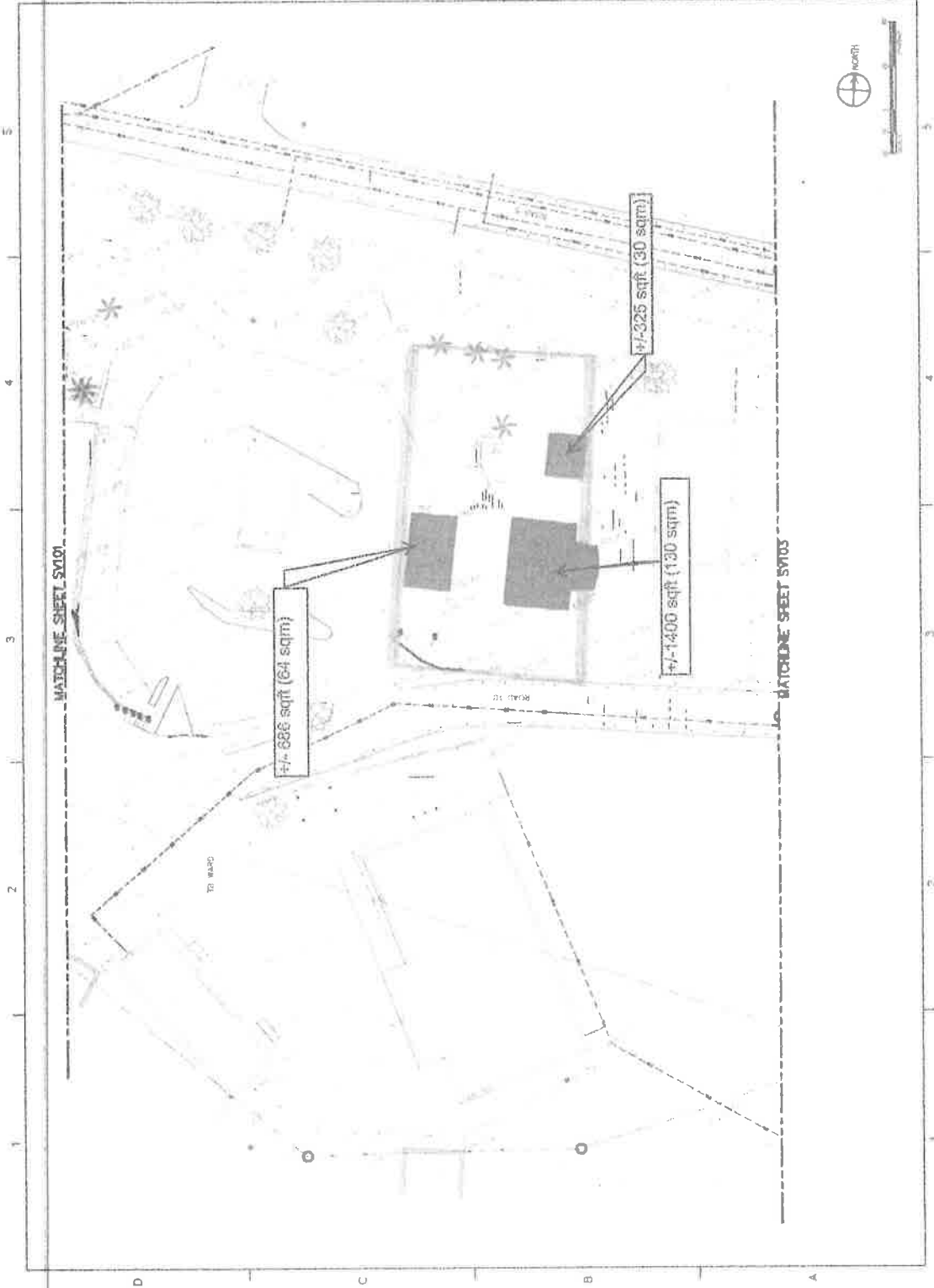
DESIGNED BY: A
CHECKED BY: J
DATE: 01/10/2013
SCALE: AS SHOWN
SUBMITTAL: 100% NOT FOR CONSTRUCTION

