



National Gazette

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[2014

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 & 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, 21st May, 2014)

**TENDER No. 008/2014 (H/R) —CITY OF MT. HAGEN—WESTERN HIGHLANDS PROVINCE—
(HIGHLANDS REGION)**

RESIDENCE (HIGH COVENANT) LEASE

Location: Allotment 19, Section 58, Mt. Hagen.

Area in Hectares: 0.1050 Hectares.

Annual Rental 1st 10 Years: K1,575.00

Improvements and Conditions: The lease shall be subject to the following 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 similar improvements to the 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. 008/2014 (H/R) and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Alienated Lands Division (Ground Floor, Eda Tano Building), Waigani; the Provincial Administration Notice Board, Mt. Hagen; the Provincial Lands Division, Mt. Hagen and the Mt. Hagen Urban Authority Council Chambers, Western Highlands Province.

Land Available for Leasing—continued

They may also be examined in the Land Allocation Section (Highlands Region) of the Department of Lands & Physical Planning, Head Office (Ground Floor, Eda Tano Building), Waigani, National Capital District.

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 4th June, 2014)

TENDER No. 009/2014 (H/R) —WAPENAMANDA—ENGA PROVINCE— (HIGHLANDS REGION)**BUSINESS (COMMERCIAL) LEASE**

Location: Allotment 04, Section 08, Wapenamanda.

Area in Hectares: 0.1000 Hectares.

Annual Rental 1st 10 Years: K1,270.00

Improvements and Conditions: The lease shall be subject to the following 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 similar improvements to the 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. 009/2014 (H/R) and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Alienated Lands Division (Ground Floor, Eda Tano Building), Waigani; the Provincial Administration Notice Board, Wabag; the Provincial Lands Division, Wabag and the Wabag Town Authority Council Chambers, Enga Province.

They may also be examined in the Land Allocation Section (Highlands Region) of the Department of Lands & Physical Planning, Head Office (Ground Floor, Eda Tano Building), Waigani, National Capital District.

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 21st May, 2014)

**TENDER No. 010/2014 (H/R) —CITY OF MT. HAGEN—WESTERN HIGHLANDS PROVINCE—
(HIGHLANDS REGION)****RESIDENCE (HIGH COVENANT) LEASE**

Location: Allotment 17, Section 58, Mt. Hagen.

Area in Hectares: 0.0966 Hectares.

Annual Rental 1st 10 Years: K1,450.00

Improvements and Conditions: The lease shall be subject to the following 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 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 similar improvements to the 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. 010/2014 (H/R) and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Alienated Lands Division (Ground Floor, Eda Tano Building), Waigani; the Provincial Administration Notice Board, Mt. Hagen; the Provincial Lands Division, Mt. Hagen and the Mt. Hagen Urban Authority Council Chambers, Western Highlands Province.

They may also be examined in the Land Allocation Section (Highlands Region) of the Department of Lands & Physical Planning, Head Office (Ground Floor, Eda Tano Building), Waigani, National Capital District.