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THE PAPUA NEW GUINEA NATIONAL GAZETTE

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K. KALIAH,
Government Printer.

*Land Groups Incorporation Act (Chapter 147)***NOTICE OF GRANT OF CERTIFICATE OF RECOGNITION**

ILG No: 16075

PURSUANT to Section 33(1)(b) of the *Land Groups Incorporation Act*, notice is hereby given that I intend to grant a Certificate of Recognition under Section 5 to a customary group of persons as an incorporated land group to be known by the name of:—

TIANDIKUM LAND GROUP INC.

1. Name: The name of the group shall be *Tiandikum* (hereafter referred to as the Land Group).
2. Membership: (1) Members of the Land Group shall be open to persons who are members of the clan; or
(2) To persons who regards themselves and are regarded by other members of the said clans bound by Common Customs and Beliefs.
3. Controlling Body: The Committee shall be composed of a Chairman, Deputy Chairman, Secretary, Treasurer and up to two (2) other Committee Members as hereunder:—

<u>Position</u>	<u>Names</u>
Chairman	Elias David
Deputy Chairman	Ronny Kandi
Secretary	Fidelma Elias
Treasurer	Darius Watbilen
Assistant Secretary	Kandi Stanley
Assistant Treasurer	Rachael David

4. Dispute Settlement Authority: The Dispute Settlement Authority shall consist of three (3) members but not more than five (5) members:—

<u>Names</u>	<u>Village</u>
David Elias	Bainyik
Max Watbilen	Bainyik
Ronny Kandi	Bainyik

I certify that the Incorporated Land Group has complied with the traditional customs of Bainyik Village, Maprik/Wora Local Level Government Area, Maprik District, East Sepik Province.

Dated this 21st day of December, 2011.

I. ROGAKILA,
Registrar of Incorporated Land Groups.

Land Titles Commission Act, 1962 and the Land Titles Commission Rules, 1968

**SUPPLEMENTARY SUB-RULES ON PRACTICE AND PROCEDURE FOR THE RAMU
NICKEL/COBALT MINE PROJECT LAND DISPUTES**

PURSUANT to Section 40(2) of the *Land Titles Commission Act, 1962* and the Land Titles Commission Rules, 1968 and all other powers thereunto enabling, the following Sub-Rules to prescribe and regulate the practice and procedure for the conduct of the Special Land Titles Commission hearing into the Ramu Nickel/Cobalt Mine Project Land Disputes are made to come into force and effect on the date of gazettal of the Sub-Rules or otherwise if such date falls after the commencement of the hearings, the date of commencement hearings of land disputes for Ramu Nickel/Cobalt shall be the date of effect.

Dated this 7th day of November, 2011.

J. GABUT,
Commissioner (Chairman).

B.O. BATATA,
Commissioner.

K.C. PAONGA,
Special Commissioner.

SUPPLEMENTARY PRACTICE SUB-RULES

**FOR SPECIAL LAND TITLES COMMISSION HEARING INTO THE RAMU NICKEL/COBALT MINE
PROJECT LAND DISPUTES**

ARRANGEMENT OF SECTIONS

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2. INTERPRETATION
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4. BENEFIT SHARING AGREEMENTS
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**SUPPLEMENTARY SUB-RULES ON PRACTICE AND PROCEDURE FOR THE RAMU
NICKEL/COBALT MINE PROJECT LAND DISPUTES**

Preamble

These Supplementary Rules (to be referred to as Sub-Rules) are made pursuant to Section 40(2) of the *Land Titles Commission Act, 1962* and the Land Titles Commission Rules, 1968 to prescribe and regulate the practice and procedure adopted for the conduct of the Land Titles Commission hearing into the Ramu Nickel/Cobalt Mine Project Lands Disputes.

The Head of State, acting on advice, and pursuant to Section 4 of the *Land Disputes Settlement Act, 1975*, declared that special circumstances exist that require the land disputes along the Ramu/Nickel/Cobalt Mine Project Adjudication Areas to be settled by means other than those provided by the *Land Dispute Settlement Act 1975*, and likewise, the Head of State, acting on advice, by notice in the *National Gazette*, declared that the *Land Dispute Settlement Act 1975* does not apply.

The Head of State, acting on advice, appointed the Commissioners on 29th September, 2010 and the instrument of appointment was gazetted in the *National Gazette* on 3rd October, 2010 in *National Gazette* No. G8 of 14th October, 2010.

