



National Gazette

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PORT MORESBY, TUESDAY, 12th JANUARY,

[1999

Land Act (Chapter 185)

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 are Business, Residence, Pastoral, Agricultural, Mission, Special Purposes and Town Subdivision Leases. With the exception of Town Subdivision Leases, State Leases may be granted for a maximum period of 99 years. Town Subdivision Leases have a maximum duration of 5 years.

Applicants should note that, in the case of town land the purpose of the lease must be in accordance with the zoning as declared under the *Town 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.

Land Available for Leasing—continued**D. DESCRIPTION OF LAND:**

To be used only in 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 Lands Department.

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".

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 as follows:

	K		K
(i) Town Subdivision Lease	500.00	(v) Leases over Settlement land (Urban & Rural)	10.00
(ii) Residential high covenant	50.00	(vi) Mission Leases	10.00
(iii) Residential low-medium covenant	20.00	(vii) Agricultural Leases	10.00
(iv) Business and Special Purposes	100.00	(viii) Pastoral Leases	10.00

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 the recommended 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;
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*.

Land Available for Leasing—continued

Closing date:—Tenders closes at 3.00 p.m., Wednesday, 24th February, 1999.

TENDER No. 1/99—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)**RESIDENTIAL LEASE**

Location: Allotment 20, Section 282, (Hohola).

Area: 0.0566 Hectares.

Annual Rent 1st 10 Years: K50.00.

Reserve Price: K600.00.

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

- (a) Survey;
- (b) The lease shall be used bona fide for Residential purposes;
- (c) The lease shall be for a term of Ninety-nine (99) years;
- (d) Rent shall be re-assessed by the due process of law;
- (e) Improvements being buildings for Residential purposes to a minimum value of One Thousand Kina (K1,000.00), shall be erected on the land within three (3) years from the date of Registrations of the Title and these or similar improvements to the same minimum value shall be maintained thereon in good repair during the currency of the lease;
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Note:—The reserve price is the minimum amount which will be accepted for tender. This amount or any higher amount offered will have to be paid by the successful applicant prior to the issue of lease.

Copies of Tender No 1/99 will be displayed on the Notice Boards at the office of Department of Lands, Aopi Building and National Capital District Commission, Waigani, National Capital District.

Closing date:—Tenders closes at 3.00 p.m., Wednesday, 24th February, 1999.

TENDER No. 2/99—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)**RESIDENTIAL LEASE**

Location: Allotment 169, Section 310, (Hohola).

Area: 0.2490 Hectares.

Annual Rent 1st 10 Years: K125.00.

Reserve Price: K25 000.00.

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

- (a) Survey;
- (b) The lease shall be used bona fide for Residential purposes;
- (c) The lease shall be for a term of Ninety-nine (99) years;
- (d) Rent shall be re-assessed by the due process of law;
- (e) Improvements being buildings for Residential purposes to a minimum value of Forty Thousand Kina (K40,000.00), shall be erected on the land within three (3) years from the date of Registrations of the Title and these or similar improvements to the same minimum value shall be maintained thereon in good repair during the currency of the lease;
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Note:—The reserve price is the minimum amount which will be accepted for tender. This amount or any higher amount offered will have to be paid by the successful applicant prior to the issue of lease.

Copies of Tender No 2/99 will be displayed on the Notice Boards at the office of Department of Lands, Aopi Building and National Capital District Commission, Waigani, National Capital District.

Closing date:—Tenders closes at 3.00 p.m., Wednesday, 24th February, 1999.

TENDER No. 3/99—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)**RESIDENTIAL (LOW COVENANT) LEASE**

Location: Allotment 7, Section 397, (Hohola).

Area: 0.0510 Hectares.

Annual Rent 1st 10 Years: K150.00.

Reserve Price: K1 800.00.

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

- (a) Survey;
- (b) The lease shall be used bona fide for Residential (Low Covenant) purposes;
- (c) The lease shall be for a term of Ninety-nine (99) years;
- (d) Rent shall be re-assessed by the due process of law;
- (e) Improvements being buildings for Residential (Low Covenant) purposes to a minimum value of Three Thousand Kina (K3,000.00), shall be erected on the land within three (3) years from the date of Registrations of the Title and these or similar improvements to the same minimum value shall be maintained thereon in good repair during the currency of the lease;
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Note:—The reserve price is the minimum amount which will be accepted for tender. This amount or any higher amount offered will have to be paid by the successful applicant prior to the issue of lease.

Copies of Tender No 3/99 will be displayed on the Notice Boards at the office of Department of Lands, Aopi Building and National Capital District Commission, Waigani, National Capital District.

