



National Gazette

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THE PAPUA NEW GUINEA NATIONAL GAZETTE

The Papua New Guinea National Gazette is published sectionally in accordance with the following arrangements set out below.

THE PUBLIC SERVICES ISSUE.

The Public Services Issue contains notices concerning vacancies, transfers and promotions within the National Public Service. These issues are published monthly in the first week of each month.

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Special Issues are made on urgent matters as required. They are provided at no extra cost to subscribers.

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SUBSCRIPTIONS.

National Gazette	Papua New Guinea K	Asia - Pacific K	Other Zones K
General	150.00	252.94	252.94
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Payments for subscription fees or publication of notices, must be payable to:—

Government Printing Office,
P.O. Box 1280,
Port Moresby.

NOTICES FOR GAZETTAL.

Notice for insertion in the General Gazette must be received at the Government Printing Office, P.O. Box 1280, Port Moresby, before 12.00 noon on Friday, preceding the day of publication.

All notices for whatever source, must have a covering instruction setting out the publication details required.

The notice must be an original. Photostat or carbon copies are not accepted.

The notice should be typewritten (double-spaced) and one side of the paper only. Signatures in particular, and proper names must be shown clearly in the text.

Copies submitted not in accordance with these instructions will be returned unpublished.

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Departments are advised that to obtain the Gazettes they must send their requests to:

- (i) The Government Printing Office, P.O. Box 1280, Port Moresby, National Capital District.

PUBLISHING OF SPECIAL GAZETTES.

Departments authorising the publication of Special Gazettes are required to pay all printing charges under the instructions from the Manual of Financial Procedures Section 13.3, Subsection 11.

K. KAI AH,
Government Printer.

*Land Registration Act (Chapter 191)***ISSUE OF OFFICIAL COPY OF STATE LEASE**

NOTICE is hereby given that after the expiration of fourteen clear days from the date of publication of this Notice, it is my intention to issue an Official Copy of the State Lease Title referred to in the Schedule below under Section 162 of *Land Registration Act* (Chapter 191), it having been shown to my satisfaction that the registered proprietor's copy has been lost or destroyed.

SCHEDULE

Title Series	Vol	Fol	Lot/Por	Sect/Mil	TwN/FmI	Hectares	Province
SL	122	173	74	292	Hohola	0.0418	NCD
SLS	2	50	75	292	Hohola	0.0463	NCD

The registered proprietors of which is Peter Koim.

Dated this 10th day of October, 2012.

B. SAMSON,
Deputy Registrar of Title.

*Land Act 1996***DECLARATION OF LAND AND GRANT OF LEASES**

PART XI—Grant of State Lease of Improved Government Land to the National Housing Corporation in accordance with the Provisions of Sections 111 & 113 of the aforementioned Act Notice is hereby given that:—

- (a) The piece of land identified in the Schedule is land to which the Part XI of the *Land Act* 1996 applies; and
- (b) The lease over the land identified in the Schedule is hereby granted to the National Housing Corporation pending the transfers to the other persons entitled to purchase the same.

SCHEDULE

Section	Allotment	Town	Province	Region
6	77	Boroko	NCD	Southern

Dated this 3rd day of October, 2012.

J. OFOI,
Delegate of the Minister for Lands & Physical Planning.

*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".

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, i.e. 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.

I. 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*.

Land Available for Leasing—continued*(Closing date: Tender closes at 3.00 p.m. on Wednesday, 14th November, 2012)***TENDER No. 045/2012—CITY OF PORT MORESBY (HOHOLA)—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)****URBAN DEVELOPMENT LEASE (UDL)**

Location: Allotment 30, Section 480 (Rainbow).

Area: 0.5045 Hectares.

Annual Rent 1st 10 Years: K1,000.00

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

- (a) Survey shall be at the lessee's expenses;
- (b) The lease shall be for a term of five (5) 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, cultivating, 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's Engineer;
- (f) Electricity reticulation shall be constructed in accordance with the plans and specifications as laid down by the PNG Power Limited;
- (g) Telecommunication reticulation shall be constructed in accordance with the plans and specifications as laid down by Telikom Limited (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 Commission or his delegate and staff of Water Board, the PNG Power Limited and Telikom Limited;
- (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 Eda Ranu Ltd, on behalf of the State;
 - (3) All electricity reticulation services shall become the property of PNG Power Limited, on behalf of the State;
 - (4) All Telecommunication reticulation services shall become the property of Telikom Limited, 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 Eda Ranu Limited and PNG Power Limited;
- (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 all the terms and conditions of the infrastructure is fully completed;
- (i) 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.

