



# National Gazette

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PORT MORESBY, THURSDAY, 2nd MARCH,

[2000

*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.

### 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.

**Land Available for Leasing—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. 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*.

(Closing date:—Tender with K100.00, tenders fees closes at 3.30 p.m. on Wednesday, 23rd March, 2000)

**TENDER No. 1/2000—TOWN OF PALMALMAL—EAST NEW BRITAIN PROVINCE—(ISLANDS REGION)**  
**BUSINESS (LIGHT INDUSTRIAL) LEASE**

Location: Allotment 1, Section 14.

Area: 0.0751 Hectares.

Annual Rent 1st 10 Years: K75.00

Reserve Price: K900.00

**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 by the due process of law;
- (e) Improvements being buildings for Business (Light Industrial) purposes to a minimum value as to be determined by 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 shall be maintained thereon in good repair during the currency of the lease;
- (f) The successful lessee shall not enter any agreement or transaction to sell, lease or sub-lease wholly or any part of the said land the subject of this title prior to complying with the improvement conditions as stipulated herein;
- (g) 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. 1/2000 and plans will be displayed on the Notice Boards at the Division of Lands, Gunantabu, Kokopo and Palmalmal District Office, East New Britain Province.

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

**Land Available for Leasing—continued**

(Closing date:—Tender with K100.00, tenders fees closes at 3.30 p.m. on Wednesday, 23rd March, 2000)

**TENDER No. 2/2000—TOWN OF PALMALMAL—EAST NEW BRITAIN PROVINCE—(ISLANDS REGION)****BUSINESS (LIGHT INDUSTRIAL) LEASE**

Location: Allotment 2, Section 14.

Area: 0.0875 Hectares.

Annual Rent 1st 10 Years: K85.00

Reserve Price: K1,020.00

*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 by the due process of law;
- (e) Improvements being buildings for Business (Light Industrial) purposes to a minimum value as to be determined by 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 shall be maintained thereon in good repair during the currency of the lease;
- (f) The successful lessee shall not enter any agreement or transaction to sell, lease or sub-lease wholly or any part of the said land the subject of this title prior to complying with the improvement conditions as stipulated herein;
- (g) 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. 2/2000 and plans will be displayed on the Notice Boards at the Division of Lands, Gunantabu, Kokopo and Palmalmal District Office, East New Britain Province.

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

(Closing date:—Tender with K100.00, tenders fees closes at 3.30 p.m. on Wednesday, 23rd March, 2000)

**TENDER No. 3/2000—TOWN OF PALMALMAL—EAST NEW BRITAIN PROVINCE—(ISLANDS REGION)****BUSINESS (LIGHT INDUSTRIAL) LEASE**

Location: Allotment 6, Section 14.

Area: 0.0875 Hectares.

Annual Rent 1st 10 Years: K85.00

Reserve Price: K1,020.00

*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 by the due process of law;
- (e) Improvements being buildings for Business (Light Industrial) purposes to a minimum value as to be determined by 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 shall be maintained thereon in good repair during the currency of the lease;
- (f) The successful lessee shall not enter any agreement or transaction to sell, lease or sub-lease wholly or any part of the said land the subject of this title prior to complying with the improvement conditions as stipulated herein;
- (g) 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. 3/2000 and plans will be displayed on the Notice Boards at the Division of Lands, Gunantabu, Kokopo and Palmalmal District Office, East New Britain Province.

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

**Land Available for Leasing—continued**

(Closing date:—Tender with K100.00, tenders fees closes at 3.30 p.m. on Wednesday, 23rd March, 2000)

**TENDER No. 4/2000—TOWN OF PALMALMAL—EAST NEW BRITAIN PROVINCE—(ISLANDS REGION)****BUSINESS (LIGHT INDUSTRIAL) LEASE**

Location: Allotment 7, Section 14.

Area: 0.0862 Hectares.

Annual Rent 1st 10 Years: K85.00

Reserve Price: K1,020.00

**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 by the due process of law;
- (e) Improvements being buildings for Business (Light Industrial) purposes to a minimum value as to be determined by 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 shall be maintained thereon in good repair during the currency of the lease;
- (f) The successful lessee shall not enter any agreement or transaction to sell, lease or sub-lease wholly or any part of the said land the subject of this title prior to complying with the improvement conditions as stipulated herein;
- (g) 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. 4/2000 and plans will be displayed on the Notice Boards at the Division of Lands, Gunantabu, Kokopo and Palmalmal District Office, East New Britain Province.

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

(Closing date:—Tender with K100.00, tenders fees closes at 3.30 p.m. on Wednesday, 23rd March, 2000)

**TENDER No. 5/2000—TOWN OF PALMALMAL—EAST NEW BRITAIN PROVINCE—(ISLANDS REGION)****BUSINESS (LIGHT INDUSTRIAL) LEASE**

Location: Allotment 8, Section 14.

Area: 0.0862 Hectares.

