



National Gazette

PUBLISHED BY AUTHORITY

(Registered at the General Post Office, Port Moresby, for transmission by post as a Qualified Publication)

No. G225]

PORT MORESBY, FRIDAY, 13th NOVEMBER

[2009

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".

Land Available for Leasing—continued**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 and 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.

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*.

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 9th December, 2009)

TENDER No. 001/2009—MATIROGO (SABAMA)—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)

BUSINESS (COMMERCIAL) LEASE

Location: Allotment 27, Section 36.

Area: 0.0297 Hectares.

Annual Rent 1st 10 Years: K500.00 p/a.

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

- (a) Survey;
- (b) The lease shall be bona fide for a Business (Commercial) Purposes.
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed after every ten (10) years;
- (e) Improvements being buildings for Business (Commercial) 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.
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Copies of Tender No. 001/2009 and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Land Administration Division (2nd Floor of Apoi Centre), Waigani, National Capital District.

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

Land Available for Leasing—continued

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 9th December, 2009)

TENDER No. 003/2009—HOHOLA (MORATA)—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)**RESIDENCE (LOW COVENANT) LEASE**

Location: Allotment 114, Section 292.

Area: 0.0841 Hectares.

Annual Rent 1st 10 Years: K100.00 p/a.

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

- (a) Survey;
- (b) The lease shall be bona fide for a Residence (Low Covenant) Purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed after every ten (10) years;
- (e) Improvements being buildings for Residence (Low Covenant) 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.
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Copies of Tender No. 003/2009 and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Land Administration Division (2nd Floor of Apoi Centre), Waigani, National Capital District.

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

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 9th December, 2009)

TENDER No. 004/2009—HOHOLA (GEREHU STAGE 6)—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)**RESIDENCE (LOW COVENANT) LEASE**

Location: Allotment 164, Section 319.

Area: 0.03000 Hectares.

Annual Rent 1st 10 Years: K125.00 p/a.

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

- (a) Survey;
- (b) The lease shall be bona fide for a Residence (Low Covenant) Purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed after every ten (10) years;
- (e) Improvements being buildings for Residence (Low Covenant) 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.
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Copies of Tender No. 004/2009 and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Land Administration Division (2nd Floor of Apoi Centre), Waigani, National Capital District.

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

Land Available for Leasing—*continued*

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 9th December, 2009)

**TENDER No. 005/2009—HOHOLA (GEREHU STAGE 6)—NATIONAL CAPITAL DISTRICT—
(SOUTHERN REGION)****RESIDENCE (LOW COVENANT) LEASE**

Location: Allotment 165, Section 319.

Area: 0.0300 Hectares.

Annual Rent 1st 10 Years: K125.00 p/a.

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

- (a) Survey;
- (b) The lease shall be bona fide for a Residence (Low Covenant) Purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed after every ten (10) years;
- (e) Improvements being buildings for Residence (Low Covenant) 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.
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Copies of Tender No. 005/2009 and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Land Administration Division (2nd Floor of Apoi Centre), Waigani, National Capital District.

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

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 9th December, 2009)

TENDER No. 008/2009—TOWN OF KWIKILA—CENTRAL PROVINCE—(SOUTHERN REGION)**SPECIAL BUSINESS (COMMERCIAL) PURPOSES LEASE**

Location: Portion 522, Milinch Rigo, Fourmil Moresby.

Area: 0.8150 Hectares.

Annual Rent 1st 10 Years: K500.00 p/a.

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

- (a) Survey;
- (b) The lease shall be bona fide for a Special Business (Commercial) Purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed after every ten (10) years;
- (e) Improvements being buildings for Special Business (Commercial) 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.
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Copies of Tender No. 008/2009 and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Land Administration Division (2nd Floor of Apoi Centre), Waigani, National Capital District.

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

Land Available for Leasing—continued

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 9th December, 2009)

TENDER No. 009/2009—TOWN OF KWIKILA—CENTRAL PROVINCE—(SOUTHERN REGION)**SPECIAL BUSINESS (COMMERCIAL) PURPOSES LEASE**

Location: Portion 523, Milinch Rigo, Fourmil Moresby.

Area: 1.8150 Hectares.

Annual Rent 1st 10 Years: K500.00 p/a.