Copies of Tender No. 045/2012 and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning Office, Waigani; Alienated Lands Division (2nd Floor, Aopi Centre), Waigani, National Capital District.

They may also be examined in the Land Allocation Section and Land Board Section (Southern Region) of the Department of Lands & Physical Planning Headquarters (2nd Floor, Aopi Centre), Waigani, National Capital District.

*(Closing date: Tender closes at 3.00 p.m. on Wednesday, 14th November, 2012)***TENDER No. 054/2012—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)****AGRICULTURE LEASE**

Location: Portion 2799, Milinch Granville, Fourmil Moresby.

Area: 2.619 Hectares.

Annual Rent: K52,400.00

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

- (a) Survey;
- (b) The lease shall be for a term of ninety-nine (99) years;
- (c) The lease shall be re-assessed every ten (10) years;
- (d) Rent shall be paid at the rate of five (5) per centum per annum of the unimproved value of the land for the first ten (10) years of the lease of the term. The unimproved value of the land shall be re-assessed every ten (10) years calculated from the date of grant of the lease and the rent shall be determined at five (5) per centum per annum of the unimproved value so assessed;
- (e) Improvements: — Section 87 of the *Land Act* No. 45 of 1996 provides that an Agriculture Lease shall be contain conditions prescribing the minimum improvements be carried out by the Lessee.

Conditions applicable to the lease described above are as follows:—

Land Available for Leasing—continued**Tender No. 054/2012—City of Port Moresby—National Capital District—(Southern Region)—continued**

- (f) Of the land suitable for cultivation, the following proportions shall be planted in a good and husbandlike manner with a crop or crops of economic value of which shall be harvested regularly in accordance with sound commercial practice:
- 2/5 in the first period of 5 years of the term;
 - 3/5 in the first period of 10 years of the term;
 - 4/5 in the period of the term;
- And during the remainder of the term 4/5 of the land suitable shall be kept so planted;
- (g) The lessee of his agent shall take up residency or occupation of his block within six (6) months from the date of the registration of lease.
- (h) Provided always that if at the end of the first 2 years of the term of the lease it appears that reasonable efforts are not being made to fulfil the improvements and stocking condition the Minister for Lands after duly considering the reply by the lessee to a Notice To Show Cause why he (the Minister) should not so do may by notice in the *National Gazette* and in accordance with the provisions of the *Land Act* 45 of 1996 forfeit the lease.

Copies of Tender No. 54/2012 (NCD) and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Alienated Lands Division (2nd Floor, Aopi Centre), Waigani, National Capital District.

They may also be examined in the Land Allocation Section (Southern Region) and Land Board Section of the Department of Lands & Physical Planning Headquarters, on the 2nd Floor, Aopi Centre, Waigani, National Capital District.

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 14th November, 2012)

TENDER No. 056/2012 (NCD)—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)**RESIDENCE (LOW COVENANT) LEASE**

Location: Allotment 90, Section 359, Hohola.

Area: 0.256 Hectares.

Annual Rent: K900.00

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

- (a) Survey;
- (b) The lease shall be for a term of Ninety-nine (99) years;
- (c) The lease shall be reassessed after every ten (10) years;
- (d) Improvements being buildings for Residence (Low 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 or similar improvements to the same minimum value to be maintained thereon in good repair during the currency of the lease;
- (e) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Copies of Tender No. 056/2012 (NCD) and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Alienated Lands Division (2nd Floor, Aopi Centre), Waigani, National Capital District.

They may be also examined in Land Allocation Section (Southern Region) and Land Board Section of the Department of Lands & Physical Planning Headquarters, 2nd Floor, Aopi Centre, Waigani, National Capital District.

(Closing date: Tender closes at 3.00 p.m. on Wednesday, 14th November, 2012)

TENDER No. 057/2012—CITY OF PORT MORESBY—NATIONAL CAPITAL DISTRICT—(SOUTHERN REGION)**RESIDENCE (LOW COVENANT) LEASE**

Location: Allotment 11, Section 363, Hohola.

Area: 0.296 Hectares.

Annual Rent: K900.00

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

- (a) Survey;
- (b) The lease shall be for a term of Ninety-nine (99) years;
- (c) The lease shall be reassessed after every ten (10) years;
- (d) Improvements being buildings for Residence (Low 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 or similar improvements to the same minimum value to be maintained thereon in good repair during the currency of the lease;
- (e) Excision of easements for electricity, water, power, drainage and sewerage reticulation.

