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THE PAPUA NEW GUINEA NATIONAL GAZETTE

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

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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.

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National Gazette	Papua New Guinea K	Asia - Pacific K	Other Zones K
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Payments for subscription fees or publication of notices, must be payable to:-

Government Printing Office,
P.O. Box 1280,
Port Moresby.

NOTICES FOR GAZETAL.

“Notice for insertion” in the General Gazette must be received at the Government Printing Office, P.O. Box 1280, Port Moresby, before 12.00 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Copies submitted not in accordance with these instructions will be returned unpublished.

PROCEDURE FOR GOVERNMENTAL SUBSCRIPTIONS.

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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 Sub-section 11.

K. KALIAH,
Government Printer.

*Juvenile Courts Act 1991***NOTICE OF ESTABLISHMENT OF JUVENILE COURT**

I, Mark Maipakai, Minister for Justice, by virtue of the powers conferred by Section 5 of the *Juvenile Courts Act 1991*, and all other powers me enabling, hereby establish a Juvenile Court of Lae serving the Morobe Province commencing on and from the date of publication of this instrument in the *National Gazette*.

Dated this 25th day of March, 2004.

M. MAIPAKAI,
Minister for Justice.

*Unclaimed Moneys Act***REGISTER OF UNCLAIMED MONIES**

Name of Company: National Mutual Life Association

Address: G.P.O. Box 39, Brisbane, QLD Australia 4001

Name of Owner and last known address	Description of Unclaimed Money	Date when first payable	Net amount paid to Unclaimed Moneys Fund
Kanga. A	Maturity	13/09/96	K1,381.44
Kenevi. H	Maturity	27/11/96	K3,565.00
Lemon. J	Maturity	18/04/96	K4,550.00
Jonda. L	Maturity	26/05/96	K5,467.00
Nuakona. S	Maturity	06/08/96	K2,409.00
Polona. U	Maturity	17/08/96	K3,561.00
			K20,933.44

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.

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 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*.

Land Available for Leasing*(Closing Date: Applications close at 3.00 p.m., on Wednesday, 30th June, 2004)***NOTICE No. 02/04 (ISLANDS)—TOWN OF TALASEA—WEST NEW BRITAIN PROVINCE—(ISLANDS REGION)****AGRICULTURAL LEASE**

Location: Portions 2039 Milinch Ulawun, Fourmil Talasea

Area: 351.000 Hectares.

Annual Rental 1st 10 Years: K425.00.

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

- (a) The lease shall be used bona fide for an Agricultural purposes;
- (b) The lease shall be for a term of ninety-nine (99) years;
- (c) Rent shall be paid at a relevant rate of five (5) per centum per annum of the unimproved value of the land for the first ten (10) years of the term; the unimproved value of the land shall be re-assessed every ten (10) years calculated from the commencement of the term of the lease and the rent shall be determined at five (5) per centum of the unimproved value so assessed;
- (d) Improvements: Section 88 of the *Land Act* 1996 provides that an Agricultural lease contain conditions prescribing the minimum improvements to be carried out by the lessee. Conditions applicable to the lease described above are as follows:—

To the extent that this has not been done before the commencement of the lease, the lessee shall plant in a good and husbandlike manner the following proportions of the land (excluding roads and parts which are not suitable for cultivation) with yielding Oil Palms;

- (a) One half in the first year of the term, and
- (b) Four fifths in the first three (3) years of the term;
- (c) During the remainder of the term after the first three (3) years, the lessee shall keep not less than four-fifths of the land (excluding roads and parts which are not suitable for cultivation) with high yielding Oil Palms. The lessee shall at all times maintain and harvest the Oil Palms so planted regularly in accordance with sound agricultural practice.
- (d) 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 improvement conditions the Minister for Lands after duly considering any reply by the lessee to a notice to show why he the Minister should not do so may by notice in the *National Gazette* and in accordance with the provisions of the *Land Act* 1996.

Note: This is a closed tender and applications for it is restricted to the current occupant, Ela Lumkere Enterprises, the company who funded the survey costs of the land and has so far planted 14,000 oil palm seedlings.

Copies of notice No. 02/04 (islands) and plans will be displayed on the notice board at the Provincial Administrator's Office, Kimbe, the Provincial Lands Office, Kimbe, the District Office Biella, and Biella Local Level Government Office, Biella, West New Britain Province.

The application may also be examined in the Land Allocation & Land Board Section (Islands Region) of the Department of Lands and Physical Planning Headquarters, 2nd Floor of Aopi Building, Waigani, National Capital District.

*(Closing Date: Applications close at 3.00 p.m., on Wednesday, 30th June, 2004)***NOTICE No. 03/04 (ISLANDS)—TOWN OF TALASEA—WEST NEW BRITAIN PROVINCE—(ISLANDS REGION)****AGRICULTURAL LEASE**

Location: Portions 2040 Milinch Ulawun, Fourmil Talasea

Area: 2326.000 Hectares.

