



**LAND COMMISSION  
Of  
Papua New Guinea**

*"A Safe, Secure and Peaceful Society through Effective  
Quasi-Judicial Land Administration Services"*

**CLIENT OUTREACH PROGRAM  
10th - 12th February - 2026**

Venue:  
**STANLEY HOTEL, PORT MORESBY**  
📅 2-3 DAYS ☎ (675) 301 5767 / 5766 / 5773  
infor@landcommission.gov.pg





# LAND COMMISSION OF PNG

## Client Outreach Program Presentations Outline

### LAND COMMISSION Of Papua New Guinea

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### PROGRAMME HIGHLIGHTS

#### DAY1: STRETEGIC OVERVIEW & INSTITUTIONAL ROLES

Time	Session	Facilitator
08:30 – 09:00	Arrival & Registration	LCPNG Secretariat
09:00 – 09:15	Keynote address	Hon. Keith Iduhu, Chairman for Special Parliamentary Committee on Customary Land
09:15 – 10:15	Support & Partnership arrangements	DFAT
10:15 – 11:00	Overview of the Land Commission	Chief Commissioner LCPNG
10:30 – 11:00	Morning Tea Break	
11:00 – 11:30	Strategic Priorities & alignment toReset@50	Director Corporate Services Division
11:30 – 12:00	Introduce Organization structure	HR & Admin, Finance & Planning, ICT & GIS
12:00 – 13:00	Lunch Break	
13:00 – 13:45	Section 16 LC Act (introduce legal mandate)	Director Legal – LCPNG
13:45 – 14:30	Comparative Roles: LCPNG vs DLPP in Land Administration	Registrar LCPNG
14:30 – 15:00	Afternoon Tea	
15:00 – 15:30	Panel Discussion: Resource Sector Needs and Land Governance	Representatives from MRA, NEA, Mining Dept
15:30 – 15:45	Interactive Q&A with Clients	LCPNG Panel
15:45 – 16:00	Closing Summary	Director Corporate Services Division LCPNG

#### DAY2: LEGAL FRAMEWORKS & STRETEGIC INITIATIVES

Time	Session	Facilitator
08:30 – 09:00	Recap of Day 1 and Introduction to Day 2	LCPNG Secretariat
09:00 – 10:00	Colonial Land Acquisitions and Vesting of Title in the State	Senior Legal Officer/IMO, LCPNG
10:00 – 10:45	Land Tenure Conversion Act and Customary Land Rights	Legal Officer/IMO, LCPNG
10:45 – 11:00	Morning Tea Break	
11:00 – 11:45	Land Disputes Settlement Act: Referrals, Mediation and Hearings	Legal Officer LCPNG
11:45 – 12:30	Special Commission Hearings: Purpose and Process	Legal Officer LCPNG
12:30 – 13:30	Lunch Break	
13:30 – 13:45	Regional Office Establishment and Decentralized Services	Director Legal Services LCPNG
13:45 – 14:00	Secondment Arrangements and International Partnerships	Director Corporate Services, LCPNG
14:15 – 14:30	Afternoon Tea	
14:30 – 15:00	SEZ and Special Projects: Land Commission's Role	Legal Team LCPNG
15:00 – 15:30	ICT Digitization Project	Manager ICT LCPNG
15:30 – 15:45	Update on Accessing Colonial Land Records from Germany and Australia	Registrar LCPNG
15:45 – 16:00	Closing Remarks	Chief Commissioner LCPNG

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### DAY3: (Optional) TECHNICAL CLINICS & CONSULTATIONS

Time	Session	Facilitator
08:30 – 09:00	Welcome and Clinic Overview	LCPNG Secretariat
09:00 – 10:00	Technical Clinics: Registry Access, Dispute Filing, Court Processes, Tenure Conversion, National Land Declarations	LCPNG Technical Officers (Legal, Transcripts and Registry)
10.00-10.30	Morning Tea	
10.30 -12.00	(cont.) Technical Clinics: Registry Access, Dispute Filing, Court Processes, Tenure Conversion, National Land Dedarations	LCPNG Technical Officers (Legal, Transcripts and Registry)
12:00 – 13:00	Lunch Break	—
13:00 – 14:00	One-on-One Consultations with Clients	LCPNG Team
14.00-14.30	Afternoon Tea	
14.30-15.30	(cont.) One-on-One Consultations with Cli-	LCPNG Team
15:30 – 16:00	Program Wrap-Up and Evaluation	Chief Commissioner, LCPNG

### WHY ATTEND ??

- Clarify roles between LCPNG and DLPP
- Engage in Legal and Policy reform discussions.
- Access expert-led clinics and consultations
- Learning about strategic land governance initiatives

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# CLIENT OUTREACH WORKSHOP, STANLEY HOTEL, WAIGANI, NCD 10<sup>TH</sup>-12<sup>TH</sup> FEBRUARY 2026

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## Overview of the Land Commission

Presented By: Mr. Molean Kilepak  
Chief Commissioner, LCPNG

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# Outline of Presentation



1. Introduction;
2. Quasi-Judicial mandate
3. **Historical Evolution (Part I): From CILM to Stalled Transitions**
4. **Historical Evolution (Part II): Path to the 2022 Act**
5. **Technical Focus: Colonial Land Acquisitions**
6. **Technical Focus: Customary Land Tenure Conversion**
7. **Special Projects & Strategic Initiatives**
8. **Conclusion: Why the Land Commission Matters**





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# Introduction

**Identity:** The Land Commission of PNG (LCPNG) is a **specialized regulatory statutory authority** that operates as an **independent quasi-judicial entity**.

- Specialized regulatory authority: revenue generating as in most RSAs;
- **Board is the JLSC** but only focuses on appointments and the Chief Commissioner given the responsibility to manage the Office accordingly as the head/CEO.
- Revenue generating stream as a regulatory statutory authority.
- Independent quasi-judicial status gives that additional special status .
- Could be an hybrid RSA and/or entity that sits in between an RSA and a constitutional office.
- Sits perfectly between Executive and Judiciary, embracing each different arm of government but setting out their parameters.
- Can be developed into a unique model based on Melanesian jurisprudence.

## Vision:

**"A Safe, Secure and Peaceful Society through Effective Quasi - Judicial Land Administration Services."**



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# The Quasi-Judicial Mandate



- **Quasi-Judicial Defined:**
  - Bridge between administrative bureaucracy and the National Court.
  - Has the "trappings of a court": Summons witnesses, takes evidence under oath, fines/penalties, contempt charges, and issues legally binding determinations etc.

- **Flexibility:** Not bound by strict technicalities of the *Evidence Act*, allowing for oral histories and customary evidence.

- **Legal Formalities:** similar to courts.

- **Immunities, Protection and Privileges:** similar to those accorded to Judges

- **Existed prior to and after Independence:** Pre-Independence and post Independence laws provided for the quasi-judicial nature but never given prominence until Land Commission Act 2022.



# Historical Evolution (Part I): From CILM to Stalled Transitions



- **1973 CILM Philosophy:** The Commission of Inquiry into Land Matters (CILM) recommended abolishing the Land Titles Commission (LTC) to move away from "colonial" Australian models.
- **Stalled Transition:**
  - District Courts were overwhelmed by the *Land Disputes Settlement Act*.
  - Lacked specialized expertise for complex tenure conversions.
  - No proper records kept.
- Resulted in a decades-long "holding pattern."



# Historical Evolution (Part II): Path to the 2022 Act

- **2007 White Paper:** Proposed merging the LTC and National Land Commission (NLC) to resolve jurisdictional confusion.
- **Land Summits (2019):** Provided political momentum by echoing public frustration with "colonial-paced" reforms.
- **2022 Breakthrough:** The *Land Commission Act 2022* finally unified the bodies into a stand-alone entity separate from DJAG.
- **2022 Legislative Gap:** Exclusive jurisdiction on customary land.





# Technical Focus: Colonial Land Acquisitions

- **Section 16 Mandate:** Investigating land acquired by the State before Independence (Sept 16, 1975).
- **Investigation Scope:**
  - Verifying "waste and vacant" declarations.
  - Checking if compensation was actually paid.
- **Historical Verification/Secondment:** Accessing colonial records from Germany and Australia to verify historical titles and secondment arrangements.
- **Archival/Storage/Access in PNG:** Digitization Project - archival in PNG.





