



National Gazette

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Land Act 1996

LAND AVAILABLE FOR LEASING

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.

Land Available for Leasing—continued**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.

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. TOWN SUBDIVISION LEASES:

In addition to the requirements of the relevant sections above, an applicant or tenderer for a Town Subdivision Lease shall submit:

- (i) A preliminary proposal for the subdivision.
- (ii) A preliminary sketch plan of the proposed subdivision.
- (iii) Provisional proposals for subdivision surveys and installation of roads and drainage.

H. FEES:

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 therecommended 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*.

Land Available for Leasing—*continued*

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 12th October, 2016)

**TENDER No. 008/2016—SOROVI COMMUNITY CENTRE—ORO PROVINCE—
(NORTHERN REGION)****BUSINESS (COMMERCIAL) LEASE**

Location: Allotment 5 Section 5.

Area: 0.1834 ha.

Annual Rental 1st 10 Years: K275.00 p/a

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

- (a) Survey;
- (b) The lease shall be bona fide for Business (Commercial) Purposes;
- (c) The lease shall be for a term of Ninety-nine (99) years;
- (d) Rent shall be re-assessed every ten (10) years;
- (e) Improvements being buildings for Business (Commercial) Purposes to a minimum value as to be decided by the Land Board shall be erected on the land within three (3) years from date of grant and these similar improvements to the value to be maintained thereon in good repair during the currency of the lease;
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Copies of Tender Number: 007/2016 and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Waigani; the Provincial Administration Notice Board, Popondetta; the Provincial Lands Division, Popondetta; the District Administration Notice Board, Sorovi and the Sorovi Local Level Council Chambers, Sorovi, Oro Province.

They may also be examined in the Land Allocation Sections (Northern Region) of the Department of Lands & Physical Planning, Head Office, (Ground Floor, Eda Tano House), Waigani, National Capital District.

Any interested applicants are required to first consult the Land Allocation Section of the Department of Lands & Physical Planning before lodging formal applications.

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 12th October, 2016)

**TENDER No. 010/2016—TOWN OF WEWAK (BORAM)—EAST SEPIK PROVINCE—
(NORTHERN REGION)****RESIDENCE (HIGH COVENANT) LEASE**

Location: Allotment 18 Section 3 (Boram).

Area: 0.1950 ha.

Annual Rental 1st 10 Years: K750.00

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

- (a) Survey;
- (b) The lease shall be bona fide for a Residence (High Covenant) Purposes;
- (c) The lease shall be for a term of Ninety-nine (99) years;
- (d) Rent shall be re-assessed every ten (10) years;
- (e) Improvements being buildings for a Residence (High Covenant) purposes to a minimum value as to be decided by the Land Board shall be erected on the land within five (5) years from date of grant and these or similar improvements to the same value to be maintained thereon in good repair during the currency of the lease;
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Copies of Tender Number: 010/2016 and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Eda Tano Haus (Ground Floor), Waigani and the East Sepik Provincial Administration Office and Division of lands Office, Wewak, East Sepik Province.

They may also be examined in the Land Allocation Section (Northern Region) of the Department of Lands & Physical Planning, Head Office, (Ground Floor, Eda Tano House), Waigani, National Capital District.

Any interested applicants are required to first consult the Land Allocation Section of the Department of Lands & Physical Planning before lodging formal applications.

Land Available for Leasing—continued*(Closing date: Tender closes at 3.00 p.m. on Wednesday, 12th October, 2016)***TENDER No. 021/2016—CITY OF PORT MORESBY (GEREHU 3B)—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)****URBAN DEVELOPMENT LEASE (UDL—RESIDENTIAL ZONE)**

Location: Portion 3112, Milinch Granville, Fourmil Moresby, NCD.

Area: 2.751 Hectares.

Annual Rental 1st 10 Years: K1, 650.00

Urban Development Lease Improvements: The lease shall be subject to the following terms and conditions:—