Commencement

The “Sub-Rules” shall come into effect on day of2011.

Purpose

The purpose of the Sub-Rules is to provide just, efficient and effective machinery for the settlement of land disputes in relation to interests in customary land by the Commission by —

- (a) encouraging self-reliance through the involvement of the people in the settlement of their own disputes;
- (b) the use of the principles underlying traditional dispute settlement processes; and
- (c) the use of Alternative Dispute Resolution (“ADR”) mechanism; and
- (d) encouraging parties to use traditional benefit sharing process to achieve amicably agreed benefit sharing agreements for sanctioning by the Commission, and
- (e) setting out clearly the sub-rules that should apply in the circumstances of the Ramu Nickel/Cobalt Project Adjudication Areas.

1. INTERPRETATION

In these Sub-Rules, unless the contrary intention appears —

“the Act”	means the <i>Lands Titles Commission Act, 1962</i> and the Land Titles Commission Rules 1968; as amended;
“Adjudication Areas”	means the adjudication areas for the Ramu Nickel/Cobalt Project lands declared by the Head of State by notice in the <i>National Gazette</i> as delineated in the Adjudication Area Map or any amendments made thereto;
“Affidavits”	includes a Statutory Declaration;
“Commissioners”	means the Commissioners, whether Special or otherwise for Land Titles Commission appointed or tasked to hear and determine the Ramu Nickel/Cobalt Mine Project Land Disputes;
“Commission”	means the Special Commission appointed to hear and determine the land disputes arising from the Ramu Nickel/Cobalt Mine Project;
“interest”	includes any interest or rights in land of whatsoever nature that is recognized by the custom of the people of the area in which the land is located;
“Land”	includes an interest in land, whether arising out of and regulated by custom or otherwise;

Supplementary Sub-Rules on Practice and Procedure for the Ramu Nickel/Cobalt Mine Project Land Disputes—*continued*

Interpretation—continued

“Party”	means a person, clan or claimant who has registered a claim with the Registrar of the Land Titles Commission over an interest in land within an Adjudication Area or such lands so declared thereafter;
“Registrar”	means the Registrar of Land Titles Commission;
“Rules”	means the Land Titles Commission Rules, 1968; and
“Supplementary Rules or Sub-rules”	means these Sub-Rules.

2. MEDIATION

(1) The Commission may from time to time, appoint Village Elders or other persons to be consultants on customary land issues to assist the Commission.

(2) The Commission may consult the Provincial Authorities, Community Leaders and Village Leaders/Elders for their respective views on the suitability of prospective candidates for appointment as Mediators.

(3) the Commission may; at its own volition or upon application or request by a party or parties to a dispute over the same land,

- (i) direct the parties to discuss and resolve their disputes and come to the Commission for endorsement or approval; or
- (ii) assist the parties to come to an amicable settlement and endorse such an Agreement as a Consent Order.

3. BENEFIT SHARING AGREEMENTS

(1) The Commission shall encourage all the interested parties and claimants to reach amicable benefit sharing agreements on the various project benefits to be lawfully received from Ramu Nickel/Cobalt Mine Project and the State.

(2) The aim of the benefit sharing agreement for the landowner is to:—

- (a) understand that the Ramu Nickel/Cobalt Mine Project is an integrated one as the mine site, pipeline and facility sectors are important to the Project; or
- (b) co-operation of the landowners from the three sectors are important for the sustainability of the project;
- (c) ensure that landowners must provide security of the project;
- (d) identify legitimate landowners for benefits sharing purposes; and
- (e) understand the various benefits available to the landowners from the project and the State.

(3) The following considerations are relevant factors to guide the Commission and the parties to take into account with appropriate weights to reach a negotiated agreed percentages for all the benefits amongst the interested claimants/landowners:—

- (a) Mineral Spread and depth;
- (b) Places of cultural/customary significance and burial places;
- (c) Environmental effects/impact;
- (d) Water rights;
- (e) Facilities;
- (f) Mining area;
- (g) Pipeline length;
- (h) Population;
- (i) Physical Footprint;
- (j) Relocation;
- (k) Multiple rights and interest over adjudication area;
- (l) Resource straddle.

