



# National Gazette

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**[2014**

**THE PAPUA NEW GUINEA NATIONAL GAZETTE**

The Papua New Guinea National Gazette is published sectionally in accordance with the following arrangements set out below.

**THE PUBLIC SERVICES ISSUE.**

The Public Services Issue contains notices concerning vacancies, transfers and promotions within the National Public Service. These issues are published monthly in the first week of each month.

Single copies may be obtained from the Government Printing Office, Muruk Haus, Kumul Avenue, Waigani, for K2.00 each.

**THE GENERAL NOTICES ISSUE.**

The General Notices Issue includes the date of the sittings of the National Parliament; Legislation (Acts assented to, Statutory Rules); Tenders etc. These issues are published weekly at 11.30 a.m. on Thursday.

Single copies may be obtained from the above address for K2.00.

**SPECIAL ISSUES.**

Special Issues are made on urgent matters as required. They are provided at no extra cost to subscribers.

Single copies may be purchased on the day of issue at the above address at the prices shown above for respective issues.

**SUBSCRIPTIONS.**

National Gazette	Papua New Guinea K	Asia - Pacific K	Other Zones K
General	165.00	278.25	278.25
Public Services	165.00	278.25	278.25

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Prices are for one copy for all issues throughout the year, and will include postage. Subscription fee must be paid in advance; it covers the period from January, 1st to December, 31st.

**PAYMENTS.**

Payments for subscription fees or publication of notices, must be payable to:—  
 Government Printing Office,  
 P.O. Box 1280,  
 Port Moresby.

**NOTICES FOR GAZETTAL.**

Notice for insertion in the General Gazette must be received at the Government Printing Office, P.O. Box 1280, Port Moresby, before 12.00 noon on Friday, preceding the day of publication.

All notices for whatever source, must have a covering instruction setting out the publication details required.

The notice must be an original. Photostat or carbon copies are not accepted.

The notice should be typewritten (double-spaced) and one side of the paper only. Signatures in particular, and proper names must be shown clearly in the text.

Copies submitted not in accordance with these instructions will be returned unpublished.

**PROCEDURES FOR GOVERNMENTAL SUBSCRIPTIONS.**

Departments are advised that to obtain the Gazettes they must send their requests to:

- (i) The Government Printing Office, P.O. Box 1280, Port Moresby, National Capital District.

**PUBLISHING OF SPECIAL GAZETTES.**

Departments authorising the publication of Special Gazettes are required to pay all printing charges under the instructions from the Manual of Financial Procedures Section 13.3, Subsection 11.

K. KAIAH,  
Government Printer.

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*Land Registration Act (Chapter 191)*

**ISSUE OF OFFICIAL COPY OF STATE LEASE**

NOTICE is hereby given that after the expiration of fourteen clear days from the date of publication of this Notice, it is my intention to issue an Official Copy of the State Lease referred to in the Schedule below under Section 162 of the *Land Registration Act* (Chapter 191), it having been shown to my satisfaction that the registered proprietor's copy has been lost or destroyed.

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SCHEDULE

Administrative Lease Volume 27 Folio 79 evidencing a leasehold estate in all that piece or parcel of land known as Portion 403, Milinch Kumbak, Wau, Morobe Province containing an area of 138.00 hectares more or less the registered proprietor of which is Riverside Coffee Limited.

Other Interests: Nil.

Dated this 24th day of January, 2014.

B. SAMSON,  
Acting Registrar of Titles.

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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.

Land Available for Leasing—*continued***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.

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, 7th May, 2014)***TENDER No. 029/2014—CITY OF PORT MORESBY (MATIROGO)—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)  
RESIDENCE (MEDIUM COVENANT) LEASE**

Location: Allotment 132, Section 37 (Rabiakini Settlement).

Area: 0.0401 Hectares.

Annual Rent 1st Ten (10) Years: K640.00 p/a.