- (a) Survey shall be at the Lessee's expenses;
- (b) The lease shall be for a term of five (5) years;
- (c) Rent shall be paid at a rate of one (1) per centum of the unimproved capital value per annum;
- (d) Excision of easements for electricity, water, sewerage, drainage and telephone;
- (e) Roads and associated drainage, cultivating, shoulders and invert, water reticulation and sewerage, shall be constructed in accordance with and specifications prepared by a competent engineer and submitted to and approved by the Water PNG Ltd Engineer.
- (f) Electricity reticulation shall be constructed in accordance with the plans and specifications as laid down by the PNG Power Limited.
- (g) Telecommunication reticulation shall be constructed in accordance with the plans and specifications as laid down by Telikom Limited (PANGTEL).
- (h) The infrastructure development shall be open at all reasonable times for inspection by the Chief Physical Planner or his delegate, the surveyor-General or his delegate, an Engineer from Office of Works or the Water PNG Ltd or his delegate and staff of water Board, the PNG Power Limited and Telikom Limited;
- (i) Upon surrender of part or if the whole of the lease in accordance with the provisions of Section 110 of the *Land Act 1996*;
 - (1) All roads and drainage reserves shall become the property of the State following acceptance by the Water PNG Ltd and Department of Works Engineer's of all these services after six (6) months maintenance period by the lessee from the date of surrender.
 - (2) All water supply and sewerage reticulation services shall become the property of Water PNG Ltd on behalf of the State;
 - (3) All electricity reticulation services shall become the property of PNG Power Limited, on behalf of the State;
 - (4) All telecommunication reticulation shall become the property of Telikom Limited, on behalf of the State;
- (j) New leases to issue subsequent to the surrender of part or the whole of the Urban Development Lease shall commence on the date of acceptance of surrender and shall be subject to the completion of all infrastructure development as certified by the Chief Physical Planner or his delegate, an Engineer from the National Capital District or his delegate, stall from the Water PNG Ltd and PNG Power Ltd;
- (k) The lessee shall not sell or transfer the lease or an interest thereon as a part of a business undertaking, including the sale of a Company or Corporation under which the land has been leased to unless all the terms and conditions of the infrastructure is fully completed; and
- (l) Where a Company or a Corporation is due to be sold, transferred or liquidated any unimproved leases held by such a Company or Corporation shall in the first instance become forfeited to the State forthwith.
- (m) All other uses such as Public Utility, Open Space, Industrial, Commercial or Public Institutions uses shall be automatically transferred to the State (Department of Lands & Physical Palnning Office to advertise and tender for the public.

Land Available for Leasing—*continued*

Copies of Tender Number: 021/2016 and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning Office, Waigani; Alienated Lands Division (Ground Floor, Eda Tano House), Waigani, National Capital District.

They may also be examined in the Land Allocation Section (Southern Region) of the Department of Lands & Physical Planning Headquarters (Ground Floor, Eda Tano House), Waigani, National Capital District.

Any interested applicants are required to first consult the Land Allocation Section of the Department of Lands & Physical Planning before lodging formal applications.

Land Act No. 45 of 1996

NOTICE UNDER SECTION 77

I, **LUTHER SIPISON**, a Delegate of the Minister for Lands and Physical Planning, by virtue of the powers conferred under Section 77 of the *Land Act* No. 45 of 1996 and all other powers me enabling hereby **extinguish** the rights of: **The Manager, Chimbu Holdings Pty Ltd, P.O. Box 125, Kundiawa** to lease the land described in the Schedule.

SCHEDULE

A grant of an application in respect of **Allotment 011, Section 041, TOWN OF KUNDIAWA, SIMBU PROVINCE** being whole of the land more particularly described in the Department of Lands & Physical Planning File Reference: **JG/041/011**.

Dated this 19th day of April, 2016.

L. SIPISON,
A Delegate of the Minister for Lands and Physical Planning.

Land Act No. 45 of 1996

NOTICE UNDER SECTION 77

I, **LUTHER SIPISON**, a Delegate of the Minister for Lands and Physical Planning, by virtue of the powers conferred under Section 77 of the *Land Act* No. 45 of 1996 and all other powers me enabling hereby **extinguish** the rights of: **The Manager, Chimbu Holdings Pty Ltd, P.O. Box 125, Kundiawa** to lease the land described in the Schedule.

SCHEDULE

A grant of an application in respect of **Allotment 012, Section 041, TOWN OF KUNDIAWA, SIMBU PROVINCE** being whole of the land more particularly described in the Department of Lands & Physical Planning File Reference: **JG/041/012**.

Dated this 19th day of April, 2016.

L. SIPISON,
A Delegate of the Minister for Lands and Physical Planning.

Land Act No. 45 of 1996

NOTICE UNDER SECTION 77

I, **LUTHER SIPISON**, a Delegate of the Minister for Lands and Physical Planning, by virtue of the powers conferred under Section 77 of the *Land Act* No. 45 of 1996 and all other powers me enabling hereby **extinguish** the rights of: **Gabriel Brawa, P.O. Box 512, Kundiawa, Simbu Province** to lease the land described in the Schedule.

SCHEDULE

A grant of an application in respect of **Allotment 002, Section 033, TOWN OF KUNDIAWA, SIMBU PROVINCE** being whole of the land more particularly described in the Department of Lands & Physical Planning File Reference: **JG/033/002**.

Dated this 19th day of April, 2016.

L. SIPISON,
A Delegate of the Minister for Lands and Physical Planning.

Land Act 1996

NOTICE UNDER SECTION 72(A)

I, **BENNY ALLAN**, Minister for Lands & Physical Planning by virtue of the powers conferred by Section 72(D) of the *Land Act 1996* and all other powers me enabling, hereby directly grant Special purpose Leases (Public Institution) pursuant to Section 100 of *Land Act 1996* to the land described in the Schedule referred to hereunder.

The special reason being that the applicant—**ENGA PROVINCIAL GOVERNMENT** required this parcels of land for a Special Purpose Lease for Public Institution purposes (Provincial Hospital) and ancillary uses.

SCHEDULE

All that parcel known as, Allotment/Portion: 514 Section/ Milinch: Wapenamanda, Town/Fourmil: Wabag, Enga Province. **Land File: 08380/0514**. Land Area: 3.57 hectares depicted under Survey Plan Catalogue No: 10/614.