Annual Rental 1st 10 Years: K2500.00.

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

- (a) The lease shall be used bona fide for an Agricultural purposes;
- (b) The lease shall be for a term of ninety-nine (99) years;
- (c) Rent shall be paid at a relevant rate of five (5) per centum per annum of the unimproved value of the land for the first ten (10) years of the term; the unimproved value of the land shall be re-assessed every ten (10) years calculated from the commencement of the term of the lease and the rent shall be determined at five (5) per centum of the unimproved value so assessed;
- (d) Improvements: Section 88 of the *Land Act* 1996 provides that an Agricultural lease contain conditions prescribing the minimum improvements to be carried out by the lessee. Conditions applicable to the lease described above are as follows:—

To the extent that this has not been done before the commencement of the lease, the lessee shall plant in a good and husbandlike manner the following proportions of the land (excluding roads and parts which are not suitable for cultivation) with yielding Oil Palms;

- (a) One half in the first year of the term, and
- (b) Four fifths in the first three (3) years of the term;
- (c) During the remainder of the term after the first three (3) years, the lessee shall keep not less than four-fifths of the land (excluding roads and parts which are not suitable for cultivation) with high yielding Oil Palms. The lessee shall at all times maintain and harvest the Oil Palms so planted regularly in accordance with sound agricultural practice.
- (d) 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 improvement conditions the Minister for Lands after duly considering any reply by the lessee to a notice to show why he the Minister should not do so may by notice in the *National Gazette* and in accordance with the provisions of the *Land Act* 1996.

Note: This is a closed tender and applications for it is restricted to the current occupant, Ela Lumkere Enterprises, the company who funded the survey costs of the land and has so far planted 14,000 oil palm seedlings.

Copies of notice No. 03/04 (islands) and plans will be displayed on the notice board at the Provincial Administrator's Office, Kimbe, the Provincial Lands Office, Kimbe, the District Office Biella, and Biella Local Level Government Office, Biella, West New Britain Province. The application may also be examined in the Land Allocation & Land Board Section (Islands Region) of the Department of Lands and Physical Planning Headquarters, 2nd Floor of Aopi Building, Waigani, National Capital District.

CORRIGENDUM

THE general public is hereby advised that on pages 5, 6, 7 and 8 of the *National Gazette* No. G21 dated 4th March, 2004, under the Heading of Land Available for leasing at Alotau, Milne Bay Province which listed under Tender No's. 28, 29, 31 and 31/2004, the closing date is now extended to 28/4/04 at 3:00pm.

The reason is that there was not enough time given for an interested applicants to apply.

Dated at City of Port Moresby this 29th day of March, 2004.

P.S. KIMAS,
Secretary for Lands.

Land Groups Incorporation Act (Chapter 147)

**NOTICE OF LODGEMENT OF AN APPLICATION FOR
RECOGNITION AS AN INCORPORATED LAND GROUP**

ILG No. 9869

PURSUANT to Section 33 of the *Land Groups Incorporation Act*, notice is hereby given that I have received an application of a customary group of persons as an incorporated land group to be known by the name of:—

Zumara Land Group Inc.

The said group claims the following qualifications for recognition as an incorporated land group:—

- (1) Its members are from Zumara Village.
- (2) Its members regard themselves and are regarded by other members of the said clan as bound by the common customs and beliefs.
- (3) It owns customary land in Umi Atzera Local Level Government Area, Morobe Province.

Dated this 29th day of September, 2003.

R. KAVANA,
Registrar of Incorporated Land Groups.

Land (Ownership of Freeholds) Act 1976

INTENTION TO GRANT SUBSTITUTE LEASE

NOTICE is hereby given that after the expiration of twenty-eight (28) days from the date of publication hereof it is my intention to grant to South Pacific Brewery Limited a Substitute Lease under Section 22 of the *Land (Ownership of Freeholds) Act 1976* of that piece or parcel of land described in the Schedule hereto.

Excepting and reserving therefrom the reservation implied in and relating to substitute lease by the set to Hold unto lessee subject to the terms, restrictions and conditions (including those relating to terms and rentals) contained in the Act and Regulations thereunder.

SCHEDULE

All that piece of land described as Allotment 3, Section 140, Matirogo, in the City of Port Moresby, National Capital District (formerly known as Subdivision 1 of Portion 2 District 8 (D.P.6)), being the whole of that contained in Certificate of Title Volume 1, Folio 183. File Reference: DD/140/003.

Dated this 8th day of April, 2004.

