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TOK SAVE

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Papua New Guinea has never had a legal framework for the administration of townhouses, units and apartments.

The Department of Lands and Physical Planning (DLPP) is responding to the need for a legal framework by introducing Strata Title legislation with the view to improving the administration and facilitation of transactions on townhouses, units and apartments in PNG.

The draft Strata Title legislation comprises three sets of laws:

➤ Land Registration (Strata Title) Bill 2020

[http://www.lands.gov.pg/Services/LARC/Land%20Registration%20\(Strata%20Title\)%20Bill%202020.pdf](http://www.lands.gov.pg/Services/LARC/Land%20Registration%20(Strata%20Title)%20Bill%202020.pdf)

➤ Strata Title Bill 2020

<http://www.lands.gov.pg/Services/LARC/Strata%20Title%20Bill%202020.pdf>

➤ Strata Title Bill 2020

➤ [http://www.lands.gov.pg/Services/LARC/Strata%20Title%20\(Management\)%20Bill%202020.pdf](http://www.lands.gov.pg/Services/LARC/Strata%20Title%20(Management)%20Bill%202020.pdf)

As part of the normal process of preparing new legislation, these Bills have been subjected to review by the Office of State Solicitor. The Office of State Solicitor has since given clearance for these Bills to be subjected to public consultation for feedback. The public consultation period Starts on Friday, 20th September 2019 and ends COB Friday, 4th October 2019.

Whilst being mindful that these draft Bills are largely technical in nature, the private sector property developers, financial institutions, superannuation funds and the legal profession are strongly encouraged to comment and provide feedback on the three draft Bills.

To ensure coherence in the provision of feedback, DLPP strongly encourages the use of the **Feedback Form** (via an online survey or a downloadable survey) which is available online at <http://www.lands.gov.pg/Services/LARC/LARC.html>.

For those unable to complete the Feedback Form online, we encourage you to download the feedback form, complete manually and either email to stratatitles_feedback@lands.gov.pg, or alternatively attend at your Regional DLPP office or Provincial Administration Lands Division office for your opportunity to read printed copies of the draft Bills, which will be located in

those Regional DLPP offices or Provincial Administration Lands Division offices, and complete a manual Feedback Form, or Like Us on Facebook: <https://www.facebook.com/stratatitlebill>.

Please download this Tok Save for your community noticeboard.

Once enacted, the new Strata Title legislation is expected to have a significant and positive impact on housing affordability, especially in the major urban centres. This legislation is also expected to increase investment in the townhouse/unit/apartment segment of the property market. We hope you agree that these are indeed, crucial statutory Acts, which are vital for nation building.

Approved by
Oswald Tolopa,
Acting Secretary, DLLP.