# Technical Focus: Customary Land Tenure Conversion

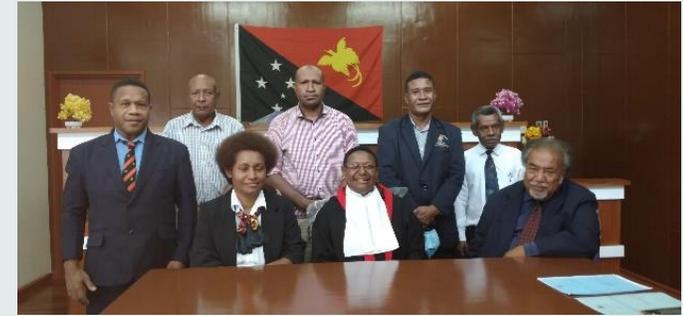
- **Legal Basis:** *Land (Tenure Conversion) Act 1963*—the only legal pathway to convert customary land into "Fee Simple" titles.
- **The Process:**
  - Requires **total consensus** of the land-owning group (FPIC).
  - Public hearings held as close to the land as practicable.
- **The Goal:** Provide "bankable titles" for formal economic participation while protecting heritage.





# Special Projects & Strategic Initiatives

- **High-Stakes Hearings:** Handling Special Economic Zones (SEZs) and major resource projects. Relocation/Resettlement?
- **Resource Sector Support:** Legal certainty for Special Projects like K92, Wafi-Golpu, and Gobe.
- **Decentralization:** Establishing Regional Offices to bring land justice closer to provincial communities.
- **ICT Digitization:** Modernizing decades of historical files to prevent loss and tampering.



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# Conclusion: Why the Land Commission Matters



- **Empowered Status:** The 2022 Act transformed the Commission into the primary engine for land justice.
- **Reset@50 Alignment:** As PNG celebrates its 50th independence year, LCPNG:
  - Unlocks economic potential of customary and national land, especially vacant undeveloped land.
  - Respects traditional values from the 1973 CILM Report.
- **Closing:** A unified, professional body for a secure and peaceful PNG. Let us embrace and enhance the existing roles and responsibilities. The next presentations will deal specifically on certain administrative functions of the Office, starting with our strategic directions, setting the pace for next day's discussions on specific functional responsibilities and technical clinics on specific matters..



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# Land Commission of PNG Client Outreach Presentation: Corporate Plan 2023–2027 (Strategic Priorities, Key Deliverable Outcomes & PNG Reset@50 Initiatives)

**THE STANLEY HOTEL, Port Moresby  
FEBRUARY 10-12 2026**



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# Context & National Alignment

- Derived from Land Commission Act 2022; aligned to MTDP IV (SPA 1, DIP 1.10 Strategy 8).
- Strategy 8: Direct reference on the Implementation of *Land Commission Act 2022*
- PNGReset@50: institutional integrity, data-driven delivery, freeing up land



# The Four (4) Strategic Priorities

## 1. Governance and Accountability

- I. Organizational capability development
- ii. Governance & business processes
- iii. Partnerships & resourcing

## 2. Hearings, Reviews and Appeals

- I. Conduct of hearings (LTC/NLC legacy + new matters)
- II. Appeals, referrals, remittals & directions
- III. Verification of landowners & settlement claims

## 3. Land Registry and Digitalization

- I. National Land & Customary Land Registers
- II. Case management system
- III. GIS mapping linked to registry
- IV. E-commerce platform (search, subscriptions, filings)

## 4. SP4 – Land & Policy Reforms (KRAs)

- I. Policy & legislative reforms (LC Act regs; consequential amendments)
- II. Enforcement of LC Act & related laws
- III. Cross-sector partnerships (MOUs, guidelines, donor support)

# Key Deliverables

- Full independence & separation from DJAG by 2027
- Identification & registration of all colonial land acquisitions as National Land
- Nationwide awareness and training on LC Act
- Field visits, consultations & hearings nationwide
- Database Management System established by 2027
- Completion of at least 5 SEZ areas & 3 NEC Special Projects
- GIS-linked mapping system for all declared land areas
- Completion of Legislative Reform Program
- Become a Revenue-Generating Entity

# INTEGRATING RESET@50 INTO REMAINING YEARS FOR LCPNG CORPORATE PLAN

## Sector Priorities

PNG RESET @50 identifies land reform as a critical enabler of sustainable development. Key priorities include:

- Unlocking customary land for housing and agriculture.
- Strengthening governance and transparency in land management.
- Decentralizing land administration services.
- Enhancing dispute resolution mechanisms.
- Promoting equitable access to land and legal certainty.

## Aligning the Role of Land Commission to Reset@50 Strategic Direction

The Land Commission of Papua New Guinea (LCPNG) is central to implementing land-related components of RESET PNG @50. Its responsibilities at the broader level, include:

- Leading legal, policy and legislative reform.
- Administering land dispute hearings and tenure conversion.
- Maintaining national and customary land registries.
- Conducting public awareness and training programs.
- Supporting decentralized land services and regional offices.

# Way Forward under the Strategic Direction of the PNG Reset@50

- We have conducted our Mid-Term Review of our Corporate Plan and one such change includes the RestPNG@50 activities. The Key implementation actions include:
- Establishing digital land registry and case management systems.
- Expanding regional offices and mobile court services.
- Conducting training and capacity-building for staff and stakeholders.
- Launching public awareness campaigns on land rights and processes.
- Collaborating with development partners for infrastructure and ICT support.
- Reviewing and adapting the Corporate Plan annually to align with RESET PNG @50 priorities

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# Summary

- Through PNG Reset@50, the Land Commission of Papua New Guinea becomes a national development enabler, governance stabilizer, digital transformation leader, and legal/policy reform engine under the Land Commission Act 2022.
- LCPNG stands ready to deliver RESET PNG@50. With the right enablers, we will provide the secure, transparent, and credible land governance system PNG needs for the next 50 years

*Signu*

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# THANK YOU!



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# CLIENT OUTREACH PROGRAM

10<sup>th</sup> – 12<sup>th</sup> February 2026

Stanley Hotel, Port Moresby, N.C.D.



**TOPIC: ORGANIZATIONAL STRUCTURE, POSITIONS AND STAFFING**

# LAND COMMISSION OF PAPUA NEW GUINEA

<b>Presenter:</b>	<b>FIDELMA VINCENT</b> <b>Manager Human Resource (Secondment DJAG)</b> <b>Corporate Services</b>
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# Outline

1. Key highlights in LCPNG's human resource (HR)
2. Interim organizational structure and remuneration
3. Interim position composition and staffing
4. Other HR achievement
5. Challenges/Issues
6. Focus beyond interim organizational structure and remuneration
7. End of presentation & Q&A

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EFFECTIVE QUASI-JUDICIAL LAND ADMINISTRATION SERVICES

# Key highlights in LCPNG's HR

Activity	Date Achieved
Agency Code of 302 approved and allocated	November 2023 through the budgetary process
Regulatory Statutory Authority (RSA) status gazetted	2022
Organization and remuneration structure approved by SCMC	14 <sup>th</sup> August 2024
98 Approved positions uploaded onto Alesco Payroll System	October 2024
Approved Exemption notice by DPM to recruit 32 positions	July 2025
Migration of positions/staff from DJAG (LTC & NLC) to LCPNG's structure/payroll	26 <sup>th</sup> November 2025 (pay 24 of 2025)
External Advertisement of 32 positions (local newspapers) and recruitment to be completed through e-Recruitment platform	Started 08 <sup>th</sup> December 2025 will conclude by 1 <sup>st</sup> quarter 2026



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# Interim organizational structure and remuneration

## Type of organization

- Quasi-judicial
- Regulatory Statutory Authority (RSA)

## Structure

- Approved interim organizational structure of 98 positions:
- 44 positions migrated from LTC & NLC under DJAG and
- 55 newly created positions.