Land Available for Leasing—continued*Closing date:*—Tenders closes at 3.00 p.m., Wednesday, 24th February, 1999.**TENDER No. 4/99—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)
RESIDENTIAL (HIGH COVENANT) LEASE**

Location: Allotment 63, Section 230, (Hohola).

Area: 0.060 Hectares.

Annual Rent 1st 10 Years: K925.00.

Reserve Price: K11,100.00.

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

- (a) Survey;
- (b) The lease shall be used bona fide for Residential (High Covenant) purposes;
- (c) The lease shall be for a term of Ninety-nine (99) years;
- (d) Rent shall be re-assessed by the due process of law;
- (e) Improvements being buildings for Residential (High Covenant) purposes to a minimum value of Fifteen Thousand Kina (K15,000.00), shall be erected on the land within three (3) years from the date of Registrations of the Title and these or similar improvements to the same minimum value shall be maintained thereon in good repair during the currency of the lease;
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Note:—The reserve price is the minimum amount which will be accepted for tender. This amount or any higher amount offered will have to be paid by the successful applicant prior to the issue of lease.

Copies of Tender No 4/99 will be displayed on the Notice Boards at the office of Department of Lands, Aopi Building and National Capital District Commission, Waigani, National Capital District.

Closing date:—Tenders closes at 3.00 p.m., Wednesday, 24th February, 1999.**TENDER No. 5/99—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)
RESIDENTIAL (LOW COVENANT) LEASE**

Location: Allotment 5, Section 404, (Hohola).

Area: 0.0450 Hectares.

Annual Rent 1st 10 Years: K50.00.

Reserve Price: K600.00.

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

- (a) Survey;
- (b) The lease shall be used bona fide for Residential (Low Covenant) purposes;
- (c) The lease shall be for a term of Ninety-nine (99) years;
- (d) Rent shall be re-assessed by the due process of law;
- (e) Improvements being buildings for Residential (Low Covenant) purposes to a minimum value of Ten Thousand Kina (K10,000.00), shall be erected on the land within three (3) years from the date of Registrations of the Title and these or similar improvements to the same minimum value shall be maintained thereon in good repair during the currency of the lease;
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Note:—The reserve price is the minimum amount which will be accepted for tender. This amount or any higher amount offered will have to be paid by the successful applicant prior to the issue of lease.

Copies of Tender No 5/99 will be displayed on the Notice Boards at the office of Department of Lands, Aopi Building and National Capital District Commission, Waigani, National Capital District.

Closing date:—Tenders closes at 3.00 p.m., Wednesday, 24th February, 1999.**TENDER No. 6/99—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)
RESIDENTIAL (LOW COVENANT) LEASE**

Location: Allotment 182, Section 310, (Hohola).

Area: 0.0656 Hectares.

Annual Rent 1st 10 Years: K150.00.

Reserve Price: K1 800.00.

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

- (a) Survey;
- (b) The lease shall be used bona fide for Residential purposes;
- (c) The lease shall be for a term of Ninety-nine (99) years;
- (d) Rent shall be re-assessed by the due process of law;
- (e) Improvements being buildings for Residential purposes to a minimum value of Three Thousand Kina (K3,000.00), shall be erected on the land within three (3) years from the date of Registrations of the Title and these or similar improvements to the same minimum value shall be maintained thereon in good repair during the currency of the lease;
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Note:—The reserve price is the minimum amount which will be accepted for tender. This amount or any higher amount offered will have to be paid by the successful applicant prior to the issue of lease.

Copies of Tender No 6/99 will be displayed on the Notice Boards at the office of Department of Lands, Aopi Building and National Capital District Commission, Waigani, National Capital District.

Land Available for Leasing—*continued*

Closing date:—Tenders closes at 3.00 p.m., Wednesday, 24th February, 1999.

TENDER No. 7/99—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)
RESIDENTIAL (Low COVENANT) LEASE

Location: Allotment 2, Section 428, (Hohola).

Area: 0.495 Hectares.

Annual Rent 1st 10 Years: K50.00.

Reserve Price: K3,000.00.

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

- (a) Survey;
- (b) The lease shall be used bona fide for Residential (Low Covenant) purposes;
- (c) The lease shall be for a term of Ninety-nine (99) years;
- (d) Rent shall be re-assessed by the due process of law;
- (e) Improvements being buildings for Residential (Low Covenant) purposes to a minimum value of Five Thousand Kina (K5,000.00), shall be erected on the land within three (3) years from the date of Registrations of the Title and these or similar improvements to the same minimum value shall be maintained thereon in good repair during the currency of the lease;
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Note:—The reserve price is the minimum amount which will be accepted for tender. This amount or any higher amount offered will have to be paid by the successful applicant prior to the issue of lease.