The Commission shall review any Agreements signed between the consenting parties and officially sanction such agreement with its Seal to give full legal effect to the Agreement as an Order and /or Determination of the Commission.

Supplementary Sub-Rules on Practice and Procedure for the Ramu Nickel/Cobalt Mine Project Land Disputes—continued

4. APPOINTMENT OF ASSESSORS

(1) Pursuant to Section 10C of the *Land Titles Commission Act 1962*, the Commission in its deliberate judgement would recommend to the Minister to appoint a number of persons who are familiar with the custom in relation to land in a particular area to be a panel of assessors for that adjudication area.

5. PLACE OF HEARING

(1) The Commission shall sit at Madang, the Provincial Capital, to hear and determine all Applications and Claims.

(2) Where it is considered appropriate and acceptable, taking into account all considerations, the Commission may sit at or near the Mediation and/or Adjudication Areas, unless it is unreasonable or impracticable to do so.

6. DIRECTIONS HEARING

(1) A Directions Hearing shall take place on the date and place specified in the Notice of Hearing or soon thereafter as determined by the Commission.

(2) Where a party is represented by a lawyer or where he or she has appointed a spokesperson, the party shall attend the Directions Hearing with his or her lawyer or spokesperson who is required to appear at the hearing.

(3) At the Directions Hearing the Commission may, among other things, consider the following matters:—

- (a) representation, whether by a lawyer or a spokesperson;
- (b) consolidation of issues and parties;
- (c) identification of legal issues (if any);
- (d) mode of taking evidence;
- (e) number of witnesses;
- (f) filing and service of affidavits and other witnesses' statements;
- (g) number of hearing days for;
- (h) the date, time and place of pre-hearing conference;
- (i) manner of presentation of arguments/submission at the hearing;
- (j) determination of any preliminary or interlocutory matter;
- (k) possibility of agreed statement through mediation process sanctioned by the Commission;
- (l) mediation, and;
- (m) such other matters that may assist in the speedy resolution of the disputes.

7. PRE-HEARING CONFERENCE

(1) A Pre-Hearing Conference shall be conducted by the Commission no less than fourteen (14) days after the date of the Directions Hearing.

(2) A party or claimant shall attend the Pre-Hearing Conference with his or her lawyer or spokesperson who will appear at the hearing.

(3) At the Pre-Hearing Conference, among other things, the following shall be considered by the Commission:—

- (a) Number of witnesses;
- (b) Affirmation of filing of Affidavits;
- (c) Any agreed or disputed facts;
- (d) Number of hearing days;
- (e) Legal issues;
- (f) Exhibits;

Supplementary Sub-Rules on Practice and Procedure for the Ramu Nickel/Cobalt Mine Project Land Disputes—continued

- (g) Statements of each party's case;
- (h) Necessity to issue summonses to compel witnesses to attend or produce documents;
- (i) Necessity for interpreters; and
- (j) Fixing of hearing dates.

8. STATUS CONFERENCE

(1) A Status Conference shall be conducted by the Commission five (5) days to the date of the commencement of the hearing to confirm that matters in Sub-Rules 7(3) have been complied with.

(2) A party shall appear at the Status Conference with his spokesperson or lawyer who will be appearing at the hearing.

9. HEARING

(1) Subject to Sub-Rule 10, at the hearing, each party's spokesperson or lawyer shall state his/her party's case, and, thereafter call his/her witnesses.

(2) Where the parties have been directed at the Directions Hearing to file affidavits of witnesses, deponents shall read their affidavits into evidence.

(3) After each witness has given evidence or caused his affidavits to be read into evidence (as the case may be) the Commission may grant leave to the other party with a conflicting interest to cross-examine that witness. The witness will be entitled to a re-examination by his representative or lawyer.

(4) The commissioners may ask questions, or call or recall and question a witness at any state.

(5) After the close of evidence, the parties may make final submission, and, thereafter the Commission shall adjourn to consider the evidence and submission and deliver its findings at an appropriate time.

(6) The Commission may adjourn the hearing from time to time, place to place or to a date to be fixed, as they may deem necessary.

10. STATEMENT OF THE CASE

(1) In opening his/her case a party shall, by an opening statement outline the following:—

- (a) Nature of the interest claimed;
- (b) General description of the area claimed;
- (c) How the land was acquired and is maintained;
- (d) The rules of customary tenure (if any) relied upon to support the claim;
- (e) How and by which witness(es) and or documentary evidence the claim is to be proved; and
- (f) Any other such matters as may be necessary to assist the Commissioners in their determination.