## Remuneration/ Personnel Emoluments (PE)

Estimated Personnel Emolument Budget	K (million)
PE for 98 approved positions	8.960 m
PE for current SOS	2.533 m
PE for estimated SOS by 1st Qtr 2026	4.050 m

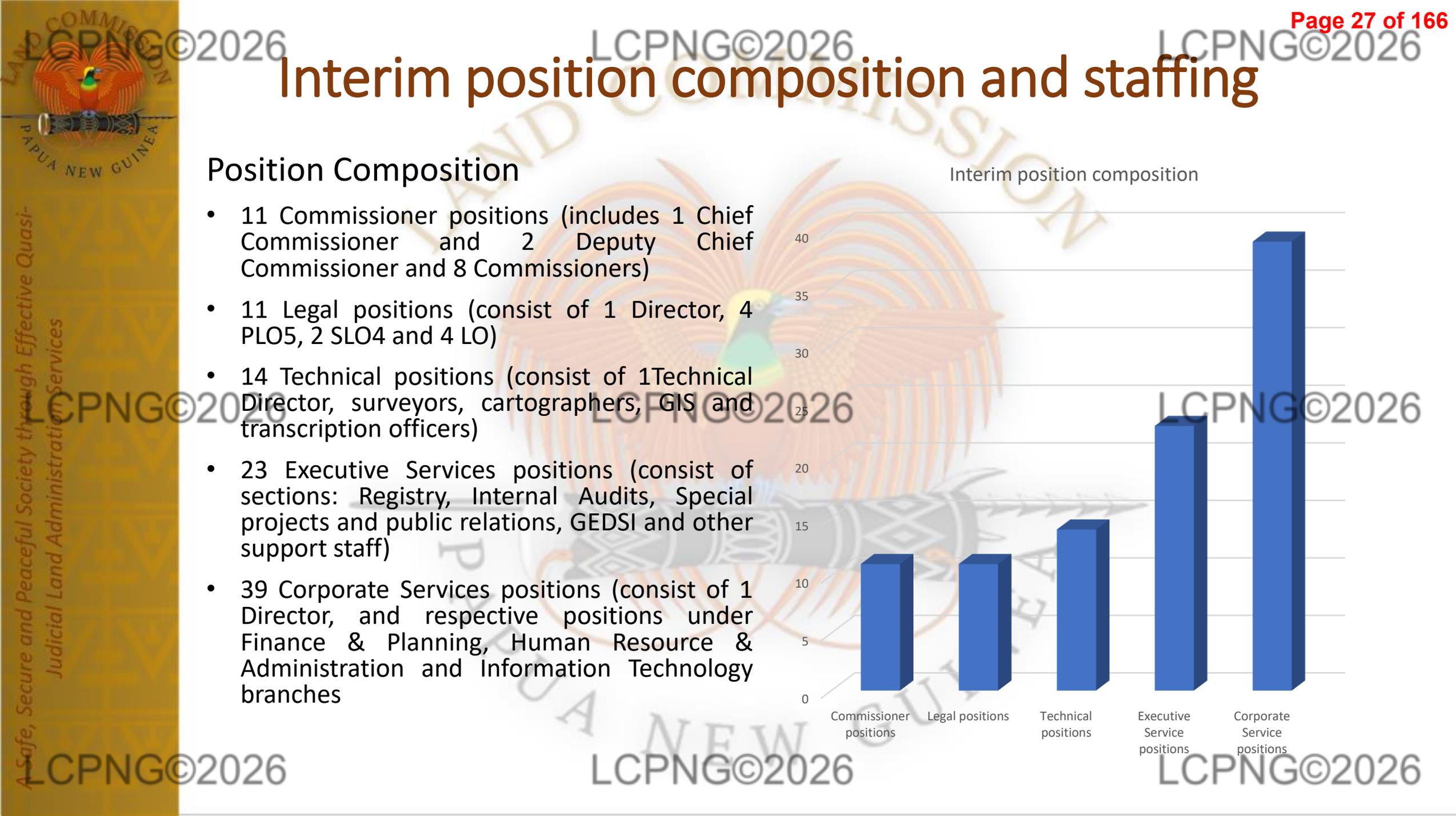
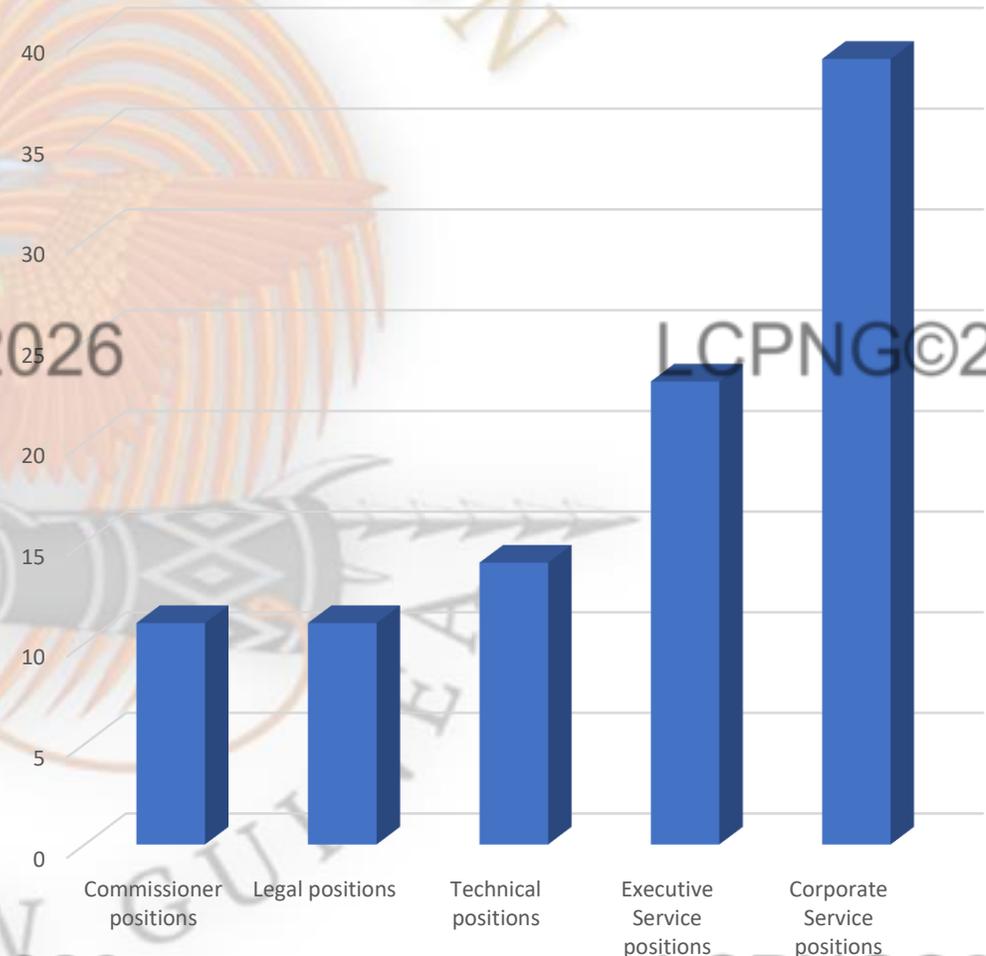


# Interim position composition and staffing

## Position Composition

- 11 Commissioner positions (includes 1 Chief Commissioner and 2 Deputy Chief Commissioner and 8 Commissioners)
- 11 Legal positions (consist of 1 Director, 4 PLO5, 2 SLO4 and 4 LO)
- 14 Technical positions (consist of 1 Technical Director, surveyors, cartographers, GIS and transcription officers)
- 23 Executive Services positions (consist of sections: Registry, Internal Audits, Special projects and public relations, GEDSI and other support staff)
- 39 Corporate Services positions (consist of 1 Director, and respective positions under Finance & Planning, Human Resource & Administration and Information Technology branches)

Interim position composition



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# Interim position composition and staffing

Position Composition continue

Staffing

Current SOS: 26

Migration from DJAG as of pay 24 of 2025: 19

Short-term contract (STC): 5

Direct Recruitment: 2

After completion of 1<sup>st</sup> recruitment in 1<sup>st</sup> Quarter 2026

Total SOS Estimated: 39

Continue recruitment of remaining 59 positions

10 Commissioners; and

49 other positions



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# Other HR Achievements

- Engagement of tertiary students under industrial training from various universities/colleges.
- Attended trainings funded by LCPNG and donors.
- Fund and attended payroll training facilitated by Concept (PNG) in preparation for Alesco payroll access.
- Roll-out of its 1<sup>st</sup> staff performance appraisal for staff assessment.
- Draft learning and development plan for 2026-2028.
- Down-payment on e-recruitment system to assist with its recruitment exercises.

