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PORT MORESBY, TUESDAY, 7th OCTOBER

[2014

Land Act No.45 of 1996

NOTICE OF COMPULSORY ACQUISITION OF LEASE UNDER SECTION 12(1)(C)

I, Romilly Kila Pat, a delegate of the Minister for Lands & Physical Planning, by virtue of the powers conferred by Section 12 of the *Land Act* No. 45 of 1996, as amended and all other powers me enabling hereby, declare that a legal estate being a ninety-nine (99) year lease of the land specified in the Schedule hereto is acquired by compulsory process for the purpose of;

The special reasons attached to this decision are as follows

- (1) An orderly process was applied in accordance with the *Land Act* 1996 allowing a Land Investigating Report being executed by the Central Provincial administration with respect to the purchase of Portion 2715C Milinch of Granville described in the Schedule below.
- (2) The Mase family of Geabada clans from Tubusereia village in the Hiri District of Central Province is the principle landowning group over land prescribed in the Schedule below who have agreed to transfer the land state and lease it for a period of 99 years.
- (3) A local developer known to be married into the Mase family of Geabada clan put up substantial amount of improvements on the subject land to service the traveling public on the Magi highway estimated to be worth K5 Million for business and commercial purposes as well as residential. Improvements consist of a Fuel Service Station, A Tyre Shop, A Liquor shop and a Residence.

SCHEDULE

All that piece of land consisting an area of 0.530 hectares or thereabouts being part of a customary land called Gohu and described as Portion 2715C Milinch of Granville, Fourmil of Moresby, Central Province, commencing at a point being the northeastern-most corner of the subject Portion 2715C on a part left side of Magi Highway also being a point known as survey station 01 on elongation to PRM 1x by broken lines bearing 75 degrees 20 minutes 40 seconds for 20.70 metres crossing the 20 metre wide Magi highway road as depicted on Plan catalogue number 49/3194 bounded thence by the said station 01 generally on the northern, western, southern and eastern boundaries of the said Portion 2715C by straight lines respectively bearing 75 degrees 20 minutes 40 seconds for 92.95 metres to a point being

Notice of Compulsory Acquisition of Lease Under Section 12 (1) (c)—*continued*

Schedule—*continued*

station 04 bounded thence by a straight line bearing 348 degrees 06 minutes 00 seconds for 56.90 metres to a point being station 03 bounded thence again by a straight line bearing 253 degrees 00 minutes 20 seconds for 100.50 metres bounded thence again by a straight line bearing 160 degrees 13 minutes 00 seconds for 52.95 metres to the point of commencement be the said several dimensions all a little more or less and all bearings Grid North as delineated on cadastral plan catalogue number 49/3194 in the Department of Lands and physical Planning, Port Moresby, National Capital District.

Land File (s): 04116/2715C

Dated this 23rd day of September, 2014.

R. KILA PAT,
Delegate of the Minister for Lands and Physical Planning.

Land Act No.45 of 1996

CERTIFICATION UNDER SECTION 13(6)

I, Romilly Kila Pat, a delegate of the Minister for Lands & Physical Planning, by virtue of the powers conferred by Sections 13(6) of the *Land Act* No.45 of 1996, as amended and all other powers me enabling hereby, certify that there are special reasons why Section 13 of the *Land Act* No. 45 of 1996 as amended should not apply to the land described in the Schedule;

The special reasons attached to this decision are as follows. The land is customary owned and subject to group ownership.

- (1) An orderly process exist in accordance with the *Land Act* 1996 allowing a Land Investigation Report being executed by the Central Provincial Administration with respect to the purchase of Portion 2715C, Milinch of Granville described in the Schedule below.
- (2) The Mase family of Geabada clans from Tubusereia village in the Hiri District of Central Province is the principle landowning group over land prescribed in the Schedule below who have agreed to transfer the land to the state and lease it for a period of 99 years.
- (3) A local developer known to be married into the Mase family of Geabada clan put up substantial amount of improvements on the subject land to service the traveling public on the Magi highway estimated to be worth K5 Million for business and commercial purposes as well as residential. Improvements consist of a Fuel Service Station, A Tyre Shop, A Liquor shop and a Residence.

SCHEDULE

All that piece of land containing an area of 0.530 hectares or thereabouts being part of a customary land called Gohu and described as Portion 2715C Milinch of Granville, Fourmil of Moresby, Central Province, commencing at a point being the northeastern-most corner of the subject Portion 2715C on a part left side of Magi Highway also being a point known as survey station 01 on elongation to PRM 1x by broken lines bearing 75 degrees 20 minutes 40 seconds for 20.70 metres crossing the 20 metre wide Magi highway road as depicted on Plan Catalogue number 49/3194 bounded thence by the said station 01 generally on the northern, western, southern and eastern boundaries of the said Portion 2715C by straight lines respectively bearing 75 degrees 20 minutes 40 seconds for 92.95 metres to a point being station 04 bounded thence by a straight line bearing 348 degrees 06 minutes 00 second for 56.90 metres to a point being station 03 bounded thence again by a straight line bearing 253 degrees 00 minutes 20 seconds for 100.50 metres bounded thence again by a straight line bearing 160 degrees 13 minutes 00 second for 52.95 metres to the point of commencement be the said several dimensions all a little more or less and all bearings Grid North as

Notice of Compulsory Acquisition of Lease Under Section 12 (1) (c)—*continued*

Schedule—*continued*

delineated on cadastral plan catalogue number 49/3194 in the Department of Lands and Physical Planning, Port Moresby, National Capital District.

Land File (s): 04116/2715C

Dated this 23rd day of September, 2014.

R. KILA PAT,
Delegate of the Minister for Lands and Physical Planning.