

BELUU • PALAU EDITION

Protect Our *Land*

A free guide for Palauan families at home and abroad: before you lease clan or family land, and how to keep it

Clan & lineage land · Land Court · public lands · leases up to 99 years
with Palau contacts for help

Blake Soifua · Projects Possible

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BEFORE YOU BEGIN

Alii

Our land holds our clans, our names, our graves and our stories. It came to us from those before us, and it is meant to go to the generations who come after.

In Palau, only citizens can own land. But a lease to a non-citizen can run for up to **99 years**, and clan land can slip away when one person signs for everyone, or when a title is never claimed in the Land Court.

This guide explains, in plain words, how land and leases work in Palau, what to check before anyone signs, the red flags, and where to get help.

How to use this guide

- ◆ **Short on time?** Read “Someone offered us a lease” (page 7) and use the one-page **Lease Check** (page 29).
- ◆ **Living in Guam, Hawai’i or the US mainland?** Read Section 2 and the note for family abroad at the back.
- ◆ **Print it, share it, read it aloud** at your clan or family meeting.

PALAUAN	PALAUAN	PALAUAN
Alii	Sulang	Ke kmal mesaul
hello	thanks (very informal)	thank you (formal)

Please note: General information, not legal advice. Talk to Micronesian Legal Services or a lawyer before signing. Laws, fees and contacts change. Always check with the official office.

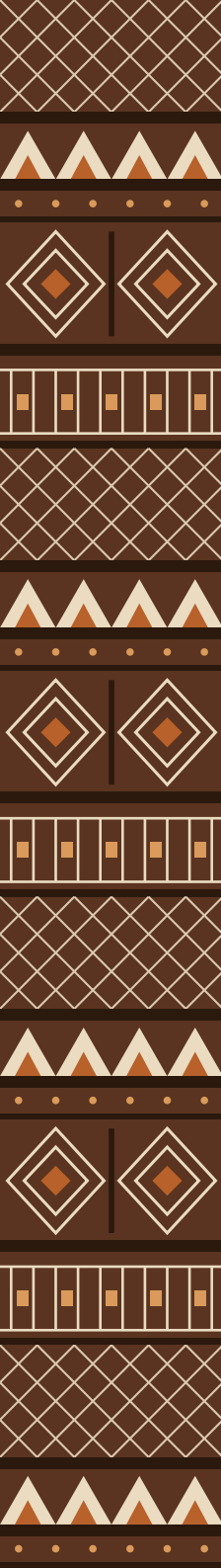
Contents

1	Before you sign	4
	Why it matters & the checklist	5
	Someone offered us a lease: what now?	7
	Red flags & questions to ask	8
	How fixed rent shrinks	11
	Glossary & fairer leases	12

2	How land works in Palau	16
	Who can own land	17
	Clan, lineage & family land	18
	The Land Court & your title	19
	Public lands & return claims	20
	Foreign investors & the FIB	21

3	Where to go for help	22
	Palau contacts	23

+	Keep it safe & tools	25
	Your family land folder	25
	Our Land Record (fill in)	28
	Lease Check (print)	29
	For family in Guam, Hawai'i & the US	30
	Sources	32



1

Before you sign a long lease

A lease is a promise that lasts longer than most of us will. It is worth slowing down for.

“We do not inherit the land from our ancestors; we hold it for our grandchildren.”

A saying shared across many cultures

WHY IT MATTERS

A 99-year lease is about four generations

If a lease is signed today for 99 years, the people who get the land back may be your great-great-grandchildren. Most of the people in the room when it is signed will never see it end.



Money today, land tomorrow

Some offers pay a large sum now. Ask what the land will be worth to your family in 20, 50 and 99 years, not only this year.

The land may come back changed

Buildings, cleared forest, fill, or pollution can stay after a lease ends. The lease should say who fixes what.

The investor can change

Unless the lease stops it, the lease can be sold or passed on to people you have never met.