11. INSPECTION OF THE LAND

(1) Pursuant to Section 29A of the *Land Titles Commission Act, 1962* the Commissioners shall in the first instance during the hearing inspect the land with the parties and their representative and at such other times as they may deem necessary.

(2) Where in the opinion of the Commissioners it is impracticable to physically inspect the land themselves, they may appoint an assessor or a number of assessors selected under Section 10C(2) of the *Land Titles Commission Act 1962* who shall inspect the land and report in writing to the Commissioners.

(3) In the course of inspection the Commission and/or Assessor shall take note of the following:—

- (a) The boundaries of each party and the features demarcating such boundaries and any disputes thereto;
- (b) The scope and nature of improvements and use of the land, by whom such improvements and use were made and any disputes thereto;
- (c) The distribution of clans and their residential settlements, villages and hamlets;

Supplementary Sub-Rules on Practice and Procedure for the Ramu Nickel/Cobalt Mine Project Land Disputes—*continued*

- (d) The existence and locations of each party's ancestral and sacred sites and any competing claims to such sites;
- (e) The extent to where the parties are knowledgeable or familiar with the land; and;
- (f) Any other aspect of the land that may assist the Commissioners in reaching a just decision.

(4) The assessor shall strictly report his observations to the Commissioners regarding those observations.

(5) Copies of the assessor's observation may be made available to the parties.

(6) The assessor may be examined at the hearing by the Commissioners and the parties and their representatives.

(7) An assessor's report shall form part of the evidence in the hearing.

12. DESCRIPTION OF BOUNDARIES

(1) In describing his or her boundaries pursuant to Sub-Rule 11(1), a party shall —

- (a) plot his boundaries as accurately as possible on the Adjudication Area map;
- (b) state the approximate size (in hectares) of the area claimed;
- (c) describe in details the names of natural features by which the boundary is marked;
- (d) plot on the Adjudication Area map the location of ancestral sites such as sacred and settlement sites; and
- (e) provide such other information that may assist the Commission.

13. FILING OF AFFIDAVITS

(1) Where, at Directions Hearing, it is directed by the Commission that the mode of taking evidence shall be by Affidavit, all affidavits shall be filed with the Registrar at Madang or with such persons and at such places as may be directed by the Commission within 14 days from the date of the Directions Hearing.

14. NEW APPLICATIONS

(1) All new applications or claims of ownership shall be filed with the Registrar.

(2) The registrar or a person assisting the registrar shall keep a Register Book of all new applicants and claimants.

(3) All new applications or claims of ownership will only be registered based on the decision of the Commission made after hearing submissions made by the new Applicants or new Claimants and any persons opposing such applications, if any.

(4) Any such new Applications or Claims of ownership shall be;

- (a) in writing in the prescribed Form in accordance with Schedule 3, and
- (b) filed before the Commission and must be sealed with the seal of the Commission, and
- (c) served on all parties who have an interest in the matter, if any; within 7 days from the date of filing, and
- (d) accompanied by supporting Affidavits and documentary evidence.

(5) Any such new Applications or Claims of ownership shall be made on two principal grounds or considerations; namely;—

- (a) there was a good or valid reason for not filing such an Application at an earlier or appropriate time, and
- (b) that the Application is justifiable and has merits.

15. SERVICE OF AFFIDAVITS ON PARTIES

(1) A party shall serve copies of his or her witnesses' affidavits on the other disputing parties within 7 days from the date of filing but not less than 3 days of the hearing.

(2) Service of copies of affidavits on the other parties shall be effected by personal service on the spokesperson or lawyer of those other parties.

Supplementary Sub-Rules on Practice and Procedure for the Ramu Nickel/Cobalt Mine Project Land Disputes—continued

16. PROOF OF SERVICE

A person who has served documents which were filed with the Commission shall file Proof of Service stating the name of the person on whom it was served, the place/location and the time of such service.

17. RELIEF FROM SUB-RULES

(1) The Commission may dispense with compliance with any of the requirements of these Sub-Rules at any time during the hearing unless it is a requirement of the *Land Titles Commission Act* 1962 and the Land Commission Rules, 1968.