Copies of Tender No. 057/2012 (NCD) and plans will be displayed on the Notice Boards at the Department of Lands & Physical Planning, Alienated Lands Division (2nd Floor, Aopi Centre), Waigani, National Capital District.

They may be also examined in Land Allocation Section (Southern Region) and Land Board Section of the Department of Lands & Physical Planning Headquarters, 2nd Floor, Aopi Centre, Waigani, National Capital District.

Land Available for Leasing—continued*(Closing date: Tender closes at 3.00 p.m. on Wednesday, 31st October, 2012)***TENDER No. 096/2012—CITY OF LAE—MOROBE PROVINCE—(MOMASE REGION)****BUSINESS (LIGHT INDUSTRIAL) LEASE**

Location: Allotment 48, Section 213 (Papuan Compound).

Area: 1.1850 Hectares.

Annual Rental 1st 10 Years: K56,300.00 p/a

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

- (a) Survey;
- (b) The lease shall be used bona fide for Business (Light Industrial) 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 (Light Industrial) 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 or similar improvements to the same 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. 096/2012 and plans will be displayed on the Notice Boards at the Division of Lands, Lae; the Provincial Administration Notice Board, Lae and the Lae City Authority Council Chambers, Lae, Morobe Province.

They may be also examined in Land Allocation Section and Land Board Section (Momase Region) of the Department of Lands & Physical Planning Head Office (2nd Floor, Aopi Centre), Waigani, National Capital District.

*(Closing date: Tender closes at 3.00 p.m. on Wednesday, 31st October, 2012)***TENDER No. 097/2012—CITY OF LAE—MOROBE PROVINCE—(MOMASE REGION)****BUSINESS (LIGHT INDUSTRIAL) LEASE**

Location: Allotment 37, Section 213 (Papuan Compound).

Area: 0.3627 Hectares.

Annual Rental 1st 10 Years: K20,000.00 p/a

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

- (a) Survey;
- (b) The lease shall be used bona fide for Business (Light Industrial) 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 (Light Industrial) 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 or similar improvements to the same 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. 097/2012 and plans will be displayed on the Notice Boards at the Division of Lands, Lae; the Provincial Administration Notice Board, Lae and the Lae City Authority Council Chambers, Lae, Morobe Province.

They may be also examined in Land Allocation Section and Land Board Section (Momase Region) of the Department of Lands & Physical Planning Head Office (2nd Floor, Aopi Centre), Waigani, National Capital District.

*Land Registration Act (Chapter 191)***ISSUE OF OFFICIAL COPY OF STATE LEASE**

NOTICE is hereby given that after the expiration of fourteen clear days from the date of publication of this Notice, it is my intention to issue an Official Copy of the State Lease referred to in the Schedule below under Section 162 of the *Land Registration Act* (Chapter 191), it having been shown to my satisfaction that the registered proprietor's copy has been lost or destroyed.

SCHEDULE

Crown Lease Volume 15, Folio 3574 evidencing a leasehold estate in all that piece or parcel of land known as Allotment 15, Section 98, Town of Hohola, National Capital District containing an area of 0.0539 hectares more or less the registered proprietor of which is National Housing Corporation.

Dated this 11th day of October, 2012.

B. SAMSON,
Deputy Registrar of Titles.

*Land Registration Act (Chapter 191)***ISSUE OF OFFICIAL COPY OF STATE LEASE**

NOTICE is hereby given that after the expiration of fourteen clear days from the date of publication of this Notice, it is my intention to issue an Official Copy of the State Lease referred to in the Schedule below under Section 162 of the *Land Registration Act* (Chapter 191), it having been shown to my satisfaction that the registered proprietor's copy has been lost or destroyed.

SCHEDULE

State Lease Volume 28, Folio 6936 evidencing a leasehold estate in all that piece or parcel of land known as Allotment 143, Section 228, Hohola, National Capital District containing an area of 0.0474 hectares more or less the registered proprietor of which is National Housing Corporation.

Dated this 18th day of October, 2012.

B. SAMSON,
Deputy Registrar of Titles.

Companies Act 1997
Company Number 1-57342

**NOTICE OF INTENTION TO REINSTATE A
DEREGISTERED COMPANIES**

I, Henry James Tamarua of c/- P.O. Box 1413, Port Moresby, National Capital District give notice that I intend to apply to the Registrar of Companies to reinstate Mission Investment Limited, a company that was removed from the Register of registered companies on 12th October, 2009 and give notice that my grounds of application are:—

1. I have a proprietary interest in the restoration of the company and therefore am an "aggrieved person" within the meaning of that term in Section 378(2)(d) of the *Companies Act 1997*; and
2. The Company had assets (and therefore carrying on business) at the time of its deregistration; and/or
3. The company should not have been removed from the Register of Registered Companies.