Families grow

A family of 20 today may be 200 later. Think about where your children will live, farm and be buried.

This is not about fear. A **fair** lease can be a blessing. The goal is to understand the deal fully, decide together, and get it in writing.

THE CHECKLIST

Eight things to check before you sign

1 Who gets the land back, and in what state?

The lease should say the land returns to your family, and in what condition: cleared of rubbish, chemicals and dangerous buildings.

2 Buildings and improvements at the end

Who owns houses, hotels, roads or crops when the lease ends? Do you have to pay for them? Can the investor remove them, or must they leave them?

3 Selling or subletting without you

Can the investor **assign** (sell) the lease or **sublease** it to someone else? Ask for a clause that needs your written consent first.

4 Rent reviews and inflation

Fixed rent loses value every year. Ask for rent reviews every few years, linked to market value or the cost of living.

5 Premium or yearly rent?

A **premium** is a one-off payment at the start. **Annual rent** keeps coming. Know how much of each, and who receives them.

6 The whole family agrees

Has the whole clan or lineage had a real say, including women, young people and members in Guam and the US? Record it in writing.

7 Independent advice

Get advice from someone who works **only for your family**: the Land Court clerk, Micronesian Legal Services, or your own lawyer. Not the investor's lawyer.

8 Everything in writing, copies kept

Promises made out loud are not in the lease. Get the full lease in writing and signed, with a copy for the family. Keep copies in more than one safe place.

Someone offered us a lease: what now?

1 Don't sign on the spot

A fair offer will still be there next week. Say: “Thank you. Our family needs time to talk and get advice.”

2 Gather the family

Call a proper meeting of all owners or their representatives. Include elders, women, youth and family in Guam and the US (by video call). Write down who came and what was agreed.

3 Get a copy to keep

Ask for the full draft lease, maps and plans, in writing. Ask for it to be explained in Palauan, and take your time.

4 Check with the Land Court clerk

Ask the Land Court clerk and the Bureau of Lands and Surveys who owns the land on record (Section 3).

5 Get your own legal help

Micronesian Legal Services, or a lawyer who works only for your family.

6 Compare offers

Ask what similar land earns. Look at other options too: farming, a homestay, a shorter lease or a joint venture.

7 Negotiate

Every clause can be discussed: the term, rent reviews, jobs for family, return of the land. Ask for changes in writing.

8 Sign only when you are sure

Everyone who must sign has read it or had it explained. Keep a signed copy in your family land folder (page 25).

WATCH OUT

Red flags

If you see one of these, stop and get advice before you go any further.

Pressure to sign fast

“Sign today or the deal is gone.”

Real partners give you time to get advice.

Cash upfront to one person

Money or gifts given to one titleholder, one relative or one ‘representative’ before the family has agreed.

Papers only in English

With no explanation in Palauan for elders who need it. Everyone signing should understand every page.

No copy left with you

If they take the papers away after you sign, you have no proof of what you agreed. Always keep a copy.

Middlemen and ‘fixers’

Someone says they represent the family but is paid by the investor. Ask who pays them.

Promises not in the lease

“Of course we’ll hire your sons.” If a promise matters, it must be written into the lease.

If you feel pressured, you can simply say: “We will not sign anything until the whole family has met and a lawyer has checked it.” That is your right.

Questions to ask the investor

Write down the answers, the date, and who answered. A good partner will answer clearly.

- 1 Who exactly are you? Can we see your company registration?
- 2 What will you build or grow, and on how much of the land?
- 3 Why do you need this many years?
- 4 How much is the rent, how often is it paid, and when will it go up?
- 5 Is there a premium? Who receives it?
- 6 Who can you sell or sublease the lease to? Will you need our written consent?
- 7 What happens to the buildings when the lease ends?
- 8 How will you protect water, reefs, forest, graves and sacred places?
- 9 How many jobs and training places for our family, in writing?
- 10 What happens if you stop paying or leave?
- 11 Will you pay for our independent legal advice?
- 12 Can we see a lease you made with another family, and speak to them?

