



# National Gazette

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**[2001**

## **CORRIGENDUM**

**TENDER No. 332/2001—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—SOUTHERN REGION**

THE advertisement for the abovementioned tender in respect of Allotment 23, Section 71 (Gordons), Hohola appearing in Gazette G25 of February, 2001 at page 2 is withdrawn.

## *Land Act 1996*

### **LAND AVAILABLE FOR LEASING OTHER THAN FOR AN URBAN DEVELOPMENT LEASE**

#### **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;

**Land Available for Leasing other than for an Urban Development Lease—continued**

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. 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 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.

**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*.

Invitation to Tender—Closing Date 14th April, 2001

**TENDER No. 332A/2001—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—SOUTHERN REGION**

**BUSINESS COMMERCIAL PURPOSES LEASE**

Location: Allotment 23, Section 71 (Gordons), Hohola.

Area: 1.37 Hectares (approx.).

Annual Rent 1st 10 Years: K47,500 per annum.

Reserve Price: K950,000 (but see NOTE below).

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

**Land Available for Leasing other than for an Urban Development Lease—*continued***

- (a) Survey; and
- (b) The lease shall be bona fide for Business Commercial purposes; and
- (c) The lease term shall be 99 years; and
- (d) The lease rental shall be reassessed by due process of law; and
- (e) Improvements being buildings for Business Commercial purposes have been erected upon the land in compliance with an extinguished lease and a valid physical planning permission to a minimum value of K6.2 million and these improvements or similar improvements to the same minimum value shall be maintained in good repair and condition during the currency of the lease; and
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

***Note on the Tender and Land Board Process:***

- (i) Pursuant to Section 84 of the Land Act the successful tenderers may be required by the Minister to pay the sum of approximately K6.2 million for the improvements erected on the land after considering a report of the Land Board.
- (ii) Pursuant to Section 85 of the Land Act the successful tenderer shall insure the improvements and keep them insured with an insurer approved by the Departmental Head in the joint names of the State and the lessee according to their respective rights and interests for their full insurable value while any amount due to be paid under Section 84 remains unpaid.
- (iii) The zoning of the land is Commercial but is the subject of an appeal and the grant of a lease shall be withheld until such time as the appeal is determined and shall be withdrawn if the appeals is upheld.

G. K. ZURENUOC, OBE,  
Secretary.