



The Department of Lands & Physical Planning

2017 CIMC NATIONAL DEVELOPMENT FORUM
PRESENTATION

Promoting Accountable Land Management &
Implementing Cop 21 Commitments in PNG

**“SABLS & Land Owner Participation In Sustainable
Development”**

INTRODUCTION

Department of Lands & Physical Planning (DLPP) is responsible for administering the following major Acts;

1. Land Act 1996
2. Physical Planning Act 1989
3. Survey Act 1969
4. Survey Coordination Act 1967
5. Valuation Act 1967
6. Land Groups Incorporation (Amendment) Act 2009
7. Land Registration (Amendment) Act 2009
8. National Land Registration (Amendment) Act 2006
9. Other subsequent legislations

OVERVIEW

- ❑ Land Tenure In PNG (General Knowledge)
 - 3 percent under State leasehold/Freehold
 - 97 Percent Under Customary Ownership
(This general idea is outdated)
- ❑ Rapid Socio-Economic forces are putting customary ownership at risk.
- ❑ Special Agriculture & Business Lease (SABL) has been a hot topic for criticism in recent years.
- ❑ Through the Commission of Inquiry, recommendations were given for each SABL under the investigation

SABLs

- Established Under Sections 11 and 102 of the Land Act 1992
- Was introduced in the 1970s to allow for secure title on customary land to allow financial investment for agricultural development
- Flaws, loopholes and abuse in the system have recently discovered to have contributed to the largest land grab in the history of the nation
- Commission of Inquiry (COI SABL) was established to investigate SABLs and draw out recommendations for each SABL under the Inquiry as well as recommendations to key government agencies

SABLs (Contd.)

- Issues Identified in Issuance of SABLs;
 - a) Over logging and no agricultural development
 - b) SABLs issued fraudulently due to corrupt officers
 - c) SABL leaseholders not fulfilling covenants
 - d) 99 year terms for most SABLs, locking land owners out for generations
 - e) No Policy Framework in place for SABLs
 - f) Lack of coordination among govt. agencies
- Land owners are the big losers in the current scenario

GOVERNMENT ACTION

- COI SABL was established to investigate and make recommendations for all SABLs
- A Ministerial Committee and later SABL Implementation Taskforce was established to promptly enforce COI SABL recommendations
- Department did a legislative review of the Land Act 1996 which saw the proposed repealing of Section 11 and 102 for the granting SABL titles
- Department encouraging Voluntary Customary Land Registration (VCLR) as opposed to the SABL which is more fair on landowners and has clearly defined process.

GOVERNMENT ACTION (CONTD)

- Department developed the National Sustainable Land Use Policy (NSLUP) to guide the physical planning of customary land under customary leases for sustainable land use thus being a friendlier option encouraging sustainable development as opposed to SABLs.
- The current government action highlighted above will in a small but significant way contribute to the national commitment of PNG in achieving the recommendations of COP 21

CHALLENGES

- In order to ensure maximum benefit for the Land owners of PNG and in the name of conserving the environment, there needs to be more cooperation between the Department and relevant stakeholders such as CEPA, NFA, etc in addressing the SABL issue in PNG.

END OF PRESENTATION!!!