Red flags in Palau

If you see one of these, slow down, ask the Land Court clerk or a lawyer, and get your own advice.

One person “signing for the clan”

Palau courts have held that clan or chief’s title land cannot be transferred by the chief alone. The **“strong” senior members** of the clan must consent.

A fight over who holds the title

If two people claim the same chief’s title, a deal signed by the wrong one can be challenged in court for years. Ask: is the titleholder confirmed by the clan?

Resort or tourism pressure

Coastal and island land draws big offers. Ask whether the investor has a **Foreign Investment Approval Certificate** from the FIB, and what happens to the land and buildings at the end.

“99 years, including options”

99 years is the most the Constitution allows a non-citizen. Add up every renewal option. A lease that tries to run longer can be challenged.

Land with no Land Court title

If your family’s land has never had a **determination of ownership**, someone else’s claim may be heard first. Check with the Bureau of Lands and Surveys and the Land Court.

Relatives abroad left out

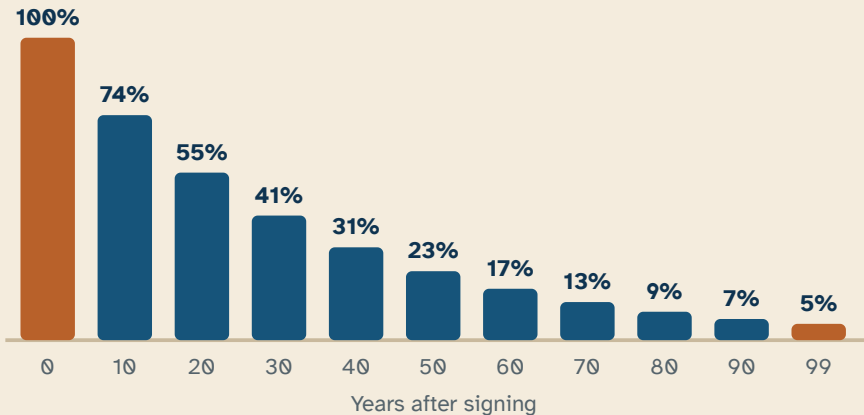
Courts have looked at whether members living elsewhere were told and asked. Make sure everyone with a voice, including family in Guam or the US, is consulted.

Sources: Constitution Art XIII s 8 (as amended 2008); Trust Territory High Court: Gibbons v. Kisaol (1955), Ngiruhelbad v. Merii, 1 TTR 367 (1958), Techekii v. Ngoryakl (1963); Island Times, “Soweï Clan files lawsuit...”; palaugov.pw/fib.

AN ILLUSTRATION, NOT A PREDICTION

How a fixed rent shrinks over 99 years

Imagine a lease where the rent is **fixed** and never goes up, while prices rise **3% a year**. The bars show what that same rent can buy, as a **percentage of what it buys today**.



74%

after 10 years

23%

after 50 years

5%

after 99 years: about
one-twentieth

What helps: rent reviews every 3 to 5 years, linked to the market value of the land or the cost of living; a share of income from the business; and a shorter term with an option to renew.

How we worked it out: 100% divided by 1.03 for each year. Real inflation goes up and down, and is sometimes higher than 3%. This simple example only shows the idea.

Glossary: lease words in plain English

Lease

A written agreement that lets someone use your land for a set time, in return for rent. The land stays yours.

Term

How long the lease lasts, for example 30 years.

Premium

A one-off sum paid at the start of a lease, separate from yearly rent.

Rent review

A set time when the rent is checked and changed, for example every 5 years.

Assignment

When the tenant sells or hands the whole lease to someone else.

Consent

Formal permission, best given in writing.

Lessor / Lessee

Lessor: the side giving the lease (the clan or family, through those with authority). Lessee: the side getting it (the tenant or investor).