# Challenges/Issues

- Delay encountered in:
  - Approval of organizational structure and remuneration.
  - Migration of positions/staff and activation of General Ledger (PE).
  - Hiring process and placing staff on payroll.
  - Alesco Payroll System access to be granted by DPM and DoF.
  - Clearance of Contract for Chief Commissioner (1yr,5months).
- PE Budget being under funded
- Limited office space
- Death of an officer (late Mrs. Ruth Gelu)



# Focus beyond interim organizational structure



- Compression of current organizational structure
- Reorganization of existing structure and include 4 Regional Offices
- MOU for secondment of officers for retrieval of colonial records from Australia and Germany.
- MOU with Magisterial Services for pool of existing Magistrates to be Assistant Commissioners.





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# End of Presentation

**Any Comments?**

**Any Questions?**

**Contact Details**

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# CLIENT OUTREACH PROGRAM

## LAND COMMISSION OF PNG

### Finance and Planning



# LAND COMMISSION

## OF PAPUA NEW GUINEA

- **Presenter:** Mr. Mathew Mende
- **Position:** Manager Finance and Planning (Secondment)
- **Date:** 10<sup>th</sup> February, 2026

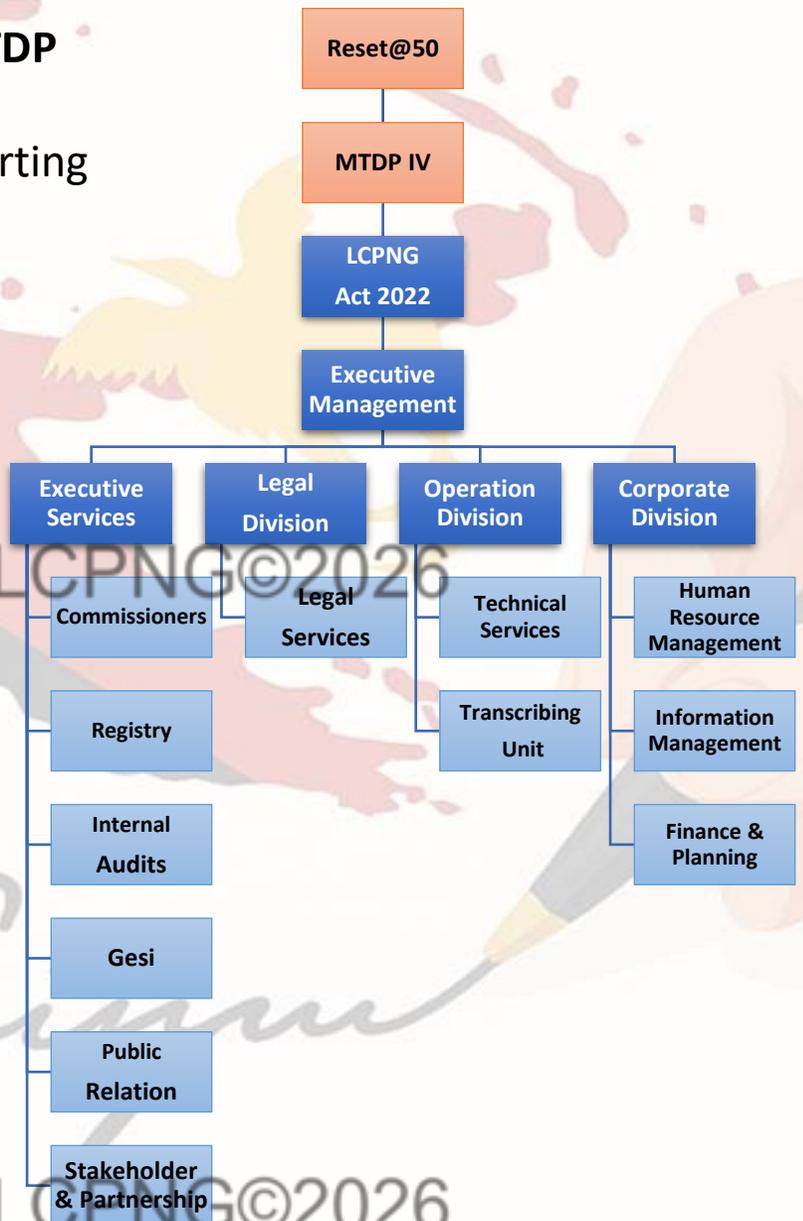
CORPORATE PLAN

2023-2027

### LCPNG Branch Alignment to MTDP

### IV & Reset@50:

One-line Program Budget supporting all LCPNG branches



# SUPPORTING GOOD GOVERNANCE (PNG Reset@50)

- Strengthening financial controls and discipline  
IFMS implementation ; Internal Screening Committee
- Promoting transparency and accountability in public funds  
(E.g. submitted Quarterly Budget Review Reports; attended 2<sup>nd</sup> Quarter Meetings; Disbursed Budget Variance Reports for Decision-Making)
- Ensuring compliance with PFMA and Treasury Appropriations/Financial Instructions  
(Budget aligned to LCPNG Corporate Plan 2023–2027; Adherence to approved appropriations)

# ENABLING SERVICE DELIVERY (MTDP IV)

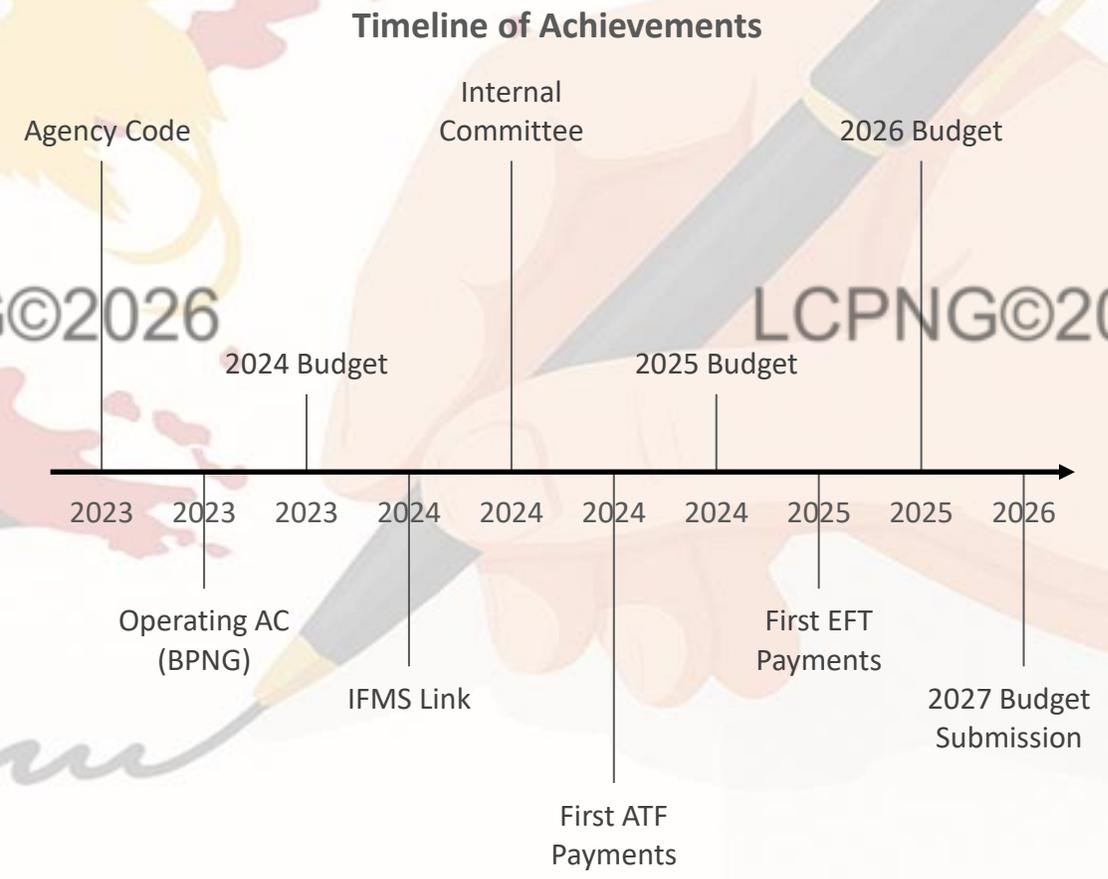
- Timely Funding of Commission hearings and operations (E.g. Warrants, Grant Disbursements, Financial managements etc)
- Prioritization of core land administration services (Focusing on land registration, resolving disputes over land, and title security—to support LCPNG's role in PNG's MTDP IV)
- Sustained operational support to legal, registry, transcription, technical, IT, HRM, Commissioners, and the Chief Commissioner. (Securing annual budgets for digitization, training, land hearing)