Copies of Tender No 7/99 will be displayed on the Notice Boards at the office of Department of Lands, Aopi Building and National Capital District Commission, Waigani, National Capital District.

Closing date:—Tenders closes at 3.00 p.m., Wednesday, 24th February, 1999.

TENDER No. 8/99—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)
RESIDENTIAL (LOW COVENANT) LEASE

Location: Allotment 64, Section 318, (Hohola).

Area: 0.0750 Hectares.

Annual Rent 1st 10 Years: K275.00.

Reserve Price: K15 000.00.

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

- (a) Survey;
- (b) The lease shall be used bona fide for Residential (Low Covenant) purposes;
- (c) The lease shall be for a term of Ninety-nine (99) years;
- (d) Rent shall be re-assessed by the due process of law;
- (e) Improvements being buildings for Residential (Low Covenant) purposes to a minimum value of Twenty Thousand Kina (K20,000.00), shall be erected on the land within three (3) years from the date of Registrations of the Title and these or similar improvements to the same minimum value shall be maintained thereon in good repair during the currency of the lease;
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Note:—The reserve price is the minimum amount which will be accepted for tender. This amount or any higher amount offered will have to be paid by the successful applicant prior to the issue of lease.

Copies of Tender No 7/99 will be displayed on the Notice Boards at the office of Department of Lands, Aopi Building and National Capital District Commission, Waigani, National Capital District.

Closing date:—Tenders closes at 3.00 p.m., Wednesday, 24th February, 1999.

TENDER No. 9/99—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)
RESIDENTIAL (HIGH COVENANT) LEASE

Location: Allotment 87, Section 229, (Hohola).

Area: 0.0315 Hectares.

Annual Rent 1st 10 Years: K175.00.

Reserve Price: K21 600.00.

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

- (a) Survey;
- (b) The lease shall be used bona fide for Residential (High Covenant) purposes;
- (c) The lease shall be for a term of Ninety-nine (99) years;
- (d) Rent shall be re-assessed by the due process of law;
- (e) Improvements being buildings for Residential (High Covenant) purposes to a minimum value of Sixty Thousand Kina (K60,000.00), shall be erected on the land within three (3) years from the date of Registrations of the Title and these or similar improvements to the same minimum value shall be maintained thereon in good repair during the currency of the lease;
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Note:—The reserve price is the minimum amount which will be accepted for tender. This amount or any higher amount offered will have to be paid by the successful applicant prior to the issue of lease.

Copies of Tender No 9/99 will be displayed on the Notice Boards at the office of Department of Lands, Aopi Building and National Capital District Commission, Waigani, National Capital District.

Land Available for Leasing—continued*Closing date:—Tenders closes at 3.00 p.m., Wednesday, 24th February, 1999.***TENDER No. 10/99—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)****RESIDENTIAL (LOW COVENANT) LEASE**

Location: Allotment 52, Section 77, (Matirogo).

Area: 0.2240 Hectares.

Annual Rent 1st 10 Years: K18.00.

Reserve Price: K150.00.

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

- (a) Survey;
- (b) The lease shall be used bona fide for Residential (Low Covenant) purposes;
- (c) The lease shall be for a term of Ninety-nine (99) years;
- (d) Rent shall be re-assessed by the due process of law;
- (e) Improvements being buildings for Residential (Low Covenant) purposes to a minimum value of Five Hundred Kina (K500.00), shall be erected on the land within three (3) years from the date of Registrations of the Title and these or similar improvements to the same minimum value shall be maintained thereon in good repair during the currency of the lease;
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

*Note:—*The reserve price is the minimum amount which will be accepted for tender. This amount or any higher amount offered will have to be paid by the successful applicant prior to the issue of lease.

Copies of Tender No 10/99 will be displayed on the Notice Boards at the office of Department of Lands, Aopi Building and National Capital District Commission, Waigani, National Capital District.

*Closing date:—Tenders closes at 3.00 p.m., Wednesday, 24th February, 1999.***TENDER No. 11/99—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)****RESIDENTIAL (LOW COVENANT) LEASE**

Location: Allotment 50, Section 77, (Matirogo).

Area: 0.0288 Hectares.

Annual Rent 1st 10 Years: K18.00.

Reserve Price: K150.00.