(2) A party, on reasonable grounds being shown, who fails to comply with these Sub-Rules shall not suffer a penalty unless such a breach is one against the *Land Titles Commission Act*, 1962 and the Lands Titles Commission Rules, 1968.

(3) In enforcing these Sub-rules the Commission shall be bound principally by the rules of natural justice.

18. APPOINTMENT OF COMMISSION STAFF, ETC.

(1) The Commission shall appoint Secretarial Staff, Personnel and such other casual staff as the Commission thinks necessary.

(2) The terms and conditions of secretarial staff, personnel and casual employees are as determined by the Commission and the Department of Justice & Attorney General.

19. ACTIONS ETC., NOT TO ABATE

(1) Where, immediately before the commencement of this Sub-rule, any action or proceeding was pending or existing under the *Land Titles Commission Act* 1962 and the Land Titles Commission Rules 1968, the action or proceeding, as the case may be, does not, on the commencement of this Sub-rule, abate or discontinue but it may be prosecuted, continued or enforced under the previous repealed Sub-rules as if this Sub-rule had not come into operation.

Land (Ownership of Freeholds) Act 1976

PROPOSED APPROVAL OF SUBSTITUTE LEASE

NOTICE is hereby given that after the expiration of twenty-eight (28) days from the date of the publication of this notice here off, it is my intention to grant to BUP Association Incorporation of Lae, Morobe Province substitute lease under Section 22 of the *Land (Ownership of Freehold) Act* 1976 of the piece or parcel of Land as described in the Schedule hereto.

Excepting and reserving there from the reservations implied in the relating to substitute lease by the set to hold unto lessee subject to the terms, restrictions and conditions (including those relating to term and rentals) contained in the Act and Regulations there under to delete if not required.

SCHEDULE

Portion	Milinch	Fourmil	Land Area	Volume	Folio
639	Malahang	Huon	10.32	35	127
640	Malahang	Huon	15.17	35	131
641	Malahang	Huon	10.02	35	128
642	Malahang	Huon	5.36	35	129

Dated this 15th day of December, 2011.

J. OFOI,
A Delegate of the Minister for Lands & Physical Planning.

*Land (Ownership of Freeholds) Act Chapter 359***NOTIFICATION OF GRANT OF SUBSTITUTE LEASE**

I, John Ofoi, a Delegate of the Minister for Lands and Physical Planning, by virtue of the powers conferred by Section 22(1) of the *Land (Ownership of Freeholds) Act 1976* hereby grant to BUP Association Incorporation of P.O. Box 394, Lae, Morobe Province, a substitute lease of that piece or parcel of land described in the Schedule hereto in accordance with the following conditions:

- (a) Term — Ninety-nine (99) years;
- (b) Rent — Nil;
- (c) Improvements Covenant — Nil;
- (d) The lessee will excise any easements over the same as may from time to time be reasonable required by the State for roads, electricity, water reticulation, sewerage and drainage or telecommunication facilities. The lessee shall have a right to compensation under the *Land Act 1962* in respect of the excision and surrender of such portion or the grant of such easements as though there had been a compulsory acquisition of the same under that Act; and
- (e) The obligation on the part of the owner to recognise as such any public roads or rights of way or landing places subsisting on the said land.

SCHEDULE

Portion	Milinch	Fourmil	Land Area	Volume	Folio
639	Malahang	Huon	10.32	35	127
640	Malahang	Huon	15.17	35	131
641	Malahang	Huon	10.02	35	128
642	Malahang	Huon	5.36	35	129

Dated this 15th day of December, 2011.

J. OFOI,
A Delegate of the Minister for Lands & Physical Planning.

*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.

SCHEDULE

State Lease Volume 49, Folio 69 evidencing a leasehold estate in all that piece or parcel of land known as Allotment 89, Section 93, Lae, Morobe Province, containing an area of 0.0958 hectares more or less the registered proprietor of which is Sarufa Taeva Pryke.

Other Interests: Unregistered Discharge of Mortgage to Bank of South Pacific Limited.

Dated this 7th day of October, 2011.

T. AZISO,
Deputy Registrar of Titles.

*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.

I. 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, 15th March, 2012)***TENDER No. 004/2012—HOHOLA (GEREHU STAGE 4)—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)****URBAN DEVELOPMENT LEASE (UDL)**

Location: Portion 2865, Milinch Granville Fourmil, Moresby.

