

Physical Planning Fees

- 1) All Basic Application fees K50
- 2) Application of Sub-Division or Consolidation of land K50
- 3) Application of Planning Permission for development in Redevelopment Zone:
 - a. Residential Unit K10
 - b. Each additional Residential Unit K50
 - c. Each m2 in Commercial building K 1
 - d. an industrial building with less than 1000 sq. meters of gross floor space K100
 - e. For an institutional Building exceeding 1000 sq. meters-each sq.meters K100
 - f. For an institutional building K50
4. For a Certificate of deemed permission K50
5. Application for non-conforming Use K200
6. Application for involving zoning of land (rezoning proposal) K250
7. Fee for Certificate of Conforming use under Section 72 (1) (a) or Section 72 (2) (a) Physical Planning Act K50
8. Fee for appeal application for Appeals Tribunal under Section 94 K500
9. New subdivision layout plan involving 1000 or more allotments, the overall fee K5000
10. Un-authorized use of land & building K4000
11. Penalty :stop work/demolition notice K4000
12. In the event a Stop work notice is disregarded, a default penalty fee is charged per day K400/day

OUR CONTACTS

Chief Physical Planner	301 3105
Personnel Assistant	301 3159
Principle Planner	
Development Planning (H&M)	301 3211
Manager Development Planning	301 3213
Principle Planner, Dev. Planning (S&I)	301 3287
Manager Dev. Planning	301 3213
Manger Dev. Assessment	301 3209
Quality Control & Standards	301 3220
Policy Officer, Land Use	301 3205



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Office of the Chief Physical Planner



Purpose:

To foster social and economic growth through best use of land by empowering the provinces to effectively regulate physical planning functions and consistently provide an advisory service to Government and its development partners and to facilitate for land and built development that complements urban and rural growth strategies.

1. POLICY

The framework involves formulation of policies in land use, urban resettlement, subdivision design, infrastructure and urbanization. Also sets guidelines and monitors planning standards through preparing and review of circulars and handbooks and inspection of performance of offices and boards.

2. DEVELOPMENT ASSESSMENT

Development Planning involves supervision and preparation of Physical Development Plans for Land use planning, subdivision design, infrastructure plans for rural and urban areas, urban resettlement plans and NUPLAN.

Development Planning also prepares the plan framework to guide development plan preparation and prepares Urban Development Lease (UDL) briefs of large subdivisions.

3. DEVELOPMENT PLANNING

Development Assessment involves assessment of proposal of developments and enforcement of development control within physical planning areas.

It also provides services to the National Physical Planning Board and the PNG Physical Planning Appeals Tribunal.

Roles and Responsibilities

The Physical Planning Division's functions are defined in the *Physical Planning Act*. The division's functions are to:

- Formulate policies for land-use planning and urbanization, subdivision, and physical infrastructure needs for urban and rural areas;
- Prepare development plans, such as local, district, or provincial plans, and subdivision zoning and urban development plans for declared planning areas, where provincial physical planning boards are not existent or where the Minister has requested the preparation of plan in the national interest;
- Examine and prepare planning matters for consideration by the national Physical Planning Board;
- Administer planning approvals; and
- Maintain professional standards in physical planning.



Our Key Activities

- Ensure all Physical Planning Functions are performed in accordance to the Statutory requirements as per the Physical Planning Act, regulation, Manual and other relevant legislations.
- Provide sound Physical Planning Framework which promotes the best use of land throughout Papua New Guinea– Facilitate and Ensure that the Policy for the use of land and urbanization is developed and adopted.
- Conduct Surveys to identify undeveloped allotments for forfeiture, re-advertising and reallocation and report findings to Lands Division and Land Board.
- Oversee the effective operations of the Division and providing professional advice to all stakeholders
- Provide professional advice to all Physical Planning Boards and PNG Physical Planning Appeals Tribunal & Land Board on UDL matters.

