



National Gazette

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PORT MORESBY, WEDNESDAY, 10th AUGUST

[2011

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

Application 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.

Land Available for Leasing—continued

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*.

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 24th August, 2011)

**TENDER No. 11/2011—CITY OF MT. HAGEN—WESTERN HIGHLANDS PROVINCE—
(HIGHLANDS REGION)**

RESIDENCE (HIGH COVENANT) LEASE

Location: Allotment 09, Section 10.

Area: 0.1416 Hectares.

Annual Rent: K1,525.00

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

- (a) Survey;
- (b) The lease shall be used bona fide for Special Purposes;
- (c) The lease shall be for a term of Ninety-nine (99) years;
- (d) Rent shall be re-assessed after every ten (10) years;
- (e) Improvements being building for Special Purposes to a minimum value as to be decided by the Land Board shall be erected on the land within three (3) years from the date of grant and these or similar improvements to the same value to be maintained thereon in good repair during the currency of the lease.

Land Available for Leasing—continued

- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Copies of Tender No. 11/2011 (H) and plans will be displayed on the Notice Boards at the Division of Lands, Mt. Hagen; the Provincial Administration Notice Board, Mt. Hagen and the Mt. Hagen Town Council Chambers, Mt. Hagen, Western Highlands Province.

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

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 24th August, 2011)

**TENDER No. 12/2011—CITY OF MT. HAGEN—WESTERN HIGHLANDS PROVINCE—
(HIGHLANDS REGION)**

RESIDENCE (HIGH COVENANT) LEASE

Location: Allotment 12, Section 10.

Area: 0.0932 Hectares.

Annual Rent: K1,175.00

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

- (a) Survey;
- (b) The lease shall be used bona fide for Special Purposes;
- (c) The lease shall be for a term of Ninety-nine (99) years;
- (d) Rent shall be re-assessed after every ten (10) years;
- (e) Improvements being buildings for Special Purposes to a minimum value as to be decided by the Land Board shall be erected on the land within three (3) years from the date of grant and these or similar improvements to the same value shall be maintained thereon in good repair during the currency of the lease.
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Copies of Tender No. 12/2011 (H) and plans will be displayed on the Notice Boards at the Division of Lands, Mt. Hagen; the Provincial Administration Notice Board, Mt. Hagen and the Mt. Hagen Town Council Chambers, Mt. Hagen, Western Highlands Province.

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

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 24th August, 2011)

**TENDER No. 13/2011—CITY OF MT. HAGEN—WESTERN HIGHLANDS PROVINCE—
(HIGHLANDS REGION)**

RESIDENCE (HIGH COVENANT) LEASE

Location: Allotment 13, Section 10.

Area: 0.0833 Hectares.

Annual Rent: K1,175.00

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

- (a) Survey;
- (b) The lease shall be used bona fide for Special Purposes;
- (c) The lease shall be for a term of Ninety-nine (99) years;
- (d) Rent shall be re-assessed after every ten (10) years;
- (e) Improvements being buildings for Special Purposes to a minimum value as to be decided by the Land Board shall be erected on the land within three (3) years from the date of grant and these or similar improvements to the same value shall be maintained thereon in good repair during the currency of the lease.
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Copies of Tender No. 13/2011 (H) and plans will be displayed on the Notice Boards at the Division of Lands, Mt. Hagen; the Provincial Administration Notice Board, Mt. Hagen and the Mt. Hagen Town Council Chambers, Mt. Hagen, Western Highlands Province.

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