# FINANCE AND PLANNING HIGHLIGHTS

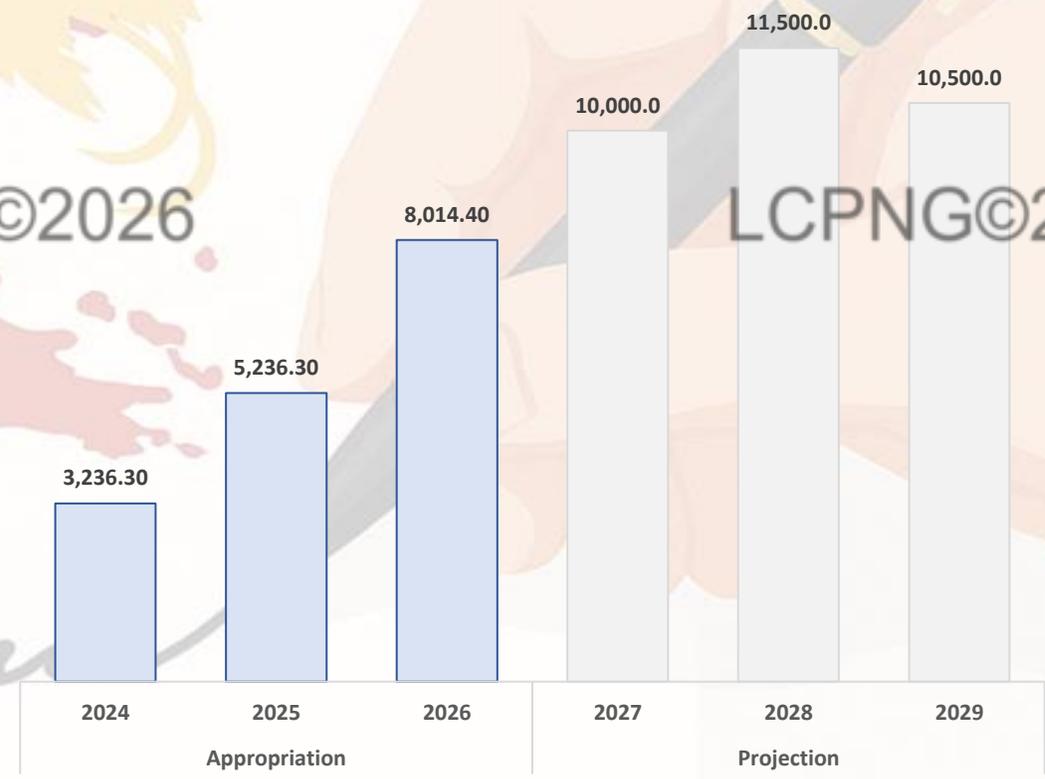
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- Agency Code (302)
- Activity (11715)
- Operating Account with BPNG (4314 6561)
- Successful 2024 National Budget
- Established IFMS Link & Roll-out
- Internal Governance Committee (F&PC)
- First ATF Payments
- Successful 2025 National Budget
- First EFT Cloud Based Server Payment
- Successful 2026 National Budget



# LCPNG Budget Growth: Actuals Appropriations Vs Projections

- The LCPNG budget increased by K2 million from 2024 to 2025.
- The budget increased by a further K3 million from 2025 to 2026.
- While this reflects a steady upward trend, the timing of budget release and implementation remains slow, limiting effective execution.
- LCPNG anticipates higher costs from 2027–2029 due to recruitment, Commissioners, and land hearings.



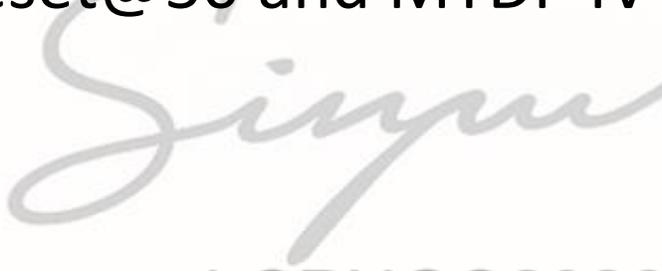
# BUDGET CONSTRAINTS

## ***Lack of Inter-agency coordination in budget execution by “Lead Agencies”***

- Delayed Release of monthly Warrants (Department of Treasury)
  - Delays initial budget execution and slows commissions operational start-up
- Late Disbursements of Grants (Department of Finance)
  - Disrupts continuity of essential court hearings, and operations...
- Administrative Delays in Payroll Processing (DPM)
  - Approved officers are not placed on the payroll on time, disrupting operations. Low budget utilization prevents the Department of Treasury from adjusting the Recurrent Budget. DNPM delays project fund approvals due to insufficient LCPNG staff to carry our projects.
- Lease & Office Agreement Delays (DJAG)
  - Delayed leases and approvals prevent timely office setup, restricting LCPNG from operating effectively under Reset@50, MTDP IV, and the LCPNG Act.
- PIP Project Fund Delays (DNPM)
  - Project funds are delayed due to lack of staff (DNPM) and office space (leases for occupancy not approved by DJAG).

# Budget Implications in Alignment with Reset@50 and MTDP IV

- Delays in core statutory activities, including land registration, hearings, and program delivery
- Critical projects (e.g. Office Establishment and Relocation) and land hearings delayed due to lack of staff.
- Low budget utilization limits Treasury's ability to support urgent land administration functions
- Progress on Reset@50 and MTDP IV land development programs is limited



# 2027 Priorities and Way Forward



- Strengthen financial transparency
- Accelerate digitization programs
- Build staff capability & systems
- Increase in Budget.

# Conclusion

- Finance & Planning Branch ensures timely budget execution, accountability, compliance and operational support.
- Systemic funding delays reduce efficiency, effective implementation PNG Reset@50, MTDP IV, Land Commission Act 2022 and hinder service delivery.
- Lead Agency support is critical to improve coordination, approvals, and resource utilization.

# THE END OF PRESENTATION



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ANY QUESTIONS?

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**JURISDICTION & FUNCTIONS  
OF THE LAND COMMISSION OF  
PAPUA NEW GUINEA**

# JURISDICTION & FUNCTIONS

- **SECTION 16 OF THE LAND COMMISSION ACT PROVIDES FOR THE JURISDICTION & FUNCTIONS OF THE LAND COMMISSION OF PNG**
- **BRIEFLY THESE ARE: -**
  - DETERMINE LAND TENURE CONVERSION APPLICATIONS UNDER THE **LAND (TENURE CONVERSION) ACT 1963**.
  - HEAR AND DETERMINE CLAIMS RELATING TO **NATIONAL LAND** UNDER RELEVANT LAWS.
  - DETERMINE **SETTLEMENT PAYMENT CLAIMS** CONCERNING NATIONAL LAND, SUBJECT TO THE ACT.
  - DECLARE **PUBLIC ROADS, RIGHTS OF WAY, WATERCOURSES, AND PUBLIC PURPOSE AREAS**.
  - DETERMINE WHETHER LAND IS **CUSTOMARY LAND** WHEN REFERRED BY THE MINISTER FOR LANDS.
  - INVESTIGATE **PRE-INDEPENDENCE LAND ACQUISITIONS** AND MAKE RECOMMENDATIONS ON LAND NO LONGER REQUIRED FOR PUBLIC PURPOSES.
  - DETERMINE **CUSTOMARY LAND OWNERSHIP** IN MATTERS REFERRED UNDER THE **LAND DISPUTES SETTLEMENT ACT 1975**.



