



# National Gazette

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PORT MORESBY, FRIDAY, 18th MAY

[2001

*Land Act 1996*

## LAND AVAILABLE FOR LEASING OTHER THAN FOR AN URBAN DEVELOPMENT LEASE

### 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.

**Land Available for Leasing other than for an Urban Development Lease—continued**

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. 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 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.

**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 18th July, 2001

**TENDER No. 336/2001—TOWN OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—SOUTHERN REGION**

**BUSINESS (COMMERCIAL) MOTEL AND HOTEL LEASE**

Location: Allotment 12, Section 122 (Gordons), Hohola.

Area: 0.09395 Hectares.

Annual Rent: K9,000.

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

- (a) Survey;
- (a) The lease shall be bona fide for motel/hotel and ancillary purposes;
- (b) The lease shall be for a term of 99 years;
- (c) The rent shall be re-assessed by the due process of law;
- (d) Improvements being buildings for Motel/Hotel purposes to a minimum value of three million (K3,000,000) kina shall be erected on the land within three (3) years from the date of registration of leasehold title and these or similar improvements to the same minimum value for the same purposes shall be maintained thereon in good repair and condition during the currency of the lease;
- (e) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

**Note:** Tenderers shall take due notice of the following requirements:

1. Meeting No. 09/2000 of the NCD Physical Planning Board which convened on 28th September, 2000 resolved to rezone Allotment 12, Section 122, Hohola plus adjoining land (now Allotment 12, Section 122, Hohola) to "Commercial" expressly for the purposes of a Motel/Hotel development and rezoning was the subject of gazettal at pages 3 and 4 of *National Gazette* No. G167 dated 28th December, 2000 which does specifically related to Zoning Plan Index No: NCD Zoning-06.

**Land Available for Leasing other than for an Urban Development Lease—*continued***

2. Instead of a Specified “Reserve Price” the successful tenderer will be required to formalise an “Agreement” pursuant to the provisions of Section 81 (“Agreement Relating to Provision of Improvement of Amenities, Utilities or Services or in Lieu of Such Provision or Improvement”) of the Physical Planning Act 1989 whereby, and within two (2) years of the date of registration of leasehold title, the leaseholder shall, at the leaseholder’s cost and to the appropriate standards, attend upon the following:—
  - (i) The Commissioning and registration of a plan of cadastral survey of the road access from Gordon Circuit and the six (6) Allotments to derive frontage therefrom and to be serviced by this road which shall include for those Allotments the subject of existing leasehold commitments to others and for Allotment 12, Section 122, Hohola being the leaseholder’s interest; and
  - (ii) The construction of the access road from Gordon Circuit which shall include for the bridging of the stormwater drain adjoining Gordon Circuit and the provision of all infrastructure services (ie. reticulated water, sewerage, telephone and electrical services) to those standards specified by the appropriate authorities.

Copies of Tender No: 336/2001 and related plans are available for examination at the Land Allocation Section, Southern Region of the Department of Lands and Physical Planning on 2nd Floor, Aopi Centre, Waigani, Port Moresby, National Capital District.