



National Gazette

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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.

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, 28th October, 2015)

**TENDER No. 109/2015—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT
(SOUTHERN REGION)****URBAN DEVELOPMENT LEASE (UDL)**

Location: Portion 627, Milinch Granville, Fourmil Moresby, NCD.

Area: 57.700 Hectares.

Annual Rent 1st 10 Years: K139,960.00.

Urban Development Lease Improvements: The lease shall be subject to the following 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 the rate of one (1) percent 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 Limited (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 the Office of Works or the National Capital District Commission or his delegate and staff of Water Board, the PNG Power Limited and Telikom Limited;
- (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 Water PNG Ltd 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 Limited, on behalf of the State;
 - (4) All Telecommunication reticulation services shall become the property of Telikom Limited, 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 Ranu Ltd 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.
- (m) All other uses such as Public Utility, Open Space, Industrial, Commercial or Public Institutions uses shall be automatically transferred to the State (Department of Lands & Physical Planning Office) to advertise and tender for the public.

Land Available for Leasing—*continued*

Copies of Tender No. 109/2015 and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning Office, Eda Tano Haus (Ground Floor), Waigani; the Provincial Administration Notice Board, Konedobu and the National Capital District Commission, Lagatoi Haus, 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.