Area: 19.43 Hectares.

Annual Rent 1st Ten Years: K9,500.00 p/a

Urban Development Lease Improvements: The lease shall be subject to the following terms and conditions:—

- (a) Survey shall be at the lessee's expenses;
- (b) The lease shall be for a term of five (5) years;
- (c) Rent shall be paid at a rate of one (1) per centum of the unimproved capital value per annum;
- (d) Excision of easements for electricity, water, sewerage, drainage and telephone;
- (e) Roads and associated drainage, culverting, shoulders and invert, water reticulation and sewerage, shall be constructed in accordance with and specifications prepared by a competent engineer and submitted to and approved by the National Capital District Commission Engineer;
- (f) Electricity reticulation shall be constructed in accordance with the plans and specifications as laid down by the PNG Power Limited;
- (g) Telecommunication reticulation shall be constructed in accordance with the plans and specifications as laid down by Telikom (PANGTEL).
- (h) The infrastructure development shall be open at all reasonable times for inspection by the Chief Physical Planner or his delegate, the Surveyor-General or his delegate, an Engineer from Office of Works or the National Capital District Commission or his delegate and staff of Water Board, the PNG Power Limited and Telikom;
- (i) Upon surrender of part or if the whole of the lease in accordance with the provisions of Section 110 of the *Land Act* 1996:
 - (1) All roads and drainage reserves shall become the property of the State following acceptance by the National Capital District Commission and Department of Works Engineer's of all these services after six (6) months maintenance period by the lessee from the date of surrender;
 - (2) All water supply and sewerage reticulation services shall become the property of Eda Ranu Ltd on behalf of the State;
 - (3) All electricity reticulation services shall become the property of PNG Power Ltd, on behalf of the State;
 - (4) All Telecommunication reticulation services shall become the property of Telikom, on behalf of the State;
- (j) New leases to issue subsequent to the surrender of part or the whole of the Urban Development Lease shall commence on the date of acceptance of surrender and shall be subject to the completion of all infrastructure development as certified by the Chief Physical Planner or his delegate, an Engineer from National Capital District or his delegate, staff from the Eda Rann and PNG Power Ltd;
- (k) The lessee shall not sell or transfer the lease or an interest thereon as a part of a business undertaking, including the sale of a Company or Corporation under which the land has been leased to unless all the terms and conditions of the infrastructure is fully completed; and
- (l) Where a Company or a Corporation is due to be sold, transferred or liquidated any unimproved leases held by such a Company or Corporation shall in the first instance become forfeited to the State forthwith.

Copies of Tender No. 004/2012 and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning Office, Waigani; Alienated Lands Division (2nd Floor, Aopi Centre), Waigani, National Capital District.

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

CORRIGENDUM

THE general public is hereby advised that the front page of running head of the *Special Gazette* which reads as No. G22] Port Moresby, Tuesday 6th December [2011 was published incorrectly.

It should correctly read as No. G22] Port Moresby Friday 13th January [2012

And not as published.

Any inconvenience caused is very much regretted.

Dated at City of Port Moresby, this 22nd day of February, 2012.

K. KALAH,
Government Printer.

Companies Act 1997
Company Number 1-23223

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

I, Godana Varina of C/- David Godana, P.O. Box 7270, Boroko, NCD, give notice that I intend to apply to the Registrar of Companies to reinstate DVEPD Limited, a company that was removed from the Register of registered companies on 3rd June, 2002, and give notice that my grounds of application will be that:—

1. I was a Director of the Company at the time of the removal of the company from the Register; 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 19th day of September, 2011.

G VARINA,
Signature of person giving this Notice.

This Notice has been approved by the Registrar of Companies.

Dated this 29th day of September, 2011.

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.

Companies Act 1997
Company Number 1-58394

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

I, Joe Nikints Strathern of P.O. Box 1089, Mt. Hagen, WHP, give notice that I intend to apply to the Registrar of Companies to reinstate Integrity Management Limited, a company that was removed from the Register of registered companies on 12th October, 2009, and give notice that my grounds of application will be that:—

1. I was the Director of the above named Company at the time it was deregistered; and
2. The Company was in preparation to carry on business at the time it was deregistered; and
3. The company should not have been removed from the Register.

Dated this 31st day of January, 2012.

J.N. STRATHERN,
Signature of person giving this Notice.