Dated this 19th day of September, 2016.

Hon. B. ALLEN, MP,
Minister for Lands and Physical Planning.

Land Act 1996

NOTICE UNDER SECTION 72(A)

I, **BENNY ALLAN**, Minister for Lands & Physical Planning by virtue of the powers conferred by Section 72(D) of the *Land Act 1996* and all other powers me enabling, hereby directly grant Special purpose Leases (Public Institution) pursuant to Section 100 of *Land Act 1996* to the land described in the Schedule referred to hereunder.

The special reason being that the applicant—**ENGA PROVINCIAL GOVERNMENT** required this parcels of land for a Special Purpose Lease for Public Institution purposes (Provincial Hospital) and ancillary uses.

SCHEDULE

All that parcel known as, Allotment/Portion: 605 Section/ Milinch: Wapenamanda, Town/Fourmil: Wabag, Enga Province. **Land File: 08380/0605**. Land Area: 1.07 hectares depicted under Survey Plan Catalogue No: 10/882.

Dated this 19th day of September, 2016.

Hon. B. ALLEN, MP,
Minister for Lands and Physical Planning.

Land Act 1996

NOTICE UNDER SECTION 72(A)

I, **BENNY ALLAN**, Minister for Lands & Physical Planning by virtue of the powers conferred by Section 72(D) of the *Land Act 1996* and all other powers me enabling, hereby directly grant Special purpose Leases (Public Institution) pursuant to Section 100 of *Land Act 1996* to the land described in the Schedule referred to hereunder.

The special reason being that the applicant—**ENGA PROVINCIAL GOVERNMENT** required this parcels of land for a Special Purpose Lease for Public Institution purposes (Provincial Hospital) and ancillary uses.

SCHEDULE

All that parcel known as, Allotment/Portion: 584 Section/ Milinch: Wapenamanda, Town/Fourmil: Wabag, Enga Province. **Land File: 08380/0584**. Land Area: 33.95 hectares depicted under Survey Plan Catalogue No: 10/714.

Dated this 19th day of September, 2016.

Hon. B. ALLEN, MP,
Minister for Lands and Physical Planning.

Land Act 1996

NOTICE UNDER SECTION 72(A)

I, **BENNY ALLAN**, Minister for Lands & Physical Planning by virtue of the powers conferred by Section 72(D) of the *Land Act* 1996 and all other powers me enabling, hereby directly grant Special purpose Leases (Public Institution) pursuant to Section 100 of *Land Act* 1996 to the land described in the Schedule referred to hereunder.

The special reason being that the applicant—**ENGA PROVINCIAL GOVERNMENT** required this parcels of land for a Special Purpose Lease for Public Institution purposes (Provincial Hospital) and ancillary uses.

SCHEDULE

All that parcel known as, Allotment/Portion: 585 Section/ Milinch: Wapenamanda, Town/Fourmil: Wabag, Enga Province. **Land File: 08380/0585**. Land Area: 1.42 hectares depicted under Survey Plan Catalogue No: 10/714.

Dated this 19th day of September, 2016.

Hon. B. ALLEN, MP,
Minister for Lands and Physical Planning.

Land Act 1996

NOTICE UNDER SECTION 72(A)

I, **BENNY ALLAN**, Minister for Lands & Physical Planning by virtue of the powers conferred by Section 72(D) of the *Land Act* 1996 and all other powers me enabling, hereby directly grant Special purpose Leases (Public Institution) pursuant to Section 100 of *Land Act* 1996 to the land described in the Schedule referred to hereunder.

The special reason being that the applicant—**ENGA PROVINCIAL GOVERNMENT** required this parcels of land for a Special Purpose Lease for Public Institution purposes (Provincial Hospital) and ancillary uses.

SCHEDULE

All that parcel known as, Allotment/Portion: 586 Section/ Milinch: Wapenamanda, Town/Fourmil: Wabag, Enga Province. **Land File: 08380/0586**. Land Area: 0.29 hectares depicted under Survey Plan Catalogue No: 10/714.

Dated this 19th day of September, 2016.

Hon. B. ALLEN, MP,
Minister for Lands and Physical Planning.

Land Act 1996

NOTICE UNDER SECTION 72(A)

I, **BENNY ALLAN**, Minister for Lands & Physical Planning by virtue of the powers conferred by Section 72(D) of the *Land Act* 1996 and all other powers me enabling, hereby directly grant Special purpose Leases (Public Institution) pursuant to Section 100 of *Land Act* 1996 to the land described in the Schedule referred to hereunder.

The special reason being that the applicant—**ENGA PROVINCIAL GOVERNMENT** required this parcels of land for a Special Purpose Lease for Public Institution purposes (Provincial Hospital) and ancillary uses.

SCHEDULE

All that parcel known as, Allotment/Portion: 591 Section/ Milinch: Wapenamanda, Town/Fourmil: Wabag, Enga Province. **Land File: 08380/0591**. Land Area: 23.18 hectares depicted under Survey Plan Catalogue No: 10/810.

Dated this 19th day of September, 2016.

Hon. B. ALLEN, MP,
Minister for Lands and Physical Planning.
