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**REPUBLIC
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SONT PUBLIES LES TEXTES SUIVANTS

LOI

LOI NO. 11 DE 2004 SUR LES BAUX FONCIERS
(MODIFICATION).

ARRETES

NOTIFICATION OF PUBLICATION

ACTS

THE LAND LEASES (AMENDMENT) ACT
NO. 11 OF 2004

ORDERS

ROAD TRAFFIC (CONTROL) ACT [CAP.29]

- ROAD TRAFFIC (CONTROL) FEES
REGULATION ORDER NO. 49 OF 2006.
-

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REPUBLIC OF VANUATU

THE LAND LEASES (AMENDMENT) ACT NO. 11 OF 2004

Arrangement of Sections

- 1 Amendment**
- 2 Commencement**



REPUBLIC OF VANUATU

Assent: 30/12/2004

Commencement: 27/12/2006

THE LAND LEASES (AMENDMENT) ACT NO. 11 OF 2004

An Act to amend the Land Leases Act [CAP 163].

Be it enacted by the President and Parliament as follows:

1 Amendments

The Land Leases Act [CAP 163] is amended as set out in the Schedule.

2 Commencement

This Act commences on the day on which it is published in the Gazette.



SCHEDULE

AMENDMENTS OF THE LAND LEASES ACT [CAP 163]

1 Subsection 32A (1)
Delete “and” substitute “,”
After “32C” insert “and 32D”.

2 Subsection 32 B (4)
Repeal the subsection, substitute
“(4) A premium referred to in paragraph 3(a) is the following percentage rate of the unimproved market value of the land at the date of the application. The percentage rate increases following the number of years from the date of a new valuation roll.

Number of years from the date of a new valuation roll	Percentage rate (%)
Year 1	8.0
Year 2	8.5
Year 3	9.0
Year 4	9.5
Year 5 and such further period	10.0

.”

3 At the end of section 32C
Add
“(6) For the purposes of this section, the prescribed fee is 35% of the unimproved market value of the land at the date of the application.”

4 After section 32C

Insert

“32D Premium payable for the issue of a new lease

(1) This section applies to:

- (a) a new lease on land not previously subject to a lease; or
- (b) a new lease as part of a subdivision; or
- (c) a new lease as part of a strata title development.

(2) A new lease is not to be issued unless the lessee or the registered proprietor pays to the Minister a premium of 35% of the unimproved market value of the land as determined at the date on which the lease is approved by the Minister.

(3) A lessee must pay to the Minister the premium referred to in subsection 32D (2) before the lease is issued to the lessee.

5 After section 39

Insert

“39A Annual lease rental payments

(1) If a lessee pays a total amount of the annual lease rent multiplied by 4, within the first 12 months from the date on which the annual rental amounts are fixed for 5 years, the payment made is deemed to be the full payment of the 5 years annual lease rent.

(2) Subsection (1) only applies to payments made on or before the due date for the first payment of an annual lease rent, which is fixed for a period of 5 years.”

6 After section 48

Insert

“48A Payment for sale of a rural lease

(1) This section applies only to leases of rural land.

(2) If a proprietor of a registered lease sells a lease, the lessee must pay not more than 18% of the amount the lease was sold for to the lessor unless the lessor and lessee have entered into other arrangements.”

7 After section 50

Insert

“50A Rural lease tax

(1) This Section applies only to rural leases.

- (2) A lessee must pay annually to the Government a rural lease tax of 1% of the unimproved market value of the lease.”

8 Schedule

Paragraph 1(a) and (b)

Delete “2%” substitute “6%”.

Paragraph 1(c)

Delete “0.5%” substitute “1.5”.

RÉPUBLIQUE DE VANUATU

LOI N° 11 DE 2004 SUR LES BAUX FONCIERS (MODIFICATION)

Sommaire

- 1 Modifications
- 2 Entrée en vigueur



RÉPUBLIQUE DE VANUATU

Promulguée : 30/12/2004

Entrée en vigueur : 27/12/2006

LOI N° 11 DE 2004 SUR LES BAUX FONCIERS (MODIFICATION)

Portant modification de la Loi N° 4 de 1983 sur les baux fonciers

Le Président de la République et le Parlement promulguent le texte suivant :

1 Modifications

La Loi N° 4 de 1983 sur les baux fonciers est modifié conformément à l'Annexe.

2 Entrée en vigueur

La présente Loi entre en vigueur à la date de sa publication au Journal officiel.

ANNEXE

MODIFICATION DE LA LOI N° 4 DE 1983 SUR LES BAUX FONCIERS

1 Paragraphe 32A.1)

Supprimer et remplacer "et " par ", ".