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

- (a) Survey;
- (b) The lease shall be bona fide for a Special Business (Commercial) Purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed after every ten (10) years;
- (e) Improvements being buildings for Special Business (Commercial) 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.
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Copies of Tender No. 009/2009 and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Land Administration Division (2nd Floor of Apoi Centre), Waigani, National Capital District.

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

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 9th December, 2009)

TENDER No. 013/2009—HOHOLA (TOKARARA)—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)**RESIDENCE (HIGH COVENANT) LEASE**

Location: Allotment 117, Section 139.

Area: 0.0800 Hectares.

Annual Rent 1st 10 Years: K825.00 p/a.

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

- (a) Survey;
- (b) The lease shall be bona fide for a Residence (High Covenant) Purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed after every ten (10) years;
- (e) Improvements being buildings for Residence (High Covenant) 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.
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Copies of Tender No. 013/2009 and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Land Administration Division (2nd Floor of Apoi Centre), Waigani, National Capital District.

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

Land Available for Leasing—continued

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 9th December, 2009)

**TENDER No. 017/2009—HOHOLA (MORATA SETTLEMENT)—NATIONAL CAPITAL DISTRICT—
(SOUTHERN REGION)****RESIDENCE (LOW COVENANT) LEASE**

Location: Allotment 34, Section 292.

Area: 0.0527 Hectares.

Annual Rent 1st 10 Years: K75.00 p/a.

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

- (a) Survey;
- (b) The lease shall be bona fide for a Residence (Low Covenant) Purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed after every ten (10) years;
- (e) Improvements being buildings for Residence (Low Covenant) 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.
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Copies of Tender No. 017/2009 and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Land Administration Division (2nd Floor of Apoi Centre), Waigani, National Capital District.

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

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 9th December, 2009)

**TENDER No. 021/2009—HOHOLA (MORATA TWO (2))—NATIONAL CAPITAL DISTRICT—
(SOUTHERN REGION)****RESIDENCE (LOW COVENANT) LEASE**

Location: Allotment 17, Section 284.

Area: 0.0297 Hectares.

Annual Rent 1st 10 Years: K125.00 p/a.

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

- (a) Survey;
- (b) The lease shall be bona fide for a Residence (Low Covenant) Purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed after every ten (10) years;
- (e) Improvements being building for Residence (Low Covenant) 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.
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Copies of Tender No. 021/2009 and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Land Administration Division (2nd Floor of Apoi Centre), Waigani, National Capital District.

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

Land Available for Leasing—continued

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 9th December, 2009)

TENDER No. 024/2009—HOHOLA (WAIGANI)—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)**BUSINESS (COMMERCIAL) LEASE**

Location: Allotment 6, Section 51.

Area: 0.0929 Hectares.

Annual Rent 1st 10 Years: K2,150.00 p/a.

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

- (a) Survey;
- (b) The lease shall be bona fide for a Business (Commercial) Purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed after every ten (10) years;
- (e) Improvements being buildings for Business (Commercial) 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.
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Copies of Tender No. 024/2009 and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Land Administration Division (2nd Floor of Apoi Centre), Waigani, National Capital District.

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

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 9th December, 2009)

TENDER No. 025/2009—HOHOLA (TOKARARA)—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)**RESIDENCE (HIGH COVENANT) LEASE**

Location: Allotment 78, Section 229.

Area: 0.3140 Hectares.

Annual Rent 1st 10 Years: K750.00 p/a.

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

- (a) Survey;
- (b) The lease shall be bona fide for a Residence (High Covenant) Purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed after every ten (10) years;
- (e) Improvements being buildings for Residence (High Covenant) 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.
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Copies of Tender No. 025/2009 and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Land Administration Division (2nd Floor of Apoi Centre), Waigani, National Capital District.

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

Land Available for Leasing—*continued*

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 9th December, 2009)

TENDER No. 029/2009—BOROKO (SARAGA)—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)**BUSINESS (COMMERCIAL) LEASE**

Location: Allotment 30, Section 119.

Area: 0.3840 Hectares.

Annual Rent 1st 10 Years: K1,150.00 p/a.

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

- (a) Survey;
- (b) The lease shall be bona fide for a Business (Commercial) Purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed after every ten (10) years;
- (e) Improvements being buildings for Business (Commercial) 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.
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Copies of Tender No. 029/2009 and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Land Administration Division (2nd Floor of Apoi Centre), Waigani, National Capital District.

