



National Gazette

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[2002

Land Act (Chapter 185)

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 are Business, Residence, Pastoral, Agricultural, Mission, Special Purposes and Town Subdivision Leases. With the exception of Town Subdivision Leases, State Leases may be granted for a maximum period of 99 years. Town Subdivision Leases have a maximum duration of 5 years.

Applicants should note that, in the case of town land the purpose of the lease must be in accordance with the zoning as declared under the *Town 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 in 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 Lands Department.

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.

Land Available for Leasing—*continued***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 as follows:

		K			K
(i)	Town Subdivision Lease	500.00	(v)	Leases over Settlement land (Urban & Rural)	10.00
(ii)	Residential high covenant	50.00	(vi)	Mission Leases	10.00
(iii)	Residential low-medium covenant	20.00	(vii)	Agricultural Leases	10.00
(iv)	Business and Special Purposes	100.00	(viii)	Pastoral Leases	10.00

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, i.e. 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.

I. GENERAL:

1. All applications must be lodged with the Secretary of Lands;
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:—Tender closes at 3.00 p.m. on Wednesday, 13th March, 2002)

TENDER No. 6/2002—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)

BUSINESS (COMMERCIAL) LEASE

Location: Allotment 3, Section 389, Hohola (Waigani Drive).

Area: 3.9300 Hectares.

Annual Rent: K98,610.00

Reserve Price: K1,972,200.00.

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

- (a) The lease shall be bona fide for Business (Commercial) purposes;
- (b) The lease shall for a term of ninety-nine (99) years;
- (c) Rent shall be reassessed by the due process of law;
- (d) Improvements being buildings for Business (Commercial) purposes to a minimum value of One Million Nine Hundred Seventy-Two Thousand Two Hundred (K1,972,200.00) kina shall be erected on the land within two (2) years from the registration of the title and these or similar improvements to the same minimum value for the same purposes shall be maintained thereon in good repair during the currency of the lease;
- (e) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Note: The reserve price is the minimum amount which will be paid by the successful applicant prior to the issuance of a State Lease.

Copies of Tender No. 6/2002 will be displayed on the Notice Board at Department of Lands & Physical Planning Headquarters on the 2nd Floor of Aope Centre, Waigani, Central Province Konedobu and National Capital District Commission, Waigani.

Land Available for Leasing—continued*(Closing date:—Tender closes at 3.00 p.m. on Wednesday, 13th March, 2002)***TENDER No. 7/2002—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)****BUSINESS (COMMERCIAL) LEASE**

Location: Allotment 4, Section 389, Hohola (Waigani Drive).

Area: 1.102 Hectares.

Annual Rent: K20,965.00

Reserve Price: K419,300.00.

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

- (a) The lease shall be bona fide for Business (Commercial) purposes;
- (b) The lease shall for a term of ninety-nine (99) years;
- (c) Rent shall be reassessed by the due process of law;
- (d) Improvements being buildings for Business (Commercial) purposes to a minimum value of Five Hundred Thousand (K500,000.00) kina shall be erected on the land within two (2) years from the registration of the title and these or similar improvements to the same minimum value for the same purposes shall be maintained thereon in good repair during the currency of the lease;
- (e) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Note: The reserve price is the minimum amount which will be paid by the successful applicant prior to the issuance of a State Lease.

Copies of Tender No. 7/2002 will be displayed on the Notice Board at Department of Lands & Physical Planning Headquarters on the 2nd Floor of Aope Centre, Waigani, Central Province Konedobu and National Capital District Commission, Waigani.

*(Closing date:—Tender closes at 3.00 p.m. on Wednesday, 13th March, 2002)***TENDER No. 8/2002—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)****RESIDENCE (HIGH COVENANT) LEASE**

Location: Allotment 5, Section 389, Hohola (Waigani Drive).

Area: 1.7490 Hectares.

Annual Rent: K13,000.00

Reserve Price: K260,000.00.

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

- (a) The lease shall be bona fide for Residence (High Covenant) purposes;
- (b) The lease shall for a term of ninety-nine (99) years;
- (c) Rent shall be reassessed by the due process of law;
- (d) Improvements being buildings for Residence (High Covenant) purposes to a minimum value of Three Hundred Thousand (K300,000.00) kina shall be erected on the land within two (2) years from the registration of the title and these or similar improvements to the same minimum value for the same purposes shall be maintained thereon in good repair during the currency of the lease;
- (e) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Note: The reserve price is the minimum amount which will be paid by the successful applicant prior to the issuance of a State Lease.

Copies of Tender No. 8/2002 will be displayed on the Notice Board at Department of Lands & Physical Planning Headquarters on the 2nd Floor of Aope Centre, Waigani, Central Province Konedobu and National Capital District Commission, Waigani.

*(Closing date:—Tender closes at 3.00 p.m. on Wednesday, 13th March, 2002)***TENDER No. 9/2002—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)****BUSINESS (COMMERCIAL) LEASE**

Location: Allotment 6, Section 389, Hohola (Waigani Drive).

Area: 0.6000 Hectares.

Annual Rent: K7,180.00

Reserve Price: K143,600.00.

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

- (a) The lease shall be bona fide for Business (Commercial) purposes;
- (b) The lease shall for a term of ninety-nine (99) years;
- (c) Rent shall be reassessed by the due process of law;
- (d) Improvements being buildings for Business (Commercial) purposes to a minimum value of One Hundred and Fifty Thousand (K150,000.00) kina shall be erected on the land within two (2) years from the registration of the title and these or similar improvements to the same minimum value for the same purposes shall be maintained thereon in good repair during the currency of the lease;
- (e) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Note: The reserve price is the minimum amount which will be paid by the successful applicant prior to the issuance of a State Lease.

Copies of Tender No. 9/2002 will be displayed on the Notice Board at Department of Lands & Physical Planning Headquarters on the 2nd Floor of Aope Centre, Waigani, Central Province Konedobu and National Capital District Commission, Waigani.

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