Après "32C " insérer "et 32D "

2 Paragraphe 32B.4)

Supprimer et remplacer le paragraphe par :

"4) Une prime citée à l'alinéa 3.a) désigne le taux en pourcentage de la valeur marchande du terrain non amélioré à la date de la demande. Le taux augmente en fonction du nombre d'années à compter de la date du nouveau relevé cadastral et se présente comme suit :

Nombre d'années à compter de la date du nouveau relevé	Taux en pourcentage (%)
1 ^{ère} année	8,0
2 ^{ème} année	8,5
3 ^{ème} année	9,0
4 ^{ème} année	9,5
5 ^{ème} année et au-delà	10,0

"

3 À la fin de l'article 32C

Ajouter

"6) Aux fins du présent article, le droit prescrit équivaut à 35% de la valeur marchande du terrain non amélioré à la date de la demande."

4 Après l'article 32C

Insérer

" 32D Prime exigible sur la délivrance d'un nouveau bail

1) Le présent article s'applique à :

- a) un nouveau bail sur un terrain ne faisant encore l'objet d'aucun bail ;
- b) un nouveau bail dans un lotissement ; ou
- c) un nouveau bail dans une copropriété.

- 2) Un nouveau bail ne doit être délivré que si le preneur ou le propriétaire enregistré règle au ministre une prime de 35% de la valeur marchande du terrain non amélioré établie à la date d'approbation du bail par le ministre.
- 3) Un preneur à bail doit régler au ministre la prime citée au paragraphe 32D.2) avant que lui soit délivré le bail.

5 Après l'article 39

Insérer

"39A Loyers annuels

- 1) Lorsqu'un preneur à bail règle un montant total du loyer annuel du bail multiplié par 4, dans les douze premiers mois qui suivent la date où les loyers annuels sont fixés pour cinq ans, le règlement effectué est réputé être le règlement des loyers annuels pour cinq ans.
- 2) Le paragraphe 1) ne s'applique qu'aux règlements effectués à ou avant la date due pour le premier versement d'un loyer annuel qui est fixé pour une période de cinq ans."

6 Après l'article 48

Insérer

"48A Versement pour la vente d'un bail rural

- 1) Le présent article ne s'applique qu'à un bail pris en zone rurale.
- 2) Lorsque le propriétaire d'un bail enregistré vend un bail, le preneur doit régler au bailleur 18% au plus du montant de la vente du bail sauf si le bailleur et le preneur conviennent autrement."

7 Après l'article 50

Insérer

"50A Taxe sur un bail en zone rurale

- 1) Le présent article ne s'applique qu'à un bail pris en zone rurale.
- 2) Un preneur à bail doit, chaque année, régler à l'État, sur un bail rural une taxe de 1% de la valeur marchande du bail non amélioré."

8 Annexe

Alinéas 1.a) et b)

Supprimer et remplacer "2%" par "6%".

Alinéas 1.c)

Supprimer et remplacer "0,5%" par "1,5%".



REPUBLIC OF VANUATU

ROAD TRAFFIC [CONTROL] ACT [CAP 29]

Road Traffic (Control) Fees Regulation

Order No. 49 of 2006

In exercise of the powers conferred on me by sections 46A, 46B and 59 of the Road Traffic [Control] Act [CAP 29], I, the Honourable EDWARD NIPAKE NATAPE, Minister of Infrastructure and Public Utilities, make the following Order:

1 Definition

Act means the Road Traffic [Control] Act [CAP 29].

2 Prescribed fee under Paragraph 46A (3)(a)

The prescribed fee under Paragraph 46A (3)(a) of the Act for the renewal of a driving licence is VT 5,000 and is payable on or before the expiry date of the licence.


3 Prescribed fee under section 46B

The prescribed fee under section 46B of the Act for the issue of a new driving licence to replace a lost driving licence is VT 2,500.

4 Commencement

This Order commences on the date on which it is published in the Gazette.

Made at Port Vila this 18th day of December 2006.


Honourable EDWARD NIPAKE NATAPE
Minister of Infrastructure and Public Utilities
MINISTRE DE L'AMENAGEMENT
REPUBLIC OF VANUATU
REPUBLIC OF VANUATU



REPUBLIC OF VANUATU

THE BUSINESS NAMES ACT NO. 6 OF 1990

APPOINTMENT

Pursuant to section 1 of the Business Names Act No. 6 of 1990, I hereby appoint:-

Liliane Charley

to be the Acting Registrar of Business Names with effect from 22nd December 2006 until such time when the Registrar of Business Names returns to the office.