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# JURISDICTION & FUNCTIONS

- COMPARISON TABLE SHOWING THE MANDATED JURISDICTION & FUNCTIONS OF THE TWO REPEALED COMMISSIONS MERGED INTO THE LAND COMMISSION ACT

ASPECT	LAND TITLES COMMISSION (1962 – REPEALED)	NATIONAL LAND COMMISSION (1977 – REPEALED)	LAND COMMISSION OF PNG (2022 – CURRENT)
LAND TYPE COVERED	CUSTOMARY LAND ONLY	COLONIAL LAND ACQUISITIONS DECLARED AS NATIONAL LAND ONLY	CUSTOMARY & NATIONAL LAND
CORE JURISDICTION	CUSTOMARY LAND DISPUTES & LAND TENURE CONVERSION	NATIONAL LAND & ADDRESSING CLAIMS FOR SETTLEMENT PAYMENTS	COMBINED JURISDICTION
LAND STATUS DETERMINATION	IS LAND CUSTOMARY?	LAND ASSUMED NATIONAL ONCE DECLARED	DETERMINES CORRECT LAND STATUS

Land Commission of Papua New Guinea  
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*Signature*

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# JURISDICTION & FUNCTIONS (cont)

<b>CUSTOMARY LAND DISPUTES</b>	<b>EXCLUSIVE JURISDICTION</b> <i>(This now technically falls under the Land Dispute Settlement Act but not issuance of titles)</i>	<b>NO JURISDICTION</b> (except to determine former customary landowners)	<b>FULL JURISDICTION</b>
<b>NATIONAL LAND DISPUTES</b>	<b>NO JURISDICTION</b> (except to determine if land is state or customary)	<b>EXCLUSIVE JURISDICTION</b>	<b>FULL JURISDICTION</b>
<b>OWNERSHIP DETERMINATION</b>	<b>CUSTOMARY OWNERSHIP BY CUSTOM</b>	<b>STATE OWNERSHIP</b> (Former customary landownership)	<b>ACCORDING TO LAND STATUS</b>
<b>REGISTRATION ROLE</b>	<b>ADJUDICATION RECORDS</b>	<b>REGISTER OF NATIONAL LAND</b>	<b>OVERSEES BOTH SYSTEMS</b>
<b>COMPENSATION / SETTLEMENT</b>	<b>LIMITED</b>	<b>CORE FUNCTION</b> (Settlement Awards)	<b>INTEGRATED CORE FUNCTION</b>
<b>PROCEDURAL NATURE</b>	<b>QUASI-JUDICIAL (CUSTOM)</b>	<b>QUASI-JUDICIAL (STATE)</b>	<b>UNIFIED QUASI-JUDICIAL</b>
<b>LEGAL STATUS</b>	<b>REPEALED</b>	<b>REPEALED</b>	<b>IN FORCE</b>

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## CLAIMS FOR SETTLEMENT PAYMENT

- **THE COMMISSION HAS A SIGNIFICANT ROLE IN DETERMINING AND AWARDED OF SETTLEMENT PAYMENTS**
- **SETTLEMENT PAYMENTS ARE NOT COMPENSATION PAYMENTS**

# CLAIMS FOR SETTLEMENT PAYMENTS

Aspect	National Land Registration Act 1977	Land Commission Act 2022
Settlement payment provided	Yes	Yes (Part V)
Purpose	Settle historical grievances	Settle historical grievances
Compensation?	No	No
Type of land	National (State) land	National (State) land
Pre-Independence land	Covered	Covered
Return of land	No	No
Effect on State ownership	None	None
Decision-making body	National Land Commission	Land Commission of PNG
Basis of decision	Statutory criteria	Statutory criteria
Outcome	Final settlement	Final settlement



# IMPORTANCE OF LAND RECORDS

LAW	STATUS	TYPE OF REGISTRY / RECORDS	LAND COVERED	POSITION UNDER LAND COMMISSION ACT 2022
NATIONAL LAND REGISTRATION ACT 1977	Repealed / Superseded	Register of National Land	National (State) land	Register preserved and continued under 2022 Act
LAND TITLES COMMISSION ACT 1962	Repealed / Superseded	Adjudication records (not title register)	Customary land	Records recognised and maintained under 2022 Act
LAND COMMISSION ACT 2022	Current law	Centralised land records and decisions	Customary & National land	Primary authority responsible for all land records



A Safe, Secure and Peaceful Society through Effective Quasi-Judicial Land Administration Services



A Safe, Secure and Peaceful Society through Effective Quasi-Judicial Land Administration Services

**FOOD FOR THOUGHT**

**WE ARE THE CUSTODIANS OF  
CUSTOMARY LAND...**

**WE HOLD THE LAND ON BEHALF OF OUR  
ANCESTORS...**

**FOR THE BENEFIT OF OUR FUTURE  
GENERATIONS**

***THANK YOU...***



# LAND COMMISSION of PAPUA NEW GUINEA



"A Just, Safe and Peaceful Society Through Effective Quasi-Judicial Land Administrative Services"

## INSTITUTIONAL COMPARISON

Understanding the Core differences between the  
Land Commission of PNG (LCPNG) and the  
Department of Lands & Physical Planning  
(DLPP)

*Land Commission of Papua New Guinea*

A SAFE, SECURE AND PEACEFUL SOCIETY THROUGH EFFECTIVE QUASI-JUDICIAL LAND ADMINISTRATION SERVICES

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# Introduction

- ▣ In order to appreciate the roles and responsibilities of the LCPNG compared to that of DLPP, it is imperative, we understand the differences between both entities.

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- ▣ This presentation is not exhaustive and was done without consulting our colleagues at DLPP, but hope what is provided helps to create some understanding.

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## Main Purpose –Legislative Framework

Under the *Land Act* 1995 and related land laws, DLPP's purpose is to govern how the state acquires leases, and manages land, including compensation arrangements for compulsory and/or acquisitions by agreement.

Land Commission, on the other hand is governed by the *Land Commission Act* 2022 and other related land laws – primarily dealing with land tenure conversion and colonial land acquisitions.

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## Primary Focus

- ▣ **DLPPs focus is land administration and transactions**—State Land Allocation and applications procession and also processing registrations of titles through the Registrar of Titles. Overseeing other transactions like surveys, valuations, and physical planning, ILG registration etc
- ▣ **LCPNG's focus is ownership determination and dispute resolution**—it investigates, hears matters, and issues decisions and orders.

# Institutional structure

- ▣ Land Act arrangements are **fragmented across multiple institutions**—DLPP, (a total of 23 legislations inclusive of Acts and Regulations). The laws established Land Board, Registrar of Titles, Surveyor General, Valuer General, ILG, etc, including and the courts. Each has a role to play in the land management process.
- ▣ The LC Act establishes a **single Land Commission**, consolidating inquiry and determination functions to reduce fragmentation in dispute handling.”

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## Decision-making body

- ▣ Under the **Land Act**, decisions are made by the **Minister for Lands**, the **Land Board**, the various state functional heads such as Surveyor General, City Planner, RoT etc.

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- ▣ Under the *Land Commission Act*, the primary decision maker is the Chief Commissioner, assisted by other Commissioners. **Such decisions are judicial in nature.**

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# Dispute Resolution

- ▣ For DLPP/ Land Act matters, disputes have traditionally gone through the courts or older land bodies.
- ▣ Under the LC Act 2022, the Land Commission is the primary forum to resolve land disputes, with an internal appeals process before matters are raised before the courts. This creates a more structured reviews/appeals pathway that is also less costly for the applicants.

# Ownership Determination

- ▣ **Ownership determination is not a core function of DLPP**—the department administers but does not decide who owns land. Administrative decisions that recognize some form of ownership needs to be validated –as we do with colonial land acquisitions.
- ▣ **For LC, ownership determination is a core function**—this is the heart of why the Commission was created under the 2022 Act.

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## Land covered

- ▣ DLPP works with **State land** and with dealings that involve customary land (for example, acquiring customary land for public purpose, registration of customary land title).

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- ▣ LC as a **merged entity**—it can determine ownership questions for **both national and customary land** wherever a dispute or uncertainty exists. It makes referrals to LLCs for colonial land acquisitions where ownership disputes arise.