Renewal / option to renew

A right to extend the lease when it ends. Check who has the choice, and on what rent.

Annual rent

Money paid every year for the use of the land.

Inflation

Prices rising over time, so the same money buys less each year.

Sublease

When the tenant rents out part or all of the land to another person.

Covenant / clause

A promise or rule written into the lease, such as “keep the land clean”.

Glossary (continued)

Improvements

Things added to the land: houses, buildings, roads, fences, trees and crops.

Default / breach

When one side breaks a promise in the lease, such as not paying rent.

Customary land

Land held by families, clans or villages under custom, not bought and sold.

Registration

Recording a lease or title with the Land Court registry so it is legally recognised.

Mortgage

Using a lease or land as security for a loan. If the loan is not repaid, the bank may take the lease.

Independent advice

Advice from someone who works only for you, with no link to the investor.

Reversion / surrender

When the land goes back to the owners at the end, or early by agreement.

Forfeiture / termination

Ending the lease early because of a serious breach, following the steps in the lease.

Freehold

Land owned outright that can be bought and sold.

Survey plan

An official map showing the exact borders and size of the land.

Joint venture

When owners and an investor run a business together and share the profits.

Witness

A person who watches you sign and signs too. Ideally, someone the family trusts.

Don't understand a word in your lease? Circle it and ask the Land Court clerk or a lawyer to explain it. There is no shame in asking. The people who wrote it should be able to explain it simply.

Ask for a fairer lease

1 Shorter terms

Say 20 to 30 years with an option to renew on new terms, instead of the full 99 years at once.

2 Regular rent reviews

Every 3 to 5 years, linked to market value or the cost of living.

3 A share of the income

A small percentage of turnover or profit, as well as the base rent.

4 Jobs and training, in writing

Set numbers of jobs, apprenticeships or supply contracts for the family.

5 Consent for any transfer

No assignment or sublease without the owners' written consent.

6 Return the land well

A plan and a bond (money held back) to clean up and restore the land.

7 Protect sacred places

Graves, churches, springs, reefs and tapu sites stay out of the lease.

8 Joint ventures

Owners put in the land as their share of a business and receive a share of the profits and a say in decisions. Get expert advice.

Deciding together

Land decisions belong to the family, not to one person. Our customs of talking together (clan meetings with the titleholders and senior members) are a strength here.

Who must agree?

In Palau, courts have held that clan land needs the consent of the clan's strong senior members, not just the chief. Ask your elders and a lawyer exactly who must agree.

Include everyone

Women, young people, people with disabilities and family in Guam and the US are owners too. Make sure they can speak and be heard.

Write it down

Keep minutes: the date, who was there, what was offered, what was decided, and who will act. Have them signed.

Share the benefits fairly

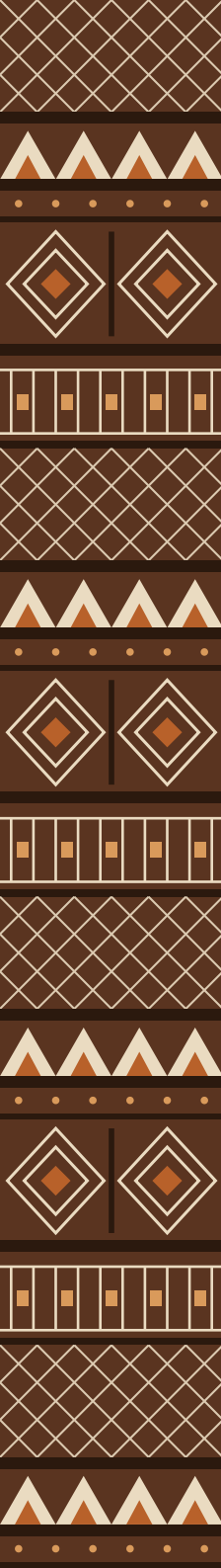
Agree how rent will be shared or used (school fees, a church, a family fund) before the money comes.

