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PORT MORESBY, TUESDAY, 11th MAY

[1993

National Housing Corporation Act 1990

DECLARATION OF SPECIAL CATEGORY OF HOUSES AND SPECIFICATION OF TERMS AND CONDITIONS OF SALE

I, John Jaminan, Minister for Housing, by virtue of the powers conferred by Section 42(1), (2) of the *National Housing Corporation Act 1990* and all other powers of the National Executive Council hereby:—

- (a) declare the houses on the properties specified in Column 2 of Schedule 2 as special category of houses to which Section 41 of the Act 1990 does not apply; and
- (b) specify that the terms and conditions under which the special category of houses are to be sold as specified in Schedule 1.

SCHEDULE 1

1. The National Housing Corporation shall transfer the properties specified in Column 2 of the Schedule 2 to the person specified in Column 1, subject to each satisfying the requirements of "an Approved Proprietor" under the terms of Agreement between the Independent State of Papua New Guinea and the then Housing Commission dated 3rd September, 1987 at a "Reserved Price".

2. The "Reserved Price" shall be the amount specified in Column 3 of the Schedule, subject to the following discounts if the amount specified is less than K50 000.00 and if the person elects to complete payment for the property within the following periods:—

- (a) 1-5 years—20% discount
- (b) 6-10 years—15% discount
- (c) 11-15 years—10% discount
- (d) 16-20 years—No discount

3. Subject to paragraph 1 of this Schedule, the Corporation shall enter into a Contract for Sale with each person specified in Column 1 of Schedule 2 which shall include the following terms and conditions:—

- (a) the person specified in Column 1 of Schedule 2 shall pay the reserved price for property specified in Column 2; and
- (b) that the person(s) may elect to pay reserved price either outright or by (fortnight) instalments over one (1) up to twenty (20) years commencing from date on which he first commenced to pay instalments towards the purchase; and

Declaration of Special Category of Towns or Subdivisions of Land

Schedule 1—continued

(c) that the persons shall pay in addition to the reserved price the following amounts.

1. The lease preparation fee and survey costs payable on the State Lease pursuant to the *Land Act* (Chapter 185)
2. Stamp duty on Contract of Sale, Transfer and Mortgage (if applicable).
3. Registration fees on Transfer and Mortgage (if applicable) payable under the *Land Registration Act* (Chapter 191)
4. Mortgagers legal cost (if applicable)
5. Insurance premium on the property where it is the subject of payment by instalments or a mortgage.
6. Administrative charges at a specified rate per annum of each year of purchase where it is the subject of payment by instalments or a mortgage.
7. The Minister for Lands Approval Fees; and

(d) that the person shall be responsible for payment of:—

- (i) land rentals and land rates; and
- (ii) any other land taxes as from the date of the Contract between the National Housing Corporation and the person.

4. Subject to paragraphs 1 and 5 of this Schedule, where a person specified in Column 1 of Schedule 2 elects to purchase outright, he will be:—

- (a) entitled to a 20% discount of the amount specified in Column 3; and
- (b) responsible to pay in full the discount price in paragraph 4(a); and
- (c) responsible to pay all amounts referred to in sub-paragraphs (1), (2) and (7) of paragraphs 3(c) of this Schedule; and

5. Whereby the reserved price specified in Column 3 of Schedule 2 is K50 000.00 sub-paragraphs 4(a) and 4(b) of this Schedule shall not apply.

TWENTY-SEVENTH (27th) LIST OF GOVERNMENT HOUSE PURCHASES FOR MINISTERS APPROVAL
MAY 1993

SCHEDULE 2

Column 1		Column 2			Column 3		
Application No.	Name of Purchaser	Sec.	Lot	Town/Suburb	Department	Price K	Date of Application

NATIONAL CAPITAL DISTRICT

246	Charles Ine's	21	20	Boroko	Education	50,000.00	11.01.92
173	Mesulam Tokaplen	7	20	Boroko	Education	37,115.00	17.02.92
224	Sir Burton G. Burton Bradley	36	24	Boroko	Self-employed	35,785.00	03.08.92
221	Teck Sien Ilave & Steven Hulamari	21	14	Boroko	Finance	19,741.00	11.03.91
103	John Hulo	54	28	Boroko	Environment & Cons.	37,858.00	20.06.91
112	Alex Marjen	21	39	Boroko	Works	30,145.00	15.07.91
78	Hon. Philemon Embel	26	19	Boroko	Attorney-General	50,000.00	07.03.91
206	Mr & Mrs Ben Kiapgugu	4	02	Matirogo	Civil Aviation	38,211.00	08.05.87
184	Betty & Perai Ontimo	13	03	Granville	Civil Aviation	39,157.00	01.06.92
150	Yaru Raymond Pohei	116	11	Saraga	Environment	27,808.00	03.03.92

MADANG PROVINCE

00006	Mark K. Selefkaru	01	04	Madang	Justice	18,217.20	
00202	Alfred Reu	04	08	Madang	Police	15,542.16	
00216	Balthesar T. Maketu	19	13	Madang	Department of Madang	19,724.80	
00194	Peter Torot	39	05	Madang	Provincial Affairs	17,480.00	
00209	Siwi Morep	42	18	Madang	Works	15,720.00	

Declaration of Special Category of Houses and Specification of Terms and Conditions of Sale—*continued*Schedule 2—*continued*

Column 1		Column 2			Column 3				
Application No.	Name of Purchaser	Sec.	Lot	Town/Suburb	Department	Price K	Date of Application		
Madang Province—<i>continued</i>									
00217	Kasen Sabastian Kong	.....	.....	58	01	Madang	Commerce	18,682.15
00204	Pius S. Alomi	.....	.....	58	03	Madang	Police	12,103.74
00201	Robert P. Pomaleu	.....	.....	59	31	Madang	Health	10,624.15
00219	Peter E. Neirmani	.....	.....	60	05	Madang	Labour & Employment	17,007.30
00211	Nalu Calep	.....	.....	60	19	Madang	Justice	15,291.00
00228	Vitus B. Ambia	.....	.....	63	14	Madang	Forest	16,442.40
00224	John Bossi	.....	.....	64	10	Madang	Education	15,475.95
00180	Reuben Bade	.....	.....	36	13	Madang	DPM	20,768.40
NEW IRELAND PROVINCE									
00001	Gerson Amen	.....	.....	11	01	Kavieng	Department of Kavieng	7,647.20
EAST SEPIK PROVINCE									
00124	Francis Wama	B	25	Wewak	East Sepik	22,135.00	30.12.91
00126	Michael Malaga	H	11	Wewak	East Sepik	21,205.00	04.03.92
00038	Veronica Paigo	33	07	Wewak	PNGBC	3,242.00	04.09.87
00125	Robert Monji	34	02	Wewak	DPM	3,153.00	23.03.92
00131	Joe Kiagamba	34	18	Wewak	Labour & Employment	3,662.00	23.10.91

Dated this 7th day of May, 1993

Certified By:

L. KEGO,
Manager Shelter Services.
Recommended.

Dated this 7th day of May, 1993

P. ASUKUSA,
A/HHD Manager.
Recommended.

Dated this 7th day of May, 1993

S. G. VAIRA,
Managing Director.
Approved.

Dated this 10th day of May, 1993.

J. JAMINAN,
Minister for Housing.