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# Roles in Customary Land

- ▣ DLPP can acquire or lease customary land for public purposes, but it's acquisition process to determine who the rightful customary owners are can be challenged – since these need to be properly validated - traditionally that was left to specialist tribunals or the courts such as LCPNG.

- ▣ LC has direct authority to determine customary ownership and settle disputes, providing a central, clear forum – It is a “court of competent jurisdiction for customary land” - and the higher courts note that.

## Role in National Land

- ▣ DLPP declares State land and grants leases over it, and manages those leases administratively.
- ▣ LC confirms or determines former ownership of national land (colonial acquisitions) where the underlying ownership or boundaries are in dispute or unclear. Keeps a Register of all declared national land (261 so far). Can make recommendations to Minister for Lands on such vacant, undeveloped colonial land.

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# Registration Role

- ▣ Under the *Land Act*, DLPP relies on the **Registrar of Titles** operating under land registration laws to record titles and interests (administrative registration).
- ▣ Under the **LC Act**, the **Commission maintains its own registers** relevant to its ownership determinations and dispute outcomes—this links the register directly to LC decisions. It is a legal mandate as well.

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# Compensation

- ▣ Under the **Land Act**, there is a **detailed compulsory acquisition and compensation** framework when the State acquires land for public purposes based on current market value.

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- ▣ Under the **LC Act**, compensation may arise in certain land tenure conversion matters but for colonial land acquisitions, **settlement payments** are made as a discretion of the **Commissioner**. These are not compensation.

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# Some Basic Comparisons

Feature	Land Commission of PNG (LCPNG)	Dept. of Lands & Physical Planning (DLPP)
Primary Role	Quasi-Judicial: Resolves disputes and determines ownership.	Administrative: Manages land records, leases, and planning.
Legal Mandate	Land Commission Act 2022 (Unified LTC & NLC).	Land Act 1996 and others such as Physical Planning Act.
Appointment Process	Merit-based through recommendation from JLSC. Head of State appoints.	Public service appointment process
Customary Land	Only body that can legally convert customary land to "Fee Simple" (Individual) title.	Facilitates Customary Land Leases (SABLs/Voluntary Registration) but cannot "convert" tenure.
Colonial Land	Investigates pre-1975 acquisitions and vests title in the State (Section 16). Verifies and confirms former landowners over state land acquired pre-Independence.	Manages the State Leases after the title is already secured/vested. Cannot do LIRs on colonial land.
Evidence	Not bound by the Evidence Act; accepts oral history and custom. But conducts court room hearings.	Operates on documentary evidence and formal survey/registration files.
Decentralization	Establishing 4x Regional Offices for the first time since Independence.	Primarily operates through Provincial Land Offices.

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# LAND COMMISSION

of

## PAPUA NEW GUINEA



“A Just, Safe and Peaceful Society Through Effective Quasi-Judicial Land Administrative Services”

### Summary

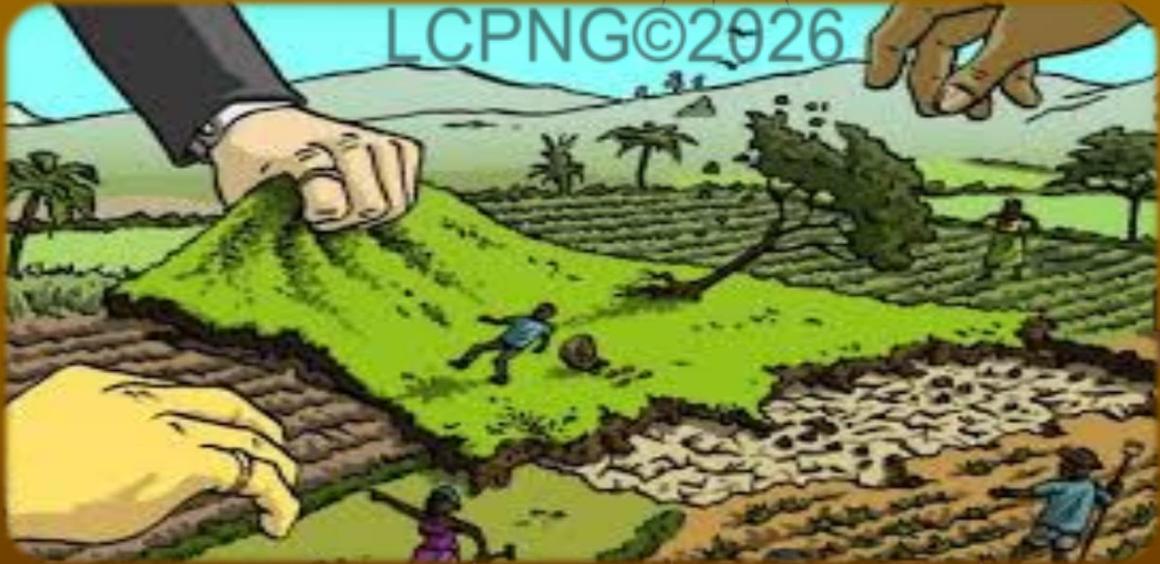
To summarise:

- DLPP administers mainly state land matters, with additional responsibilities on registration issues; and LC functions as an independent quasi-judicial body.
- The two institutions complement each other, and understanding the distinction ensures correct referrals, faster, and fairer outcomes.

*Land Commission of Papua New Guinea*

# Colonial Land Acquisition and Vesting of Title in the State

*10<sup>th</sup> to 12<sup>th</sup> February 2026*



Shaggy Steven, Policy and Research Officer

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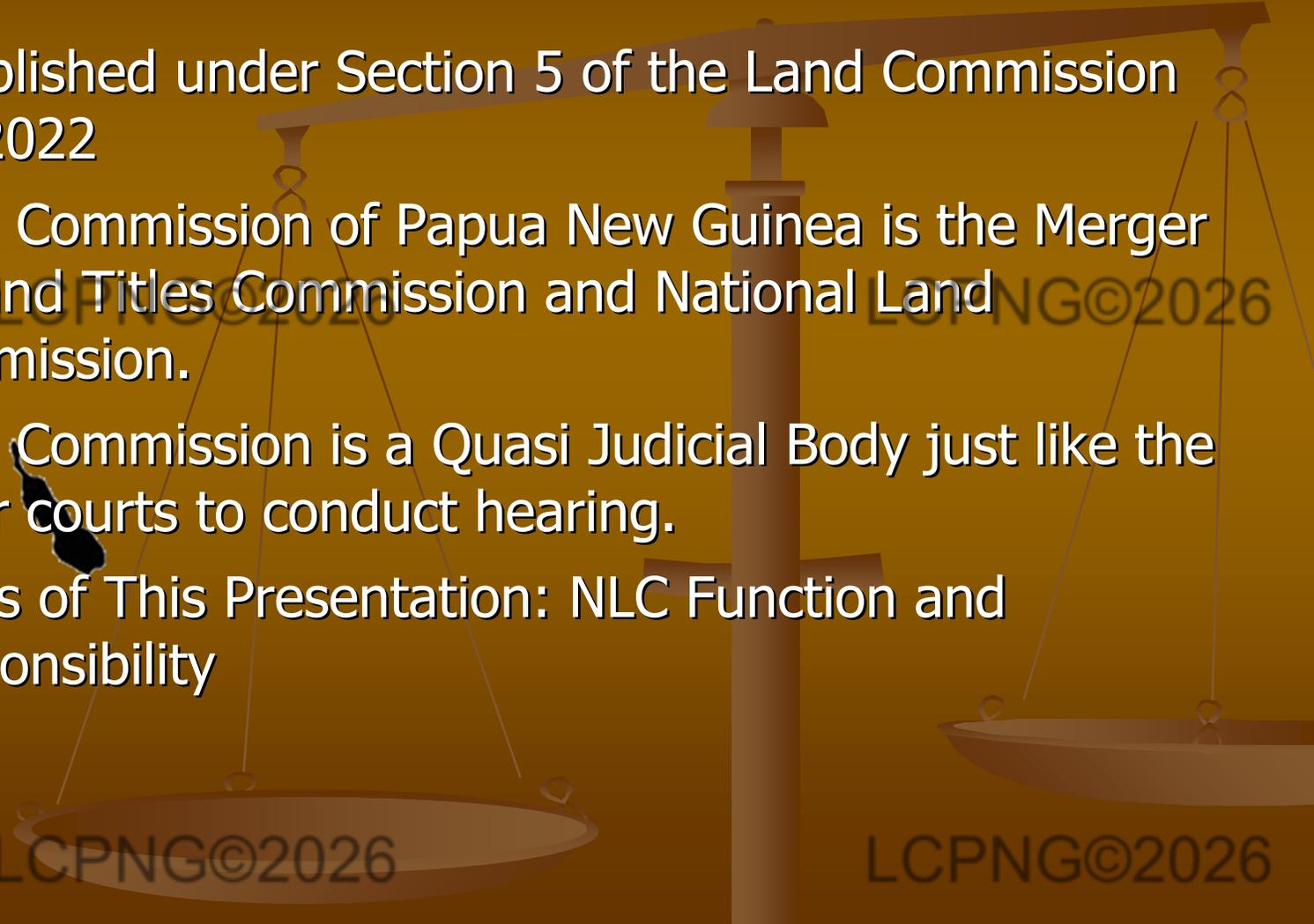
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## Overview of LCPNG and NLC