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

- (a) Survey;
- (b) The lease shall be used bona fide for Residential (Low Covenant) purposes;
- (c) The lease shall be for a term of Ninety-nine (99) years;
- (d) Rent shall be re-assessed by the due process of law;
- (e) Improvements being buildings for Residential (Low Covenant) purposes to a minimum value of Five Hundred Kina (K500.00), shall be erected on the land within three (3) years from the date of Registrations of the Title and these or similar improvements to the same minimum value shall be maintained thereon in good repair during the currency of the lease;
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

*Note:—*The reserve price is the minimum amount which will be accepted for tender. This amount or any higher amount offered will have to be paid by the successful applicant prior to the issue of lease.

Copies of Tender No 11/99 will be displayed on the Notice Boards at the office of Department of Lands, Aopi Building and National Capital District Commission, Waigani, National Capital District.

*Closing date:—Tenders closes at 3.00 p.m., Wednesday, 24th February, 1999.***TENDER No. 12/99—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)****RESIDENTIAL (LOW COVENANT) LEASE**

Location: Allotment 13, Section 77, (Matirogo).

Area: 0.0341 Hectares.

Annual Rent 1st 10 Years: K18.00.

Reserve Price: K150.00.

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

- (a) Survey;
- (b) The lease shall be used bona fide for Residential (Low Covenant) purposes;
- (c) The lease shall be for a term of Ninety-nine (99) years;
- (d) Rent shall be re-assessed by the due process of law;
- (e) Improvements being buildings for Residential (Low Covenant) purposes to a minimum value of Five Hundred Kina (K500.00), shall be erected on the land within three (3) years from the date of Registrations of the Title and these or similar improvements to the same minimum value shall be maintained thereon in good repair during the currency of the lease;
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

*Note:—*The reserve price is the minimum amount which will be accepted for tender. This amount or any higher amount offered will have to be paid by the successful applicant prior to the issue of lease.

Copies of Tender No 12/99 will be displayed on the Notice Boards at the office of Department of Lands, Aopi Building and National Capital District Commission, Waigani, National Capital District.

Land Available for Leasing—*continued*

Closing date:—Tenders closes at 3.00 p.m., Wednesday, 24th February, 1999.

TENDER No. 13/99—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)

RESIDENTIAL (LOW COVENANT) LEASE

Location: Allotment 9, Section 77, (Matirogo).

Area: 0.0240 Hectares.

Annual Rent 1st 10 Years: K18.00.

Reserve Price: K150.00.

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

- (a) Survey;
- (b) The lease shall be used bona fide for Residential (Low Covenant) purposes;
- (c) The lease shall be for a term of Ninety-nine (99) years;
- (d) Rent shall be re-assessed by the due process of law;
- (e) Improvements being buildings for Residential (Low Covenant) purposes to a minimum value of Five Hundred Kina (K500.00), shall be erected on the land within three (3) years from the date of Registrations of the Title and these or similar improvements to the same minimum value shall be maintained thereon in good repair during the currency of the lease;
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Note:—The reserve price is the minimum amount which will be accepted for tender. This amount or any higher amount offered will have to be paid by the successful applicant prior to the issue of lease.

Copies of Tender No 13/99 will be displayed on the Notice Boards at the office of Department of Lands, Aopi Building and National Capital District Commission, Waigani, National Capital District.

Closing date:—Tenders closes at 3.00 p.m., Wednesday, 24th February, 1999.

TENDER No. 14/99—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)

RESIDENTIAL (LOW COVENANT) LEASE

Location: Allotment 1, Section 63, (Matirogo).

Area: 0.0400 Hectares.

Annual Rent 1st 10 Years: K50.00.

Reserve Price: K600.00.

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

- (a) Survey;
- (b) The lease shall be used bona fide for Residential (Low Covenant) purposes;
- (c) The lease shall be for a term of Ninety-nine (99) years;
- (d) Rent shall be re-assessed by the due process of law;
- (e) Improvements being buildings for Residential (Low Covenant) purposes to a minimum value of One Hundred Kina (K1 000.00), shall be erected on the land within three (3) years from the date of Registrations of the Title and these or similar improvements to the same minimum value shall be maintained thereon in good repair during the currency of the lease;
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Note:—The reserve price is the minimum amount which will be accepted for tender. This amount or any higher amount offered will have to be paid by the successful applicant prior to the issue of lease.

Copies of Tender No 14/99 will be displayed on the Notice Boards at the office of Department of Lands, Aopi Building and National Capital District Commission, Waigani, National Capital District.

Closing date:—Tenders closes at 3.00 p.m., Wednesday, 24th February, 1999.

TENDER No. 15/99—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)

RESIDENTIAL (LOW COVENANT) LEASE

Location: Allotment 2, Section 63, (Matirogo).

Area: 0.0400 Hectares.