Annual Rent 1st 10 Years: K85.00

Reserve Price: K1,020.00

**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 by the due process of law;
- (e) Improvements being buildings for Business (Light Industrial) purposes to a minimum value as to be determined by 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 shall be maintained thereon in good repair during the currency of the lease;
- (f) The successful lessee shall not enter any agreement or transaction to sell, lease or sub-lease wholly or any part of the said land the subject of this title prior to complying with the improvement conditions as stipulated herein;
- (g) 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. 5/2000 and plans will be displayed on the Notice Boards at the Division of Lands, Gunantabu, Kokopo and Palmalmal District Office, East New Britain Province.

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

**Land Available for Leasing—continued**

(Closing date:—Tender with K100.00, tenders fees closes at 3.30 p.m. on Wednesday, 23rd March, 2000)

**TENDER No. 6/2000—TOWN OF PALMALMAL—EAST NEW BRITAIN PROVINCE—(ISLANDS REGION)****BUSINESS (LIGHT INDUSTRIAL) LEASE**

Location: Allotment 13, Section 14.

Area: 0.1210 Hectares.

Annual Rent 1st 10 Years: K90.00

Reserve Price: K1,080.00

*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 by the due process of law;
- (e) Improvements being buildings for Business (Light Industrial) purposes to a minimum value as to be determined by 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 shall be maintained thereon in good repair during the currency of the lease;
- (f) The successful lessee shall not enter any agreement or transaction to sell, lease or sub-lease wholly or any part of the said land the subject of this title prior to complying with the improvement conditions as stipulated herein;
- (g) 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. 6/2000 and plans will be displayed on the Notice Boards at the Division of Lands, Gunantabu, Kokopo and Palmalmal District Office, East New Britain Province.

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

(Closing date:—Tender with K100.00, tenders fees closes at 3.30 p.m. on Wednesday, 23rd March, 2000)

**TENDER No. 7/2000—TOWN OF PALMALMAL—EAST NEW BRITAIN PROVINCE—(ISLANDS REGION)****SPECIAL PURPOSE (GUEST HOUSE DEVELOPMENT) LEASE**

Location: Allotment 1, Section 15.

Area: 1.0900 Hectares.

Annual Rent 1st 10 Years: K305.00

Reserve Price: K3,660.00

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

- (a) Survey;
- (b) The lease shall be used bona fide for Special Purpose (Guest House Development) purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed by the due process of law;
- (e) Improvements being buildings for Special Purpose (Guest House Development) purposes to a minimum value as to be determined by 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 shall be maintained thereon in good repair during the currency of the lease;
- (f) The successful lessee shall not enter any agreement or transaction to sell, lease or sub-lease wholly or any part of the said land the subject of this title prior to complying with the improvement conditions as stipulated herein;
- (g) 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. 7/2000 and plans will be displayed on the Notice Boards at the Division of Lands, Gunantabu, Kokopo and Palmalmal District Office, East New Britain Province.

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

**Land Available for Leasing—continued**

(Closing date:—Tender with K100.00, tenders fees closes at 3.30 p.m. on Wednesday, 23rd March, 2000)

**TENDER No. 8/2000—TOWN OF PALMALMAL—EAST NEW BRITAIN PROVINCE—(ISLANDS REGION)****SPECIAL PURPOSE (GUEST HOUSE DEVELOPMENT) LEASE**

Location: Allotment 2, Section 15.

Area: 0.3300 Hectares.

Annual Rent 1st 10 Years: K115.00

Reserve Price: K1,380.00

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

- (a) Survey;
- (b) The lease shall be used bona fide for Special Purpose (Guest House Development) purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed by the due process of law;
- (e) Improvements being buildings for Special Purpose (Guest House Development) purposes to a minimum value as to be determined by 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 shall be maintained thereon in good repair during the currency of the lease;
- (f) The successful lessee shall not enter any agreement or transaction to sell, lease or sub-lease wholly or any part of the said land the subject of this title prior to complying with the improvement conditions as stipulated herein;
- (g) 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. 8/2000 and plans will be displayed on the Notice Boards at the Division of Lands, Gunantabu, Kokopo and Palmalmal District Office, East New Britain Province.

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

(Closing date:—Tender with K100.00, tenders fees closes at 3.30 p.m. on Wednesday, 8th March, 2000)

**TENDER No. 9/2000—TOWN OF PALMALMAL—EAST NEW BRITAIN PROVINCE—(ISLANDS REGION)****SPECIAL PURPOSE (GUEST HOUSE DEVELOPMENT) LEASE**

Location: Allotment 3, Section 15.

Area: 0.7210 Hectares.

Annual Rent 1st 10 Years: K225.00

Reserve Price: K2,700.00

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

- (a) Survey;
- (b) The lease shall be used bona fide for Special Purpose (Guest House Development) purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed by the due process of law;
- (e) Improvements being buildings for Special Purpose (Guest House Development) purposes to a minimum value as to be determined by 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 shall be maintained thereon in good repair during the currency of the lease;
- (f) The successful lessee shall not enter any agreement or transaction to sell, lease or sub-lease wholly or any part of the said land the subject of this title prior to complying with the improvement conditions as stipulated herein;
- (g) 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. 9/2000 and plans will be displayed on the Notice Boards at the Division of Lands, Gunantabu, Kokopo and Palmalmal District Office, East New Britain Province.