P. S. KIMAS,
A Delegate of the Minister for Lands and Physical Planning.

Land Groups Incorporation Act (Chapter 147)

**NOTICE OF LODGEMENT OF AN APPLICATION FOR
RECOGNITION AS AN INCORPORATED LAND GROUP**

ILG No. 10197

PURSUANT to Section 33 of the *Land Groups Incorporation Act*, notice is hereby given that I have received an application of a customary group of persons as an incorporated land group to be known by the name of:—

Tububa Jami Tabu Walewa Makala Land Group Inc.

The said group claims the following qualifications for recognition as an incorporated land group:—

- (1) Its members are from Yagua Juney (Nogoli) Village.
- (2) Its members regard themselves and are regarded by other members of the said clan as bound by the common customs and beliefs.
- (3) It owns customary land in Komo Local Level Government Area, Southern Highlands Province.

Dated this 26th day of April, 2004.

R. KAVANA,
Registrar of Incorporated Land Groups.

Land Groups Incorporation Act (Chapter 147)

**NOTICE OF LODGEMENT OF AN APPLICATION FOR
RECOGNITION AS AN INCORPORATED LAND GROUP**

ILG No. 10235

PURSUANT to Section 33 of the *Land Groups Incorporation Act*, notice is hereby given that I have received an application of a customary group of persons as an incorporated land group to be known by the name of:—

Loasi Land Group Inc.

The said group claims the following qualifications for recognition as an incorporated land group:—

- (1) Its members are from Lese Avihara Village.
- (2) Its members regard themselves and are regarded by other members of the said clan as bound by the common customs and beliefs.
- (3) It owns customary land in Malalaua Local Level Government Area, Gulf Province.

Dated this 3rd day of May, 2004.

R. KAVANA,
Registrar of Incorporated Land Groups.

Land Groups Incorporation Act (Chapter 147)

NOTICE OF LODGEMENT OF AN APPLICATION FOR RECOGNITION AS AN INCORPORATED LAND GROUP

ILG No. 10245

PURSUANT to Section 33 of the *Land Groups Incorporation Act*, notice is hereby given that I have received an application of a customary group of persons as an incorporated land group to be known by the name of:—

Asinu Bayantenu Land Group Inc.

The said group claims the following qualifications for recognition as an incorporated land group:—

- (1) Its members are from Lese Asupuva Village.
- (2) Its members regard themselves and are regarded by other members of the said clan as bound by the common customs and beliefs.
- (3) It owns customary land in Kainantu Local Level Government Area, Eastern Highlands Province.

Dated this 18th day of May, 2004.

R. KAVANA,
Registrar of Incorporated Land Groups.

Land Groups Incorporation Act (Chapter 147)

NOTICE OF LODGEMENT OF AN APPLICATION FOR RECOGNITION AS AN INCORPORATED LAND GROUP

ILG No. 10214

PURSUANT to Section 33 of the *Land Groups Incorporation Act*, notice is hereby given that I have received an application of a customary group of persons as an incorporated land group to be known by the name of:—

Auri Vaiono Nairu # 1 Land Group Inc.

The said group claims the following qualifications for recognition as an incorporated land group:—

- (1) Its members are from Lavikivau # 1 Village.
- (2) Its members regard themselves and are regarded by other members of the said clan as bound by the common customs and beliefs.
- (3) It owns customary land in Baimuru Local Level Government Area, Gulf Province.

Dated this 26th day of April, 2004.

R. KAVANA,
Registrar of Incorporated Land Groups.

Land Groups Incorporation Act (Chapter 147)

NOTICE OF LODGEMENT OF AN APPLICATION FOR RECOGNITION AS AN INCORPORATED LAND GROUP

ILG No. 10201

PURSUANT to Section 33 of the *Land Groups Incorporation Act*, notice is hereby given that I have received an application of a customary group of persons as an incorporated land group to be known by the name of:—

Kairu'u Kari Land Group Inc.

The said group claims the following qualifications for recognition as an incorporated land group:—

- (1) Its members are from Ikinu Village.
- (2) Its members regard themselves and are regarded by other members of the said clan as bound by the common customs and beliefs.
- (3) It owns customary land in Baimuru Local Level Government Area, Gulf Province.

Dated this 26th day of April, 2004.

R. KAVANA,
Registrar of Incorporated Land Groups.

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 *Land Registration Act (Chapter 191)*, it having been shown to my satisfaction that the registered proprietor's copies have been lost or destroyed.

SCHEDULE

State Lease Volume 38, Folio 16 evidencing a leasehold estate in all that piece or parcel of land known as Portion 1017, Milinch Megigi, Fourmil of Talasea, West New Britain Province containing an area of 6.5600 hectares more or less the registered proprietor of which is Apangu Yasaku.

Other interest: 1. Approved and Unregistered Transfer to Joseph Tawaong.

Dated this 5th day of May, 2004.

M. TOLA,
a/ Deputy Registrar of Titles.