Use an interpreter

Ask for it to be explained in Palauan, and take your time.

It's okay to say no

"No", "not yet" or "only for a shorter time" are all respectful answers.



2

How land works in Palau

Clan and lineage land, the Constitution's limits, the Land Court, public lands and foreign investors.

Every fact here comes from an official or legal source, listed on the page and at the back. Where we could not verify something, we say so or leave it out.

Who can own land in Palau

Chutem

99 yrs

max lease to non-citizens

Citizens

only they can acquire title

Land Court

decides ownership

Article XIII, Section 8 of the Constitution says only **citizens of Palau**, and corporations wholly owned by citizens, may acquire title to land or waters in Palau.

- ◆ Since the 2008 amendments, **non-citizens** and corporations not wholly owned by citizens may **lease land for up to 99 years**. Foreign countries with diplomatic ties may acquire land for diplomatic use under a treaty.
- ◆ Legal writers note that a lease of 100 years or more to a non-citizen would likely be treated as an unconstitutional “acquisition.”
- ◆ Koror State law lets the Koror State Public Lands Authority lease public land for up to 99 years, **counting all options**.

What it means for families: your land can’t be sold to a foreigner, but a 99-year lease is about four generations. Treat it as seriously as a sale.

Sources: Constitution of Palau Art XIII s 8 and Second Constitutional Convention CP 2-271 (WIPO Lex / PacLII); Bennardo, “The Rights and Liberties of the Palau Constitution,” 12 Asian-Pacific Law & Policy J. (2011); Koror State law KSPL K8-206-2009.

Clan, lineage & family land

Keblil

Much land in Palau is held by **clans** and **lineages**, often through the mother's line, and some land is **chief's title land** tied to a title. Other land is individually owned.

- ◆ Courts applying Palauan custom have held that **chief's title land cannot be transferred by the chief alone**. The consent of the clan's "**strong**" **senior members** is needed: those raised in the clan who have faithfully met their obligations to it.
- ◆ One older decision held that chief's title land could not be transferred without the consent of every adult member in the maternal line living in Palau, given personally or through someone entitled to represent them.
- ◆ Letting an outsider live on clan land generally needs the **lineage's approval**, and fair rent paid for the benefit of the members.

Customs differ by clan and state, and courts decide each case on its facts. Ask your elders, and get a lawyer's view before any big deal.

Sources: Trust Territory High Court, Palau District: Gibbons v. Kisaol (1955); Ngiruhelbad v. Merii, 1 TTR 367 (1958); Techekii v. Ngoryakl (1963); Beans v. Mesechebal (1980), via PacLII and cnmilaw.org.

The Land Court & your title *Determination*

The **Land Court** (part of the Palau Judiciary, set up in 1996) decides who owns land and interests in land across Palau, including claims for the **return of public land**.

- ◆ **Claims start with the Bureau of Lands and Surveys.** Its Land Registration Office marks and monuments land claims, uses the **Claim of Ownership** form, and sends the completed claim file to the Land Court for hearing.
- ◆ Land Court hearings are generally in **Palauan**, with translation available. Land in Koror or further south is usually heard in Koror; land in Babeldaob or further north, in Ngerulmud.
- ◆ Appeals go directly to the **Appellate Division** of the Supreme Court.
- ◆ The Judiciary's Clerk of Courts keeps **land records and the land registry**.

Tip: the Judiciary can't give legal advice or pick a lawyer for you. If you can't afford one, ask Micronesian Legal Services (Section 3).

Sources: Palau Judiciary annual report (palaucourts.gov.pw); Judiciary FAQ; palaugov.pw; Bureau of Lands and Surveys, Land Registration Office.

Public lands & return claims *Public land*

Public lands in Palau include land taken by earlier occupying powers.

Article XIII, Section 10 of the Constitution requires the return of public land that was wrongfully taken to its original owners or their heirs.