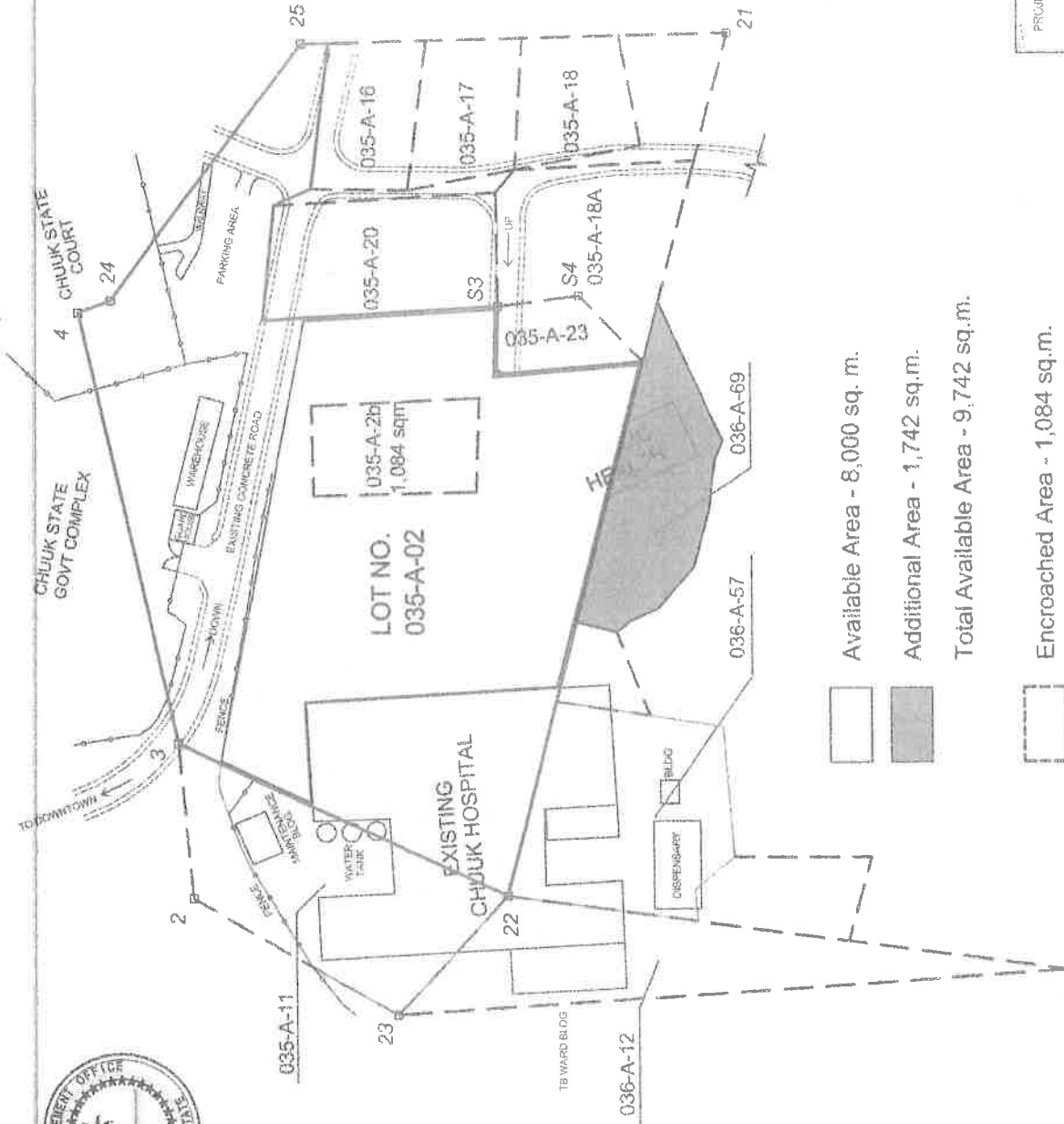
100% NOT FOR
CONSTRUCTION

DESIGNED TITLE
ENLARGED
EXISTING SITE
SURVEY PLAN

DRAWING NUMBER
SV102

DATE: 01/10/2013
BY: J





Available Area - 8,000 sq. m.

Additional Area - 1,742 sq.m.

Total Available Area - 9,742 sq. m.