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

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 9th December, 2009)

TENDER No. 045/2009—HOHOLA (HOHOLA SHOPPING CENTRE)—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)**BUSINESS (COMMERCIAL) LEASE**

Location: Allotment 9, Section 27.

Area: 0.0347 Hectares.

Annual Rent 1st 10 Years: K950.00 p/a.

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

- (a) Survey;
- (b) The lease shall be bona fide for a Business (Commercial) Purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed after every ten (10) years;
- (e) Improvements being buildings for Business (Commercial) 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.
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Copies of Tender No. 045/2009 and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Land Administration Division (2nd Floor of Apoi Centre), Waigani, National Capital District.

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

Land Available for Leasing—continued

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 9th December, 2009)

TENDER No. 060/2009—BOROKO (EAST BOROKO)—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)**URBAN DEVELOPMENT LEASE (UDL)**

Location: Portion 2222, Milinch Granville, Fourmil Moresby.

Area: 4.874 Hectares.

Annual Rent 1st 10 Years: K5,500.00 p/a.

Improvements and Conditions: 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, power, drainage, sewerage 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 Electricity Commission;
- (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 Electricity Commission 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 Water Board on behalf of the State;
 - (3) All electricity reticulation services shall become the property of Electricity Commission on behalf of the State;
 - (4) All Telecommunication reticulation 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 the National Capital District Commission or his delegate, staff from the Water Board and Electricity Commission;
- (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. 060/2009 and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Land Administration Division (2nd Floor of Apoi Centre), Waigani, National Capital District.

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

Land Available for Leasing—continued

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 9th December, 2009)

**TENDER No. 061/2009—HOHOLA (LAMANA HEIGHTS)—NATIONAL CAPITAL DISTRICT—
(SOUTHERN REGION)****RESIDENCE (HIGH COVENANT) LEASE**

Location: Allotment 12, Section 406.

Area: 0.1001 Hectares.

Annual Rent 1st 10 Years: K5,000.00 p/a.

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

- (a) Survey;
- (b) The lease shall be bona fide for a Residence (High Covenant) Purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed after every ten (10) years;
- (e) Improvements being buildings for Residence (High Covenant) 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.
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Copies of Tender No. 061/2009 and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Land Administration Division (2nd Floor of Apoi Centre), Waigani, National Capital District.

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

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 9th December, 2009)

**TENDER No. 062/2009—HOHOLA (LAMANA HEIGHTS)—NATIONAL CAPITAL DISTRICT—
(SOUTHERN REGION)****RESIDENCE (HIGH COVENANT) LEASE**

Location: Allotment 13, Section 406.

Area: 0.1183 Hectares.

Annual Rent 1st 10 Years: K6,000.00 p/a.

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

- (a) Survey;
- (b) The lease shall be bona fide for a Residence (High Covenant) Purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed after every ten (10) years;
- (e) Improvements being buildings for Residence (High Covenant) 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.
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Copies of Tender No. 062/2009 and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Land Administration Division (2nd Floor of Apoi Centre), Waigani, National Capital District.

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

Land Available for Leasing—*continued*

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 9th December, 2009)

**TENDER No. 063/2009—HOHOLA (GEREHU STAGE 4)—NATIONAL CAPITAL DISTRICT—
(SOUTHERN REGION)****RESIDENCE (LOW COVENANT) LEASE**

Location: Allotment 34, Section 308.

Area: 0.0516 Hectares.

Annual Rent 1st 10 Years: K150.00 p/a.

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

- (a) Survey;
- (b) The lease shall be bona fide for a Residence (Low Covenant) Purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed after every ten (10) years;
- (e) Improvements being buildings for Residence (Low Covenant) Purposes to a minimum value as to be decided by the Land Board shall be erected on the land within five (5) 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.
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Copies of Tender No. 063/2009 and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Land Administration Division (2nd Floor of Apoi Centre), Waigani, National Capital District.

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

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 16th December, 2009)

TENDER No. 011/2009—TOWN OF MADANG—MADANG PROVINCE—(MOMASE REGION)**RESIDENCE (HIGH COVENANT) LEASE**

Location: Allotment 5, Section 156.

Area: 0.1182 Hectares.

Annual Rent 1st 10 Years: K500.00 p/a.