- ◆ The **Palau Public Lands Authority (PPLA)** holds public lands as trustee and has returned lots to **state public lands authorities** by quitclaim deed.
- ◆ State public lands authorities own, maintain and administer public lands in their state, under national law (35 PNC § 215).
- ◆ The deadline to file a claim for return of public land was **1 January 1989** (35 PNC § 1304(b)), and the Appellate Division has upheld it. Late claims have been rejected.

If someone wants to lease public land near your village, ask the state public lands authority who decides, for how long, and how the community is heard.

Sources: Island Times: “Law setting deadline for public land claims is not unconstitutional” (Feb 2017); “Gov’t returns 11 land lots back to Ngchesar State”; “Melekeok land authority sued...”.

Foreign investors & the FIB

FIB

Lease, never own

A non-citizen or a company not wholly owned by citizens can lease land for up to 99 years, but can never acquire title.

Foreign Investment Board

The **FIB** handles foreign investment under the Foreign Investment Act and issues **Foreign Investment Approval Certificates (FIAC)**.

Ask for the certificate

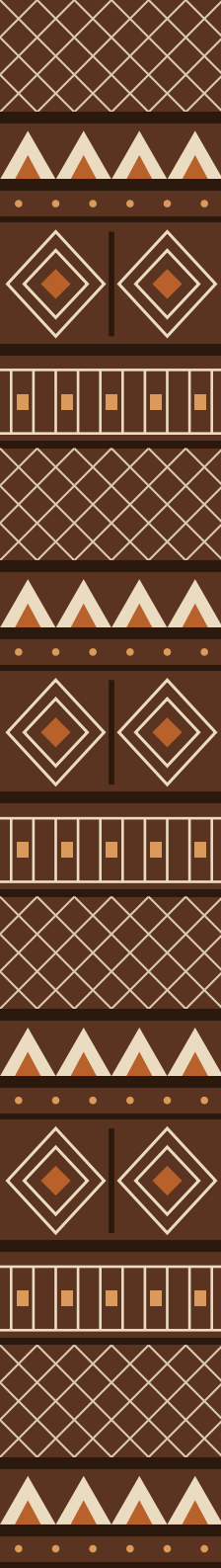
Before talking terms, ask to see the investor's FIAC and what business it covers.

Who holds the lease later?

Ask what happens if the company is sold, and whether the lease can be passed on without your family's say.

Ask any investor: what exactly will you build? What rent, and how often does it go up? What happens to the land and buildings at the end?

Sources: Constitution Art XIII s 8; palaugov.pw/fib (Foreign Investment Act, Regulations and FIAC forms).

A decorative vertical border on the left side of the page, featuring a repeating pattern of geometric shapes in brown, white, and orange. The patterns include diamonds, triangles, and squares, some with internal details like dots or lines.

3

Where to go for help

The most important part of this guide: “I need help with X, so go to Y.”

Contacts were checked on each organisation’s own website in October 2026. Where we could not confirm a detail, it is marked **unconfirmed**. If a number doesn’t work, ask at the office or try again later.

Palau

I NEED HELP WITH

Land Court cases, land records & the registry

Palau Judiciary: Land Court & Clerk of Courts

Palau Judiciary, P.O. Box 248, Koror, PW 96940 ·
(680) 488-4979 / 3331 / 2607 ·
palaujudiciary@palaunet.com · [palaucourts.gov.pw](mailto:palaujudiciary@palaunet.com) ·
Open 7:30am–4:30pm, Mon–Fri

I NEED HELP WITH

Claims, surveys, boundaries & maps

Bureau of Lands and Surveys (incl. Land Registration Office)

P.O. Box 100, Koror · (680) 488-2332 / 3064 · fax
488-3195 · blsbelau@gmail.com · [palaugov.pw](mailto:blsbelau@gmail.com)

I NEED HELP WITH

Free legal help (if you can't afford a lawyer)

Micronesian Legal Services Corporation (MLSC), Palau office

Main Street, Koror · palau@mlscnet.org · Mon–Fri
8am–5pm · micronesianlegal.org · Phone: the
Judiciary lists **488-2473 / 2474**; MLSC's own page
shows (671) numbers. **Unconfirmed**, so call the
Judiciary number first.