This Notice has been approved by the Registrar of Companies.

Dated this 1st day of February, 2012.

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.

Companies Act 1997
Company Number 1-11144

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

I, Willie Garia of P.O. Box 680, Goroka, give notice that I intend to apply to the Registrar of Companies to reinstate Arabicas Ltd, a company that was removed from the Register of registered companies on 13th May, 2011, and give notice that my grounds of application will be that:—

1. I was an aggrieved person at the time of the removal of the Company from the Register; and
2. Still carrying on business; and
3. The company should not have been removed from the Register.

Dated this 17th day of February, 2012.

W. GARIA,
Signature of person giving this Notice.

This Notice has been approved by the Registrar of Companies.

Dated this 20th day of February, 2012.

T. TAPE,
Deputy 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.

Companies Act 1997
Company Number 1-24406

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

I, Bredan Kipalan of P.O. Box 1275, Boroko, NCD, give notice that I intend to apply to the Registrar of Companies to reinstate Tribu No. 10 Ltd., a company that was removed from the Register of registered companies on 12th October, 2009, and give notice that my grounds of application will be that:—

1. I am and I was a Director of the Company at the time of the removal of the company from the Register; and
2. The Company as 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 26th day of January, 2012.

B. KIPALAN,
Signature of person giving this Notice.

This Notice has been approved by the Registrar of Companies.

Dated this 26th day of January, 2012.

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 Group Incorporated Act, 1974

Notice under Section 33(1)(c)

CHANGE OF MANAGEMENT COMMITTEE

I, Iruna Rogakila, the Registrar of Incorporated Land Groups by virtue of powers conferred in me and all other powers enabling me give notice that Wambi Watut Land Group Inc.#697 vary the certificate of recognition to its membership of the management committee in accordance to their Constitution.

Committee Retiring

Names	Position
Nathan Tanningo	Deputy Chairman
Peter Gaima	Secretary
Akai Kapis	Vice Treasurer
David Jonah	Treasurer

Committee Appointed

Names	Position
Yaling Laimoke	Chairman
Yambitung Tanningo	Deputy Chairman
Yapuang Gilimbing	Secretary
Enios Kombi	Vice Secretary
Patrick Miamba	Treasurer
James Meks.	Vice Treasurer

Dispute Settlement Authority Appointed

Names	Position
Gionaang Yambitung	Member
Arios David	Member
Kivi Porfin	Secretary
Michael Kokombio	Chairman

Dated this 27th day of January, 2012.

I. ROGAKILA,
Registrar of Incorporated Land Groups.

*Land Registration Act (Chapter 191)***ISSUE OF OFFICIAL COPY OF CERTIFICATE OF TITLE**

NOTICE is hereby given that after the expiration of fourteen (14) clear days from the date of publication of this Notice, it is my intention to issue an Official Copy of 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 copy has been lost or destroyed.

SCHEDULE

State Lease Volume 12, Folio 67, evidencing a leasehold estate in all that piece or parcel of land known as Allotment 16, Section 39, Kokopo, East New Britain Province containing an area of 0.0903 hectares more or less the registered proprietor of which is Patrick Malana.

Dated this 7th day of February, 2012.

A. LAKE,
Deputy Registrar of Titles.

*Land Groups Incorporation Act (Chapter 147)***NOTICE OF LODGEMENT OF AN APPLICATION FOR RECOGNITION AS AN INCORPORATED LAND GROUP****ILG No. 11306**

PURSUANT to Section 33 of the *Land Groups Incorporation Act* 1974, 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:—

Liri Kou'n Land Group Inc.

The said group claims the following qualifications for recognition as an Incorporated Land Group:—

- (1) Its members belong to the Lese Kavora 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 East Kerema Local Level Government Area, Gnlf Province.

Dated this 31st day of August, 2005.

M. TOLA,

A Delegate of the 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 Certificate of Title 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

Registered Sub-Lease No. 2253 (P) of Certificate of Title Volume 1, Folio 193 evidencing a leasehold estate in all that piece or parcel of land known as Allotment 12, Section 41, Granville, National Capital District, containing an area of 0.1421 hectares more or less the registered proprietor of which is Europac Limited.

Other Interests: Registered Mortgage No. 415 to Bank of South Pacific Limited.

Dated this 13th day of February, 2012.

H. WASA,
Registrar of Titles.