



National Gazette

PUBLISHED BY AUTHORITY

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

No. G591] PORT MORESBY, THURSDAY, 13th SEPTEMBER [2018

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, 10th October, 2018)

TENDER No. 009/2018 — OKAPA — EASTERN HIGHLANDS PROVINCE (HIGHLANDS REGION)

AGRICULTURE LEASE

Location: Portion 124 Milinch Okapa, Fourmil Markham

Area In Hectares: 44.1 Hectares.

Annual Rental 1st 10 Years: K11,050.00

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

- (a) Survey;
- (b) The lease shall be bona fide for Agriculture Lease Purposes;
- (c) The lease shall be for a term of Ninety-nine (99) years;
- (d) Rent shall be re-assessed after every (10) years;
- (e) Of the land suitable for cultivation, the following proportions shall be planted in a good and husband-like manner with a crop or crops of economic value of which shall be harvested regularly in accordance with sound commercial practice;

One-fifths in the period of five (5) years of the term;

Two-fifths in the period of ten (10) years of the term;

Three-fifths in the period of fifteen (15) years of the term;

Four-fifths in the period of twenty (20) years of the term;

And during the remainder of the term, four-fifths of the land suitable shall be kept planted;

- (f) Provided always that if at the end of the first two (2) years of the term of the lease, it appears that reasonable efforts are not being made to fulfil the improvements and stocking conditions, the Minister for Lands after duly considering any reply by the Lessee to a Notice To Show Cause why he/she should not do so from the Notice in the *National Gazette* and in accordance with the provisions of the *Land Act 1996* forfeit the Lease.

Residency Condition: The Lessee or his/her agent shall take up residency or occupancy of his/her block within six(6) months from the date of grant.

Copies of Tender No. 009/2018 and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Eda Tano Hau (Ground Floor), Waigani, the Provincial Administration Notice Board, Goroka; the Provincial Lands Division, Goroka, Eastern Highlands Province.

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

Land Available for Leasing—continued

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 24th October, 2018)

**TENDER No. 010/2018—TOWN OF KAGAMUGA—WESTERN HIGHLANDS PROVINCE—
(HIGHLANDS REGION)**

RESIDENCE (MEDIUM COVENANT) LEASE

Location: Allotment 70, Section 7, Kagamuga
Area: 0.0599 Hectares.
Annual Rental 1st 10 Years: K400.00

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

- (a) Survey;
- (b) The lease shall be bona fide for Residence (Medium 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 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 date of grant and these similar improvements to the same value to be maintained thereon in good repair during the currency of the lease;
- (f) Excision of easements for power, telephone, water, drainage and sewerage reticulation.

Copies of Tender No. 010/2018 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, Mt Hagen; the Provincial Lands Division, Mt Hagen and the Mt Hagen City Authority Chambers, Mt. Hagen, Western Highlands Province.

They may also be examined in the Land Allocation and Land Board Sections (Highlands Region) of the Department of Lands & Physical Planning, Head Office, (Eda Tano, 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 application.

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 24th October, 2018)

**TENDER No. 011/2018—TOWN OF KAGAMUGA—WESTERN HIGHLANDS PROVINCE—
(HIGHLANDS REGION)**

RESIDENCE (MEDIUM COVENANT) LEASE

Location: Allotment 71, Section 7, Kagamuga
Area: 0.0599 Hectares.
Annual Rental 1st 10 Years: K150.00

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

- (a) Survey;
- (b) The lease shall be bona fide for Residence (Medium 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 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 date of grant and these similar improvements to the same value to be maintained thereon in good repair during the currency of the lease;
- (f) Excision of easements for power, telephone, water, drainage and sewerage reticulation.

Land Available for Leasing—*continued*

Copies of Tender No. 011/2018 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, Mt Hagen; the Provincial Lands Division, Mt Hagen and the Mt Hagen City Authority Chambers, Mt. Hagen, Western Highlands Province.

They may also be examined in the Land Allocation and Land Board Sections (Highlands Region) of the Department of Lands & Physical Planning, Head Office, (Eda Tano, 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 application.