Encroached Area - 1,084 sq.m.

Sanjiv Kumar Reddy



PROJECT MANAGEMENT OFFICE
CHUUK STATE
FEDERATED STATES OF MICRONESIA

LOCATION OF PROPOSED
NEW CHUUK STATE HOSPITAL
NEW CHUUK STATE REGISTRATION OF MICRONESIA



DIVISION OF PLANNING
DEPARTMENT OF ADMINISTRATIVE SERVICES
CHUUK STATE, FSM

P.O BOX 189 WENO, CHUUK STATE FSM 96942 TEL# 330-2598 FAX # 330-2233

Renados Kiyoshi
Chief

July 21, 2025

To : Acting Director, DHS
From : Engr. Roseller "Dave" Vinluan
State Engineer
Thru : Renados Kiyoshi
Chief
Subject : Assessment and Valuation

In response to your request to assess and evaluate the Lot Area 035 – A – 2b which contains an area of 1,084 square meters as shown in the attached exhibit "A". In the said lot, there are three (3) structures which contains an area as follows:

First structure	- 130 sq.m. or 1,400 sq.ft
Second structure	- 30 sq.m. or 325 sq.ft.
Third structure	- 64 sq.m. or 686 sq.ft.
Total	- 224 sq.m. or 2,411 sq.ft.

The value of the 1,084 square meters in accordance with the Executive Order 4-2007, as amended by, Executive Order 2-2017 is \$35/sq.m. which means that the 1,084 is valued at \$37,940.

As to the valuation of the three (3) structures considering the aging, quality of concrete structures and workmanship; the depreciation value and other factors such as but not limited to variation of current prices from the prices of the materials when the structures were made, our fair assessment and valuation is \$100.00/sq.ft. which means that:

$2,411 \text{ sq.ft} \times \$100/\text{sq.ft.} = \$241,100.00$

Hence, the aggregate for the land area and the structures is:

1,084 sq.m. x \$35/sq.m.	= \$ 37,940
2,411 sq.ft. x \$100/sq.m	= \$241,100
Total	= \$279,040

Thank you and let us know if you have any questions.

Enclosures : Lot area
: Floor area

Cc : Governor with enclosures
: Sanjata Basu, Project Manager, PMO with enclosures

File with enclosures

No. 25-0129

The Embassy of the United States of America presents its compliments to the Department of Foreign Affairs of the Federated States of Micronesia and has the honor to respectfully inform the Department that the Government of the United States of America (USG) is currently supporting the efforts of the Government of the Federated States of Micronesia in the planning, design, and construction of a new hospital for the people of Chuuk State. The new hospital promises to be a modern facility which will be one of the best in the region.

This project is funded through the Compact of Free Association Infrastructure Sector grant assistance. The U.S. Army Corps of Engineers (USACE) has been providing technical support to the Chuuk State Project Management Office, and we are encouraged that significant progress has been achieved to-date with design of the project at the 65% stage.

DIPLOMATIC NOTE

To ensure continued progress and success for this important project for the people of Chuuk State, there are some critical path issues that require immediate attention and resolution by Chuuk State. These issues include:

1. Securing and providing to the USG evidence of legal authority for use of the land upon which the project is to be constructed.
2. Retaining a professional entity to provide construction supervision, management, and quality assurance services.
3. Retaining the services of a qualified specialist to assist in the selection and procurement of Furniture, Fixtures, and Equipment.
4. Establishing a temporary off-site parking area and method of transporting patients and staff to the hospital since onsite parking will be lost during the three-year construction period.

It is important that the aforementioned issues are fully addressed prior to solicitation by the Chuuk State Government of a construction contractor and subsequent request by the GFSM to the USG for issuance of Compact Infrastructure grant assistance.

The Embassy recognizes the importance of this project to the people of Chuuk State and respectfully requests the FSM National Government's assistance in ensuring that these issues are addressed in a timely manner. The land use issue is of paramount importance, and the Embassy further requests that evidence of legal authority for use of the land by Chuuk State be provided to the United States within 90 days from the date of this note.

The Embassy of the United States of America avails itself of this opportunity to renew to the Department of Foreign Affairs assurances of its highest consideration.

Embassy of the United States of America

Kolonia, May 16, 2025.