Annual Rent 1st 10 Years: K50.00.

Reserve Price: K200.00.

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

- (a) Survey;
- (b) The lease shall be used bona fide for Residential (Low Covenant) purposes;
- (c) The lease shall be for a term of Ninety-nine (99) years;
- (d) Rent shall be re-assessed by the due process of law;
- (e) Improvements being buildings for Residential (Low Covenant) purposes to a minimum value of Six Hundred Kina (K600.00), shall be erected on the land within three (3) years from the date of Registrations of the Title and these or similar improvements to the same minimum value shall be maintained thereon in good repair during the currency of the lease;
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Note:—The reserve price is the minimum amount which will be accepted for tender. This amount or any higher amount offered will have to be paid by the successful applicant prior to the issue of lease.

Copies of Tender No 15/99 will be displayed on the Notice Boards at the office of Department of Lands, Aopi Building and National Capital District Commission, Waigani, National Capital District.

Land Available for Leasing—continued*Closing date:*—Tenders closes at 3.00 p.m., Wednesday, 24th February, 1999.**TENDER No. 16/99—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)****RESIDENTIAL (LOW COVENANT) LEASE**

Location: Allotment 3, Section 63, (Matirogo).

Area: 0.0375 Hectares.

Annual Rent 1st 10 Years: K50.00.

Reserve Price: K200.00.

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

- (a) Survey;
- (b) The lease shall be used bona fide for Residential (Low Covenant) purposes;
- (c) The lease shall be for a term of Ninety-nine (99) years;
- (d) Rent shall be re-assessed by the due process of law;
- (e) Improvements being buildings for Residential (Low Covenant) purposes to a minimum value of Six Hundred Kina (K600.00), shall be erected on the land within three (3) years from the date of Registrations of the Title and these or similar improvements to the same minimum value shall be maintained thereon in good repair during the currency of the lease;
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Note:—The reserve price is the minimum amount which will be accepted for tender. This amount or any higher amount offered will have to be paid by the successful applicant prior to the issue of lease.

Copies of Tender No 16/99 will be displayed on the Notice Boards at the office of Department of Lands, Aopi Building and National Capital District Commission, Waigani, National Capital District.

Closing date:—Tenders closes at 3.00 p.m., Wednesday, 24th February, 1999.**TENDER No. 17/99—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)****RESIDENTIAL (LOW COVENANT) LEASE**

Location: Allotment 11, Section 63, (Matirogo).

Area: 0.0400 Hectares.

Annual Rent 1st 10 Years: K50.00.

Reserve Price: K200.00.

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

- (a) Survey;
- (b) The lease shall be used bona fide for Residential (Low Covenant) purposes;
- (c) The lease shall be for a term of Ninety-nine (99) years;
- (d) Rent shall be re-assessed by the due process of law;
- (e) Improvements being buildings for Residential (Low Covenant) purposes to a minimum value of Six Hundred Kina (K600.00), shall be erected on the land within three (3) years from the date of Registrations of the Title and these or similar improvements to the same minimum value shall be maintained thereon in good repair during the currency of the lease;
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Note:—The reserve price is the minimum amount which will be accepted for tender. This amount or any higher amount offered will have to be paid by the successful applicant prior to the issue of lease.

Copies of Tender No 17/99 will be displayed on the Notice Boards at the office of Department of Lands, Aopi Building and National Capital District Commission, Waigani, National Capital District.

Closing date:—Tenders closes at 3.00 p.m., Wednesday, 24th February, 1999.**TENDER No. 18/99—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)****RESIDENTIAL (LOW COVENANT) LEASE**

Location: Allotment 13, Section 63, (Matirogo).

Area: 0.0375 Hectares.

Annual Rent 1st 10 Years: K50.00.

Reserve Price: K600.00.

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

- (a) Survey;
- (b) The lease shall be used bona fide for Residential (Low Covenant) purposes;
- (c) The lease shall be for a term of Ninety-nine (99) years;
- (d) Rent shall be re-assessed by the due process of law;
- (e) Improvements being buildings for Residential (Low Covenant) purposes to a minimum value of One Thousand Kina (K1 000.00), shall be erected on the land within three (3) years from the date of Registrations of the Title and these or similar improvements to the same minimum value shall be maintained thereon in good repair during the currency of the lease;
- (f) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Note:—The reserve price is the minimum amount which will be accepted for tender. This amount or any higher amount offered will have to be paid by the successful applicant prior to the issue of lease.

Copies of Tender No 18/99 will be displayed on the Notice Boards at the office of Department of Lands, Aopi Building and National Capital District Commission, Waigani, National Capital District.