Dated this 31st day of August, 2012.

H.J. TAMARUA,
Signature of person giving this Notice.

This Notice has been approved by the Registrar of Companies.

Dated this 9th day of October, 2012.

H. KOKIVA,
Deputy Registrar of Companies.

Note:—A person may within one month after the publication of this Notice, lodge with the Registrar of Companies an Objection and reasons thereof to the reinstatement of the defunct company in accordance with Section 378(3)(d) of the *Companies Act 1997*.

Companies Act 1997
Company Number 1-16947

**NOTICE OF INTENTION TO REINSTATE A COMPANY
REMOVED FROM THE REGISTER OF REGISTERED
COMPANIES**

I, Philomina Peterson of P.O. Box 279, Boroko, National Capital District, Papua New Guinea give notice that I intend to apply to the Registrar of Companies to reinstate Permits & Licences Ltd., a company that was removed from the Register of registered companies on 13th May, 2011 and give notice that my grounds of application will be that:—

1. I am an aggrieved person as set out under Section 378(2)(d) of the *Companies Act 1997*; and
2. The company was still carrying on business at the time of the removal of the company from the Register; and
3. The company should not have been removed from the Register.

Dated this 1st day of October, 2012.

P. PETERSON,
Signature of person giving this Notice.

This Notice has been approved by the Registrar of Companies.

Dated this 3rd day of October, 2012.

A. TONGAYU,
Registrar of Companies.

Note:—A person may within one month after the publication of this Notice, lodge with the Registrar of Companies an Objection and reasons thereof to the reinstatement of the defunct company in accordance with Section 378(3)(d) of the *Companies Act 1997*.

Land Act No. 45 of 1996

FORFEITURE OF STATE LEASE

I, John Ofoi, a Delegate of the Minister for Lands and Physical Planning, by virtue of the powers conferred by Section 122(1) of the *Land Act 1996* as amended to date, and all other powers me enabling, hereby forfeit the lease specified in the Schedule on the grounds that:—

- (a) the improved conditions imposed by the Act have not been fulfilled in respect of the land;
- (b) the rent remains due and unpaid for a period of more than six (6) months; and
- (c) the lessee has failed to comply with the Notice under Section 122(2) of the *Land Act*.

SCHEDULE

All that piece or parcel of land known as Allotment 13, Section 10, Town of Matirogo (Badili), National Capital District, being the whole of the land more particularly described in the State Lease Volume: 76, Folio: 199. Department of Lands and Physical Planning File Reference: DC/010/013.

Dated this 15th day of October, 2012.

J. OFOI,
A Delegate of the Minister for Lands and Physical Planning.

Land Registration Act (Chapter 191)

ISSUE OF OFFICIAL COPY OF STATE LEASE

NOTICE is hereby given that after the expiration of fourteen clear days from the date of publication of this Notice, it is my intention to issue an Official Copy of the State Lease referred to in the Schedule below under Section 162 of the *Land Registration Act (Chapter 191)*, it having been shown to my satisfaction that the registered proprietor's copy has been lost or destroyed.

SCHEDULE

Administrative Lease Volume 68, Folio 199 evidencing a leasehold estate in all that piece or parcel of land known as Portion 1211, Milinch Ulawan, Fourmil Talasea, West New Britain Province containing an area of 6.63 hectares more or less the registered proprietor of which is Warani Wakom.

Dated this 17th day of October, 2012.

B. SAMSON,
Deputy Registrar of Titles.

Land Registration Act (Chapter 191)

ISSUE OF OFFICIAL COPY OF STATE LEASE

NOTICE is hereby given that after the expiration of fourteen clear days from the date of publication of this Notice, it is my intention to issue an Official Copy of the State Lease referred to in the Schedule below under Section 162 of the *Land Registration Act (Chapter 191)*, it having been shown to my satisfaction that the registered proprietor's copy has been lost or destroyed.

SCHEDULE

State Lease Volume 118, Folio 34 evidencing a leasehold estate in all that piece or parcel of land known as Allotment 57, Section 2, Yauwosoru, East Sepik Province containing an area of 0.0438 hectares more or less the registered proprietor of which is Emmanuel Walihip Donigi.

Dated this 10th day of October, 2012.

B. SAMSON
Deputy Registrar of Titles.