



National Gazette

PUBLISHED BY AUTHORITY

(Registered at the General Post Office, Port Moresby, for transmission by post as a Qualified Publication)

No. G36]

PORT MORESBY, MONDAY, 19th MARCH

[2001

Land Act 1996

LAND AVAILABLE FOR LEASING OTHER THAN FOR AN URBAN DEVELOPMENT LEASE

A. APPLICANT:

Applicants or Tenderers should note—

1. Full name (block letters), occupation and address;
2. If a Company, the proper Registered Company name and address of the Company representative;
3. If more than one person, the tenancy desired and, if tenancy in common, the division of shares.

Applicants or tenderers should note—

4. That a lease cannot be held in a name registered under the *Business Names Act* only; and
5. That in the case of death in joint tenancy, the deceased partner's interest vests in the surviving partner and, in the case of tenancy in common, the deceased partner's interest vests in his estate.

B. TYPE OF LEASE:

Leases provided for a Business, Residence, Pastoral, Agricultural, Mission or Special Purposes. State Leases may be granted for a maximum period of 99 years. Applicants should note that, in the case of land within physical planning areas the purpose of the lease must be in accordance with the zoning requirements of the *Physical Planning Act*.

C. PROPOSED PURPOSES, IMPROVEMENTS, ETC:

The applicant or tenderer should provide fullest details (on attachment if necessary) of his proposal for the lease including information on—

1. Financial status or prospects;
2. Details of other land holdings in Papua New Guinea including approximate value of improvements to these holdings;
3. Approximate value and type of proposed improvements to the land applied for;
4. Experience and abilities to develop the land;
5. Any other details which would support the application.

D. DESCRIPTION OF LAND:

To be used only when NOT in response to an advertisement. A brief description giving area and locality is required. A sketch plan should be provided on an attachment. Where possible the land parcel should be identified on a map published by the Department of Lands & Physical Planning.

Land Available for Leasing other than for an Urban Development Lease—continued

In the case of Tenders or an advertisement of land available for leasing the description is to be inserted in the column provided under the heading "Tender or Land Available Preference".

E. TENDER OF LAND AVAILABLE PREFERENCE:

The preference should be clearly indicated. In cases where there are more than 20 preferences the additional preferences may be shown on attachment. The "Description" should give the Lot and Section number or the Portion number as shown in the *Gazette*. The "Amount Offered" column need only be completed in the case of tenders.

F. TENDERERS:

Tenderers should take particular note that a tender for an amount less than the reserve price is invalid and shall not be considered. The successful tenderer will be required to pay the full amount of the tender.

G. 1 All applications or tenders must be accompanied by a Registration of Application Fee. These are regulated as follows:—

	K		K
Residential high covenant	50.00	Mission Leases	20.00
Residential low-medium covenant	20.00	Agricultural Leases	20.00
Business and Special Purposes... ..	100.00	Pastoral Leases	20.00
Leases over Settlement land (Urban & Rural)	20.00		

2. Following the grant of the lease, an additional fee of K50 (preparation of lease fee), and if surveyed, the survey fee as prescribed and, in the case of tender, the amount of the tender shall be payable within two months from the date of grant, ie. from the date of gazettal of the recommended lease holder in the *PNG National Gazette*.

3. If not surveyed, the payment of survey fee may be deferred until survey.

NOTE: If more than one block is required an additional Application Fee for each additional block must be paid.

GENERAL:

1. All applications must be lodged with the Secretary of Lands & Physical Planning;
2. All applications will be considered by the Land Board at a date which will be notified to the applicant and in the *National Gazette*.

Closing Date: 3.00 p.m. on 18th April, 2001

TENDER No. 333/2001—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—SOUTHERN REGION

RESIDENCE (SETTLEMENT) LEASE

Location: Allotment 53, Section 4, Bomana (8 Mile).

Area: 0.0451 Hectares.

Annual Rent 1st 10 Years: K50.

Reserve Price: K1,000.

Improvements and Conditions: The lease shall be subject to the following conditions:

- (a) The lease shall be bona fide for Residence purposes;
- (b) The lease shall be for a term of 99 years;
- (c) Rent shall be re-assessed by the due process of law;
- (d) Improvements being buildings for Residence purposes to a minimum value of ten thousand (K10,000) kina shall be erected on the land within three (3) years from the date of registration of title and these or similar improvements to the same minimum value for the same purposes shall be maintained thereon in good repair and condition during the currency of lease;
- (e) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Note: The reserve price is the minimum amount which will be accepted for tender. This amount or any higher amount will be paid by the successful applicant prior to the issuance of a State Lease.

* Application is open only to the current licence holder or occupier of the above property.

Copies of the tender will be displayed on the Notice Board at Central Province Office Konedobu, National Capital District Commission, Waigani and also at Department of Lands & Physical Planning on the 2nd Floor of Aopi Centre, Waigani Drive.