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

**Land Available for Leasing—continued**

(Closing date:—Tender with K100.00, tenders fees closes at 3.30 p.m. on Wednesday, 8th March, 2000)

**TENDER No. 10/2000—TOWN OF PALMALMAL—EAST NEW BRITAIN PROVINCE—(ISLANDS REGION)**  
**SPECIAL PURPOSE (GUEST HOUSE DEVELOPMENT) LEASE**

Location: Allotment 4, Section 15.

Area: 0.2900 Hectares.

Annual Rent 1st 10 Years: K100.00

Reserve Price: K1,200.00

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

- (a) Survey;
- (b) The lease shall be used bona fide for Special Purpose (Guest House Development) purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed by the due process of law;
- (e) Improvements being buildings for Special Purpose (Guest House Development) purposes to a minimum value as to be determined by 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 shall be maintained thereon in good repair during the currency of the lease;
- (f) The successful lessee shall not enter any agreement or transaction to sell, lease or sub-lease wholly or any part of the said land the subject of this title prior to complying with the improvement conditions as stipulated herein;
- (g) 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. 10/2000 and plans will be displayed on the Notice Boards at the Division of Lands, Gunantabu, Kokopo and Palmalmal District Office, East New Britain Province.

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

(Closing date:—Tender with K100.00, tenders fees closes at 3.30 p.m. on Wednesday, 8th March, 2000)

**TENDER No. 11/2000—TOWN OF PALMALMAL—EAST NEW BRITAIN PROVINCE—(ISLANDS REGION)**  
**SPECIAL PURPOSE (GUEST HOUSE DEVELOPMENT) LEASE**

Location: Allotment 5, Section 15.

Area: 0.3310 Hectares.

Annual Rent 1st 10 Years: K115.00

Reserve Price: K1,380.00

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

- (a) Survey;
- (b) The lease shall be used bona fide for Special Purpose (Guest House Development) purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed by the due process of law;
- (e) Improvements being buildings for Special Purpose (Guest House Development) purposes to a minimum value as to be determined by 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 shall be maintained thereon in good repair during the currency of the lease;
- (f) The successful lessee shall not enter any agreement or transaction to sell, lease or sub-lease wholly or any part of the said land the subject of this title prior to complying with the improvement conditions as stipulated herein;
- (g) 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. 11/2000 and plans will be displayed on the Notice Boards at the Division of Lands, Gunantabu, Kokopo and Palmalmal District Office, East New Britain Province.

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

**Land Available for Leasing—continued**

(Closing date:—Tender with K100.00, tenders fees closes at 3.30 p.m. on Wednesday, 8th March, 2000)

**TENDER No. 12/2000—TOWN OF PALMALMAL—EAST NEW BRITAIN PROVINCE—(ISLANDS REGION)  
SPECIAL PURPOSE (GUEST HOUSE DEVELOPMENT) LEASE**

Location: Allotment 6, Section 15.

Area: 0.3410 Hectares.

Annual Rent 1st 10 Years: K120.00

Reserve Price: K1,440.00

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

- (a) Survey;
- (b) The lease shall be used bona fide for Special Purpose (Guest House Development) purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed by the due process of law;
- (e) Improvements being buildings for Special Purpose (Guest House Development) purposes to a minimum value as to be determined by 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 shall be maintained thereon in good repair during the currency of the lease;
- (f) The successful lessee shall not enter any agreement or transaction to sell, lease or sub-lease wholly or any part of the said land the subject of this title prior to complying with the improvement conditions as stipulated herein;
- (g) 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. 12/2000 and plans will be displayed on the Notice Boards at the Division of Lands, Gunantabu, Kokopo and Palmalmal District Office, East New Britain Province.

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

(Closing date:—Tender with K100.00, tenders fees closes at 3.30 p.m. on Wednesday, 8th March, 2000)

**TENDER No. 13/2000—TOWN OF PALMALMAL—EAST NEW BRITAIN PROVINCE—(ISLANDS REGION)  
SPECIAL PURPOSE (GUEST HOUSE DEVELOPMENT) LEASE**

Location: Allotment 7, Section 15.

Area: 0.3090 Hectares.

Annual Rent 1st 10 Years: K105.00

Reserve Price: K1,260.00

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

- (a) Survey;
- (b) The lease shall be used bona fide for Special Purpose (Guest House Development) purposes;
- (c) The lease shall be for a term of Ninety-Nine (99) years;
- (d) Rent shall be reassessed by the due process of law;
- (e) Improvements being buildings for Special Purpose (Guest House Development) purposes to a minimum value as to be determined by 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 shall be maintained thereon in good repair during the currency of the lease;
- (f) The successful lessee shall not enter any agreement or transaction to sell, lease or sub-lease wholly or any part of the said land the subject of this title prior to complying with the improvement conditions as stipulated herein;
- (g) 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. 13/2000 and plans will be displayed on the Notice Boards at the Division of Lands, Gunantabu, Kokopo and Palmalmal District Office, East New Britain Province.

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