MADE at Port Vila this 19th day of Dec 2006.

A handwritten signature of Willie Jimmy Tapangararua is written over a circular official seal. The seal contains the text 'REPUBLIC OF VANUATU' and 'MINISTER OF FINANCE AND ECONOMIC MANAGEMENT' around the perimeter, with a star at the bottom.

Willie Jimmy Tapangararua
Minister of Finance and Economic Management



REPUBLIC OF VANUATU

COMPANIES ACT [CAP. 191]

APPOINTMENT

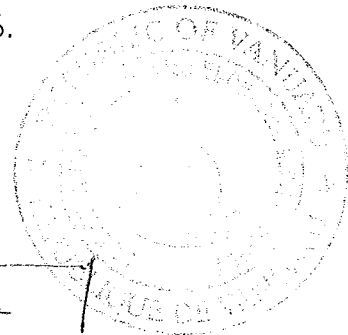
IN EXERCISE of the powers conferred by section 235 of the Companies Act (CAP. 191), I hereby appoint:-

Bertha Mala

as Acting Official Receiver with effect from 22nd December 2006 until such time when the Official Receiver returns to the office.

MADE at Port Vila this 19th day of December 2006.

A handwritten signature in black ink, appearing to be 'WJ Tapangararua', written over a dotted line.



Willie Jimmy Tapangararua
Minister of Finance and Economic Management



REPUBLIC OF VANUATU

COMPANIES ACT [CAP. 191]

APPOINTMENT

Pursuant to section 1 of the Companies Act [Cap. 191], I hereby appoint:-

Jenny Tari

to be the Acting Registrar of Companies with effect from 22nd December 2006 until such time when the Registrar of Companies returns to the office.

MADE at Port Vila this *19th* day of *December* 2006.


.....
Willie Jimmy Tapangararua

Minister of Finance and Economic Management



REPUBLIC OF VANUATU

**CHARITABLE ASSOCIATIONS
(INCORPORATION) ACT [CAP. 140]**

APPOINTMENT

IN EXERCISE of the powers conferred by section 1 of the Charitable Associations (Incorporation) Act [CAP. 140], I hereby appoint:-

Liliane Charley

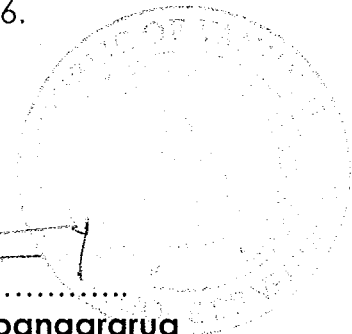
As the Acting Registrar of Charitable Associations for the purpose of the said Act with effect from 22nd December 2006 until such time when the Registrar of Charitable Associations returns to the office.

MADE at Port Vila this 19th day of December 2006.

A handwritten signature in black ink, appearing to read 'WJ Tapangarua', written over a dotted line.

Willie Jimmy Tapangarua

Minister of Finance and Economic Management





REPUBLIC OF VANUATU

STAMP DUTIES ACT [CAP. 68]

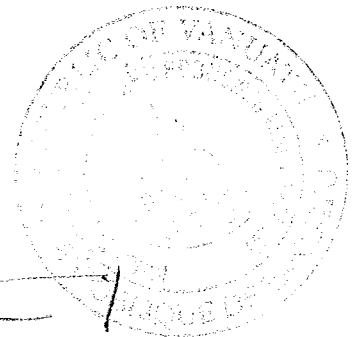
APPOINTMENT

IN EXERCISE of the powers conferred by section 2 of the Stamp Duties Act (CAP. 68), I hereby appoint:-

Wesley Vira

to be the Acting Controller of Stamp Duties with effect from 22nd December 2006 until such time when the Controller of Stamp Duties returns to the office.

MADE at Port Vila this 19th day of December 2006.



A handwritten signature in black ink, appearing to read 'WJ Tapangararua', written over a dotted line.

Willie Jimmy Tapangararua
Minister of Finance and Economic Management



REPUBLIC OF VANUATU

**TRADE UNIONS ACT
(INCORPORATION) ACT [CAP. 161]**

APPOINTMENT

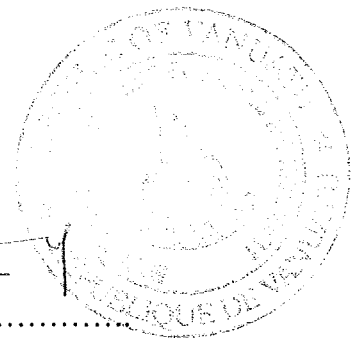
IN EXERCISE of the powers conferred by section 2 of the Trade Unions Act [CAP. 161], I hereby appoint:-

Liliane Charley

As the Acting Registrar of Trade Unions for the purpose of the said Act with effect from 22nd December 2006 until such time when the Registrar of Trade Unions returns to the office.

