



National Gazette

PUBLISHED BY AUTHORITY

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

No. G238]

PORT MORESBY, FRIDAY, 8th OCTOBER

[2010

ADDENDUM

THE general public is hereby advised that the following Tender Notice No. 58/2009—Southern Region as Urban Development Lease (UDL) over Portion 2690 (8 Mile), Milinch Granville, Fourmil Moresby, National Capital District was never published in the *National Gazette* No. G158 dated 20th August, 2009 due to administrative error. The Tender Notice should have been published and closed on the 23rd September, 2009 and should read as follows:

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 23rd September, 2009)

TENDER No. 058/2009—HOHOLA (8 MILE)—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)

URBAN DEVELOPMENT LEASE (UDL)

Location: Portion 2690, Milinch Granville, Fourmil Moresby.

Area: 25.2460 Hectares.

Annual Rent 1st Five (5) Years: K100,000.00

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 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 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 Commissioner his delegate and staff of Water Board, the Electricity Commission and Telikom;

Addendum—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 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 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 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.

Dated this in the City of Port Moresby, this 8th day of October, 2010.

P. S. KIMAS, O.L.,
Secretary for Lands.

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