Before you call: have the land name, lot or claim number, any lease offer, and the names of your clan's titleholders ready.

Palau

I NEED HELP WITH

**Checking a
foreign
investor**

Foreign Investment Board (FIB)

P.O. Box 1733, 3rd Floor, One-Stop Building, Koror ·
488-1135 / 2073 · fib@palaugov.org · palaugov.pw/fib

I NEED HELP WITH

**Public land in
Koror**

Koror State Public Land Authority (KSPLA)

(680) 488-2577 / 8435 · kspla@kororstate.org · listed
on palaugov.pw

I NEED HELP WITH

**National public
lands**

Palau Public Lands Authority (PPLA)

Trustee of national public lands. **No official website
found (Oct 2026); contacts unconfirmed.** Ask the
Bureau of Lands and Surveys to connect you.

I NEED HELP WITH

**Public land in
other states**

Your state public lands authority

Each state has its own. Ask your state government
office.

I NEED HELP WITH

Find a lawyer

Palau Bar Association

No website found; contacts unconfirmed. The
Judiciary keeps the list of Palau Bar members (ask the
Clerk of Courts).

Your family land folder

If the papers are lost, the family can lose its proof. Keep one folder for each piece of land.

1 The lease

Every page, signed, plus any changes (variations) and renewals.

2 Title or land record

Registration certificate, land register extract or Land Court case numbers, lot and claim numbers.

3 Survey map

The official plan showing borders and size.

4 Rent receipts

Every payment: date, amount and who received it.

5 Family / clan agreements

Meeting minutes, consent forms and agreements on sharing rent.

6 Official letters

All letters and emails to and from the Land Court, the Bureau of Lands and Surveys, the FIB or the investor.

7 Owner IDs & family tree

A list of owners and heirs, with ID copies and contact details.

8 Photos of the land

Dated photos of boundaries, buildings and the land's condition at the start.

Prove your family's connection *Rechad*

Land Court cases come down to proof: who held the land, and how you connect to them.

1 • Certificates

Birth and death certificates for each generation. The Clerk of Courts in Koror issues certified copies (off-island requests cost more).

2 • Clan history

Write down the clan and lineage, the titleholders, and who lived on and used each piece of land.

3 • Court papers

Keep every Land Court determination, certificate of title and survey map.

4 • Lease papers

Keep every offer, meeting note and signed lease, with who agreed.

Write it down now, while elders can still tell the story: names, lines, boundaries, graves and the history of each piece of land.

Sources: Judiciary FAQ (birth and death certificates); palaugov.pw Land Registration Office.

Scan it, store it, share it

1 • Scan with your phone

Use a free scanning app, the “Scan documents” option in iPhone Notes, or the scan button in the Google Drive app. Scan every page, flat and in good light.

2 • Store it privately

Keep a private shared folder in Google Drive or iCloud. Share it only with trusted family, never publicly.

3 • Name files clearly

Year-month-day, then land, then document: **2026-10-14_Lot-123_Lease-signed.pdf**

4 • Two or more keepers

Give access to at least two trusted people, one at home and one overseas, so the papers survive any one loss.

Originals: keep them dry in a sealed waterproof bag, in a cyclone-safe and flood-safe place, off the floor. Make copies before lending papers to anyone.

Key dates tracker

Date	Land / lease	What happens
Start date		
Rent review 1		
Rent review 2		
Renewal deadline		
End date		

FILL IN & KEEP

Our Land Record

Name of land / plot

State, hamlet, lot no.

Clan / lineage / titleholder

Land Court case / title no.

Size (hectares / acres)

Survey plan number

The lease

Lessee (tenant) name

Their contact

Start date

End date

Rent amount & how often

Rent review dates

Premium paid? To whom?