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

- (a) Survey;
- (b) The lease shall be bona fide for a Residence (High Covenant) Purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed after every ten (10) years;
- (e) Improvements being buildings for Residence (High Covenant) Purposes to a minimum value as to be decided by the Land Board shall be erected on the land within five (5) years from the date of grant and these or similar improvements to the same value to be maintained husband like manner 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. 011/2009 and plans will be displayed on the Notice Boards at the Division of Lands Office, Madang; the Provincial Administration Notice Board, Madang and the Madang Town Council Chambers Notice Board, Madang, Madang Province.

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

Land Available for Leasing—continued

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 16th December, 2009)

TENDER No. 017/2009—TOWN OF KOKODA—ORO PROVINCE—(NORTHERN REGION)**RESIDENCE (MEDIUM COVENANT) LEASE**

Location: Allotment 11, Section 10.

Area: 0.0555 Hectares.

Annual Rent 1st 10 Years: K50.00 p/a.

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

- (a) Survey;
- (b) The lease shall be bona fide for a Residence (Medium Covenant) Purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed after every ten (10) years;
- (e) Improvements being buildings for Residence (Medium Covenant) Purposes to a minimum value as to be decided by the Land Board shall be erected on the land within five (5) years from the date of grant and these or similar improvements to the same value to be maintained husband like manner 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. 017/2009 and plans will be displayed on the Notice Boards at the Division of Lands Office, Popondetta; the Provincial Administration Notice Board, Popondetta; the District Administrator's Office, Kokoda and the Kokoda Town Council Chambers Notice Board, Kokoda, Oro Province.

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

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 16th December, 2009)

TENDER No. 018/2009—TOWN OF KOKODA—ORO PROVINCE—(NORTHERN REGION)**RESIDENCE (MEDIUM COVENANT) LEASE**

Location: Allotment 12, Section 10.

Area: 0.0555 Hectares.

Annual Rent 1st 10 Years: K50.00 p/a.

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

- (a) Survey;
- (b) The lease shall be bona fide for a Residence (Medium Covenant) Purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed after every ten (10) years;
- (e) Improvements being buildings for Residence (Medium Covenant) Purposes to a minimum value as to be decided by the Land Board shall be erected on the land within five (5) years from the date of grant and these or similar improvements to the same value to be maintained husband like manner 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. 018/2009 and plans will be displayed on the Notice Boards at the Division of Lands Office, Popondetta; the Provincial Administration Notice Board, Popondetta; the District Administrator's Office, Kokoda and the Kokoda Town Council Chambers Notice Board, Kokoda, Oro Province.

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

Land Available for Leasing—continued

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 16th December, 2009)

TENDER No. 022/2009—TOWN OF KIUNGA—WESTERN PROVINCE—(SOUTHERN REGION)**BUSINESS (COMMERCIAL) LEASE**

Location: Allotment 3, Section 27.

Area: 0.1280 Hectares.

Annual Rent 1st 10 Years: K640.00 p/a.

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

- (a) Survey;
- (b) The lease shall be bona fide for a Business (Commercial) Purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed after every ten (10) years;
- (e) Improvements being buildings for Business (Commercial) 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.
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Copies of Tender No. 022/2009 and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Provincial Lands Office, Konedobu; Land Administration Division (2nd Floor of Apoi 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, Land Administration Division (2nd Floor, Apoi Centre), Waigani, National Capital District.

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 16th December, 2009)

TENDER No. 026/2009—TOWN OF MADANG—MADANG PROVINCE—(MOMASE REGION)**BUSINESS (COMMERCIAL) LEASE**

Location: Allotment 3, Section 154.

Area: 0.0960 Hectares.

Annual Rent 1st 10 Years: K1,750.00 p/a.

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

- (a) Survey;
- (b) The lease shall be bona fide for a Business (Commercial) Purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed after every ten (10) years;
- (e) Improvements being buildings for Business (Commercial) Purposes to a minimum value as to be decided by the Land Board shall be erected on the land within five (5) 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.
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Copies of Tender No. 026/2009 and plans will be displayed on the Notice Boards at the Division of Lands Office, Madang; the Provincial Administration Notice Board, Madang and the Madang Local Level Council Chambers Notice Board, Madang, Madang Province.

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

Land Available for Leasing—continued*(Closing date: Tender closes at 3.00 p.m. on Wednesday, 16th December, 2009)***TENDER No. 045/2009—TOWN OF WEWAK—EAST SEPIK PROVINCE—(MOMASE REGION)****RESIDENCE (MEDIUM COVENANT) LEASE**

Location: Allotment 21, Section 92.