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

- (a) Survey;
- (b) The lease shall be used bona fide for a Residence (Medium Covenant) Purposes;
- (c) The lease shall be for a term of Ninety-nine (99) years;
- (d) Rent shall be re-assessed after every ten (10) years;
- (e) Improvements being buildings for Residence (Medium 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 the date of grant and these or 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 No. 029/2014 and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Eda Tano Haus (Ground Floor), Waigani; the Provincial Administration Notice Board, Waigani; the Provincial Lands Division, Waigani and the National Capital District Authority Council Chamber, Waigani, National Capital District.

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

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

*Companies Act 1997*  
Company Number 1-16752

**NOTICE OF INTENTION TO REINSTATE A COMPANY  
REMOVED FROM THE REGISTER OF REGISTERED  
COMPANIES**

I, Ian Andrew Chow of P.O. Box 1880, Lae, Morobe Province, give notice that I intend to apply to the Registrar of Companies to reinstate Ventoulis Limited, a company that was removed from the Register of registered companies and give notice that my grounds of application will be that:—

1. I am a Director of Ventoulis Limited; and
2. The company is still carrying on business, at the time of the removal of the company from the Register; and
3. The company should not have been removed from the Register.

Dated this 18th day of February, 2014.

I.A. CHOW,  
Signature of person giving this Notice.

This Notice has been approved by the Registrar of Companies.

Dated this 11th day of April, 2014.

A. TONGAYU,  
Registrar of Companies.

*Note:*—A person may within one month after the publication of this Notice, lodge with the Registrar of Companies an objection and reasons thereof to the reinstatement of the defunct company in accordance with Section 378(3)(d) of the *Companies Act 1997*.

*Land Registration Act (Chapter 191)*

**ISSUE OF OFFICIAL COPY OF CERTIFICATE OF TITLE**

NOTICE is hereby given that after the expiration of fourteen clear days from the date of publication of this Notice, it is my intention to issue an Official Copy of the State Lease referred to in the Schedule below under Section 162 of the *Land Registration Act (Chapter 191)*, it having been shown to my satisfaction that the registered proprietor's copy has been lost or destroyed.

SCHEDULE

State Lease Volume 8 Folio 11 evidencing a leasehold estate in all that piece or parcel of land known as Portion 372, Milinch Kubak, Fourmil Wau, Morobe Province containing an area of 38.770 hectares more or less the registered proprietor of which is Riverside Coffee Limited.

Other Interest: Nil.

Dated this 24th day of February, 2014.

B. SAMSON,  
Acting Registrar of Titles.

*Land Registration Act (Chapter 191)*

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SCHEDULE

State Lease Volume 118 Folio 04 evidencing a leasehold estate in all that piece or parcel of land known as Portion 21, Milinch Kubak, Fourmil Wau, Morobe Province containing an area of 25.010 hectares more or less the registered proprietor of which is Riverside Coffee Limited.

Other Interest: Nil.

Dated this 24th day of February, 2014.

B. SAMSON,  
Acting Registrar of Titles.

*Land Registration Act (Chapter 191)*

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**SCHEDULE**

Administrative Lease Volume 34 Folio 64 evidencing a leasehold estate in all that piece or parcel of land known as Portions 8, 10, 22, 364 and 366, Milinch Kubak, Fourmil Wau, Morobe Province containing an area of 11.536 hectares more or less the registered proprietor of which is Ian Fraser and Janet Mary Fraser.

Other Interest: Nil.

Dated this 24th day of January, 2014

B. SAMSON,  
Acting Registrar of Titles.

*Land Registration Act (Chapter 191)*

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**SCHEDULE**

Administrative Lease Volume 21 Folio 199 evidencing a leasehold estate in all that piece or parcel of land known as Portion 406, Milinch Kubak, Fourmil Wau, Morobe Province containing an area of 69.404 hectares more or less the registered proprietor of which is Riverside Coffee Limited.

Other Interest: Nil.

Dated this 24th day of January, 2014.

B. SAMSON,  
Acting Registrar of Titles.