MADE at Port Vila this 19th day of December 2006.

A handwritten signature in black ink, appearing to read 'Willie Jimmy Tapangararua'.



Willie Jimmy Tapangararua
Minister of Finance and Economic Management





REPUBLIC OF VANUATU

UNITED KINGDOM PATENTS [CAP. 80]

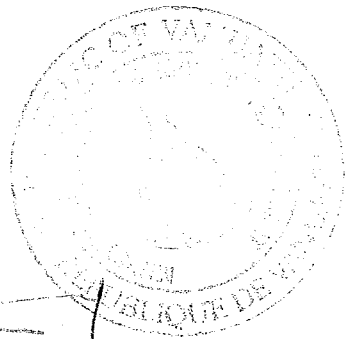
APPOINTMENT

Pursuant to section 2 of the Registration of United Kingdom Patents Act [Cap. 80], I hereby appoint:-

Jenny Tari

to exercise the powers and carry out the duties as the Acting Registrar of United Kingdom Patents with effect from 22nd December 2006 until such time when the Registrar of United Kingdom Patents returns to the office.

MADE at Port Vila this 19th day of December 2006.



A handwritten signature in black ink, appearing to read 'WJT', written over a horizontal line.

.....
Willie Jimmy Tapangararua
Minister of Finance and Economic Management



REPUBLIC OF VANUATU

UNITED KINGDOM TRADEMARKS ACT [CAP. 81]

APPOINTMENT

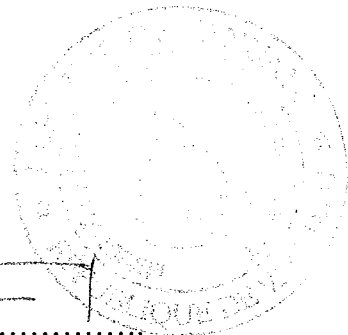
Pursuant to section 1 of the Registration of United Kingdom Trademarks Act [Cap. 81], I hereby appoint:-

Jenny Tari

to exercise the powers and carry out the duties as the Acting Registrar of United Kingdom Trademarks with effect from December 2006 until such time when the Registrar of United Kingdom Trademarks returns to the office.

MADE at Port Vila this 19th day of December 2006.

A handwritten signature in black ink, appearing to read 'WJ Tapangararu', written over a horizontal line.



Willie Jimmy Tapangararu
Minister of Finance and Economic Management



REPUBLIC OF VANUATU

VANUATU FINANCIAL SERVICES COMMISSION

THE INTERNATIONAL COMPANIES ACT No. 32 of 1992

TAKE NOTICE that pursuant to Section 106 of the International Companies Act, the following company have been struck off the Register of Companies at Vila, Vanuatu.

INTERNATIONAL STEEL TRADERS LTD
MARAIS CONSULTANCY SERVICES INC.
SPECTRUM CONSULTANTS LTD
BLUE SAPPHIRE INTERNATIONAL LTD
BROKERS LTD
INTERNATIONAL PRESTIGE PROMOTIONS INC.
BAMA CONSULTANCY INC.
ROYAL WATERS LTD
VANAUS LEASING AND FINANCE PTY LTD
FLOSS LTD
IIVC. INC.
ELEMACHEVEE LTD
MALE-KINA INTERNATIONAL COMPANY CORPORATION
GLOBAL PROPERTIES LIMITED
INTERNATIONAL DESIGN CORPORATION
EMERGING ENTERPRISES LIMITED
MIND RESEARCH CORPORATION
CAROLINA DEVELOPMENT CORP
AED LTD
WTC INTERNATIONAL INC.
WTC EXCHANGE CORPORATION
FUTURE LIFE CORPORATION
AVIATION DEVELOPMENTS LIMITED
KUAPIM LTD
CONSOLIDATED PROPERTY DEVELOPERS INC.
ADAUGO CORPORATION

TOTAL OPPORTUNITY INVESTMENTS LTD
ECO SMART INVESTMENTS LIMITED
PACIFIC ASIA EQUITIES LTD
SAVOLA GROUP INC.
FULCRUM LIMITED
GG LIMITED

Dated at Port Vila this fourteenth day of October 2006.



George Andrews
AUTHORISED OFFICER