Who receives the rent

Our people

Folder keeper 1 (home)

Folder keeper 2 (overseas)

Land Court / Bureau of Lands contact

Lawyer / legal aid contact

Where the originals are kept

Notes

Lease Check

Tick every box **before** anyone signs. If you can't tick one, stop and ask for help (Section 3).

- ☐ We have **not** been rushed. We took time to think and talk.
- ☐ The **whole family** (all owners or their representatives) has met and agreed, and it is written down.
- ☐ We have a **full written copy** of the lease, in a language we understand.
- ☐ We checked with **the Land Court clerk**.
- ☐ We got **independent legal advice** (not the investor's lawyer).
- ☐ We know **how long** the lease is, and when it ends or can be renewed.
- ☐ The rent has **reviews** at least every 3 to 5 years.
- ☐ We know about any **premium**, and who receives the money.
- ☐ The tenant **cannot sell or sublease** without our written consent.
- ☐ It says what happens to **buildings** and the **land's condition** at the end.
- ☐ **Sacred places**, graves and water are protected.
- ☐ Promises (jobs, roads, school fees) are **written in the lease**.
- ☐ We will **keep copies** in our land folder, held by two or more people.

General information, not legal advice. Talk to the Land Court clerk or a lawyer before signing.

A note for the diaspora

Whether you are in Auckland, Brisbane, Guam, Honolulu or the US mainland, you can protect home land from far away.

You are an owner too

Living abroad does not by itself end your place in your clan. But stay in touch, so you are told and asked when land decisions are made. Stay in touch and stay informed.

Join by video

Ask for family meetings by video call, so you can hear and speak. Ask for minutes.

Help read the papers

If you read English well, help elders understand, in Palauan. But leave the decisions to the family.

Fund advice, not pressure

Offer to pay for independent legal advice or a valuation, rather than pushing for one choice.

Be a buyer

Buy family products, and help with online sales, shipping and marketing abroad.

Be a keeper

Hold a copy of the land folder safely overseas.

THANK YOU

Sulang • Ke kmal mesaul

Our land is not only something we own. It is who we are. Take your time, talk together, ask questions, and choose what is best for the generations still to come.

This guide is free. Please **print it, share it, and read it aloud** at your family, church and village meetings.



Free planning tools
pasifikaplanning.com



Follow
[@projectspossible](https://twitter.com/projectspossible)

Blake Soifua • Projects Possible

General information, not legal advice. Talk to the Land Court clerk or a lawyer before signing. Information was checked in October 2026, but laws and contacts change. Please confirm with the official office.

Sources & notes

Constitution

Constitution of Palau Art XIII ss 8, 10; Second Constitutional Convention CP 2-271 (WIPO Lex, PacLII); Bennardo, 12 APLPJ (2011).

Courts & custom

Palau Judiciary annual report and FAQ (palaucourts.gov.pw); Trust Territory High Court: Gibbons v. Kisaol (1955), Ngiruhelbad v. Merii 1 TTR 367 (1958), Techekii v. Ngoriyakl (1963), Beans v. Mesechebal (1980).

Public lands

Koror KSPL K8-206-2009 (kororstategov.com); Island Times (islandtimes.org) reports on 35 PNC § 1304(b), PPLA quitclaims and 35 PNC § 215; Island Times, Soweï Clan lawsuit.

Language

tekinged.com, Common Palauan Phrases; Honorary Consulate-General of Palau in Belgium, Useful Palauan Phrases.

Help contacts

palaugov.pw (Bureau of Lands and Surveys, Land Registration Office, FIB, Koror State); palaucourts.gov.pw; micronesianlegal.org (checked Oct 2026).

Websites and contact details were checked in October 2026. Where we could not find an official site or confirm a contact, it is marked unconfirmed. The rent example is an illustration only. Points we could not verify from an official source are marked or left out. Free to share; please don't sell it.