Area: 0.0501 Hectares.

Annual Rent 1st 10 Years: K100.00 p/a.

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

- (a) Survey;
- (b) The lease shall be bona fide for a Residence (Medium Covenant) Purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed by the due process of Law;
- (e) Improvements being buildings for Residence (Medium Covenant) Purposes to a minimum value as to be decided by the Land Board shall be erected on the land within five (5) years from the date of grant and these or similar improvements to the same value to be maintained husband like manner 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. 045/2009 and plans will be displayed on the Notice Boards at the Division of Lands Office, Wewak; the Provincial Administration Notice Board, Wewak and the Wewak Local Level Government Council Chambers, Wewak, East Sepik Province.

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

*(Closing date: Tender closes at 3.00 p.m. on Wednesday, 16th December, 2009)***NOTICE No. 068/2009—SOROVI SUBDIVISION—ORO PROVINCE—(NORTHERN REGION)****AGRICULTURE LEASE**

Location: Portion 779, Milinch Sangara, Fourmil Buna.

Area: 0.4020 Hectares.

Annual Rent 1st 10 Years: K35.00 p/a.

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

- (a) Survey;
- (b) The lease shall be bona fide for an Agriculture Purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed after every ten (10) years;
- (e) Of the land suitable for cultivation, the following proportions shall be planted in a good and husbandlike manner with a crop or crops of economic value of which shall be harvested regularly in accordance with sound commercial practice:

One-fifth in the period of five (5) years of the term;

Two-fifths in the period of ten (10) years of the term;

Three-fifths in the period of fifteen (15) years of the term;

Four-fifths in the period of twenty (20) years of the term;

And during the remainder of the term, four-fifths of the land so suitable shall be kept planted.

Residency Condition: The lessee or his/her agent shall take up residency or occupancy of his/her block within six (6) months from the date of grant.

Copies of Notice No. 068/2009 and plans will be displayed on the Notice Boards at the Division of Lands Office, Popondetta; Provincial Administration Notice Board, Popondetta and the Popondetta Town Level Government Chambers, Popondetta, Oro Province.

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

Land Available for Leasing—continued

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 2nd December, 2009)

TENDER No. 091/2009—CITY OF LAE—MOROBE PROVINCE—(MOMASE REGION)**RESIDENCE (MEDIUM COVENANT) LEASE**

Location: Allotment 10, Section 32.

Area: 0.0501 Hectares.

Annual Rent 1st 10 Years: K2,450.00 p/a.

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

- (a) Survey;
- (b) The lease shall be bona fide for a Residence (Medium Covenant) Purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed by due process of Law;
- (e) Improvements being buildings for Residence (Medium Covenant) Purposes to a minimum value as to be decided by the Land Board shall be erected on the land within five (5) 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.
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Copies of Tender No. 091/2009 and plans will be displayed on the Notice Boards at the Division of Lands, Wewak; the Provincial Administration Notice Board, Wewak and the Wewak Local Level Council Chambers, Wewak, East Sepik Province.

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

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 16th December, 2009)

TENDER No. 092/2009—TOWN OF WEWAK—EAST SEPIK PROVINCE—(MOMASE REGION)**URBAN DEVELOPMENT LEASE (UDL)**

Location: Portion 356, Milinch Muschu, Fourmil Wewak.

Area: 5.7000 Hectares.

Annual Rent 1st 10 Years: K3,420.00.

Improvements and Conditions: 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, power, drainage, sewerage 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 Madang Urban Local Level Government Engineer;
- (f) Electricity reticulation shall be constructed in accordance with the plans and specifications as laid down by the PNG Electricity Commission;
- (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 Madang Urban Local Level Government or his delegate and staff of Water Board, the Electricity Commission and Telikom;

Land Available for Leasing—*continued***Tender No. 092/2009—Town of Wewak—East Sepik Province—(Momase Region)—*continued***

- (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 Madang Urban Local Level Government 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 Water Board on behalf of the State;
 - (3) All electricity reticulation services shall become the property of Electricity Commission on behalf of the State;
 - (4) All Telecommunication reticulation 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 Madang Urban Local Level Government or his delegate, staff from the Water Board and Electricity Commission;
- (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. 092/2009 and plans will be displayed on the Notice Boards at the Division of Lands, the Provincial Administrator's Notice Board and the Urban/Town Authority/Council Chambers, East Sepik Province.

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