- Established under Section 5 of the Land Commission Act 2022
- Land Commission of Papua New Guinea is the Merger of Land Titles Commission and National Land Commission.
- Land Commission is a Quasi Judicial Body just like the other courts to conduct hearing.
- Focus of This Presentation: NLC Function and Responsibility



# Brief History of NLC

- Pre-Independence of State/government ownership over land was established under the *Evidence (Land Titles) Act* 1969. It was enacted to remove doubts on those titles which were not registered under the Torrens enactments.
- The existence of a purchase document which complied with requirement of the pre independence laws raised a conclusive presumption of all State Lands in our country. This was repealed by *National Land Registration Act* 1977.
- In order to establish clarity, a more comprehensive approach was taken by the Post Independence Government. This was done upon recommendation of the "Commission of Inquiry into Land Matters (CILM) in 1973," that governments title to Lands for public purposes should be clarified and renamed as NATIONAL LANDS and registered in the National Land Register. Thus, the recommendation captured in Section 15 of the *National Land Registration Act*.



# Cont....

- The CILM saw great need for the State to hold onto sufficient land for the National interest so that government can distribute land in accordance to needs of people of this country. In such case, State must make clear its land title to all government land particularly land acquired by colonial administration for public purposes.
- The National Lands would include land already owned by the government which are declared as National Land under the *National Land Registration Act* and registered National Land.



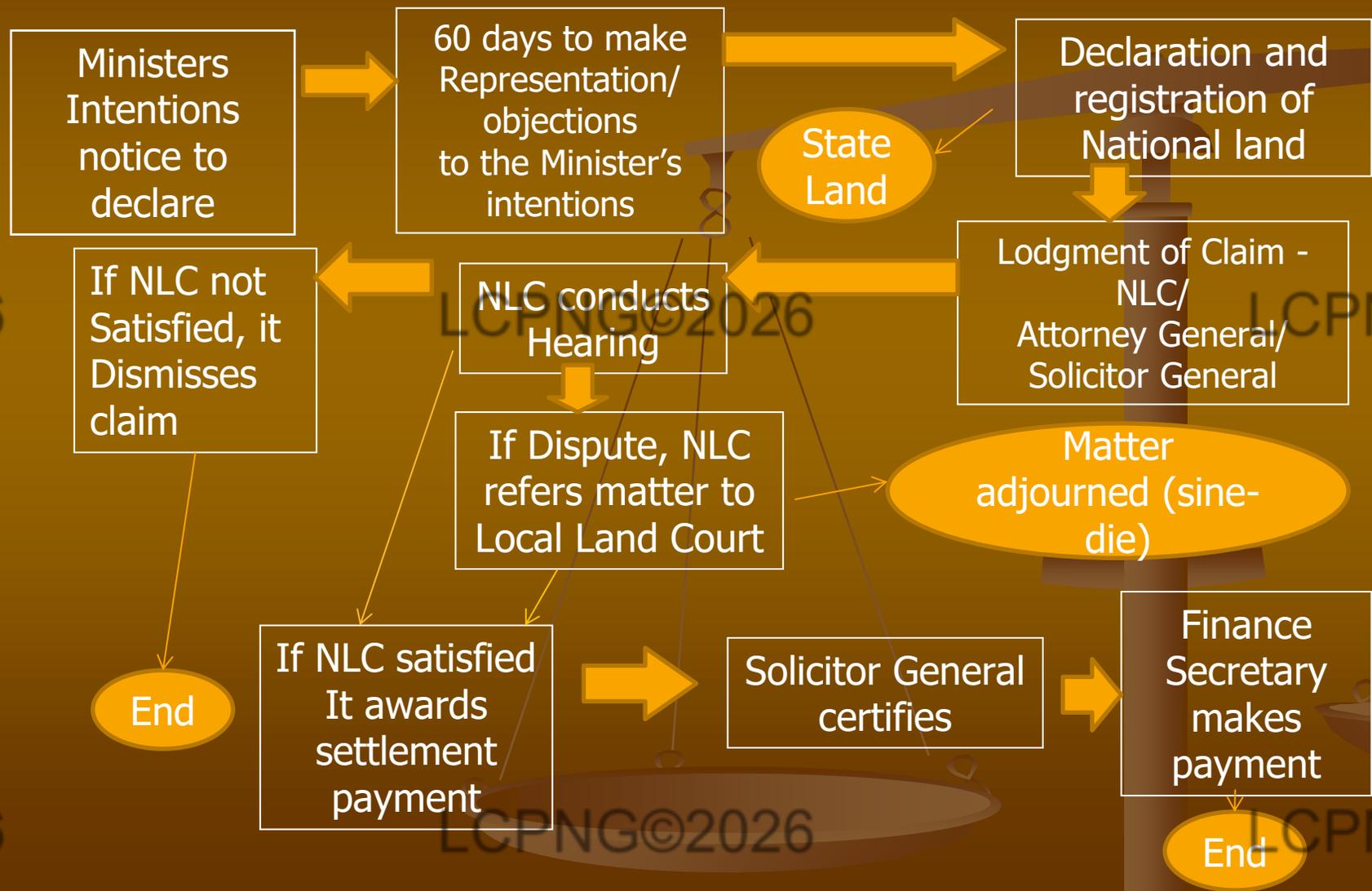


## Purpose of the *National Land Registration Act*

- The NLC came into operation in 1978 following the enactment of the in 1977  
Its primary purpose is to;
  - a) Establish a Register of National Land, and
  - b) Make provision for the registration in the Register of National Land of all land acquired by the State before, on or after Independence Day, and
  - c) Settle grievances in relation to the land described in Paragraph (d) by providing for certain settlement payments, and
  - d) Declare and describe for the purposes of Section 53(1)(*protection from unjust deprivation of property*) of the Constitution, certain matters as public purposes and justified reasons for the acquisition of property.



## Process under NLR Act



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# The Main Function of Land Commission in relation to National Land Declaration

Three Main Outcomes:

- 1) Identify and Verify the former customary land owners.
- 2) Once declared as national land, title is formally vested on the State .
- 3) And Confirm the real total percentage (%) of customary land that has been alienated on Independence Day.



# Declaration of National Land

- The Minister for Lands and Physical Planning is the Minister responsible to declare Land as National Land through Gazettal Notice, Pursuant to section 37 of the Land Commission Act 2022.

*(Why Minister for Lands? Because all the colonial land records, that's why Lands Minister must declare them. Once it has been declared, everything by law has to be transferred to Land Commission.*

- Most of the National Land covers Township, Hospitals, Schools, Airstrips, Plantations, etc....



# Vesting of Title in the State

- Once Colonial Land are declared, title is formally vested the title on the State *(pursuant to section 38 and 43 of Land Commission Act.)*
- Former Land owners right are extinguished
- State can lease, develop and allocate land for public purposes or in the interest of the State.



# Settlement Payment/Admissibility Test

- Settlement Payment are not compensation, based on Schedule 2 of repealed National Land Registration Act.
- As per s.45 of LC Act with regards to claims for Settlement Payments, s.46 of LC Act stipulates about the three (3) Test in order for the claim to be proper:
  - 1) The Person making the claim must be a prescribed person, meaning the person must be a biological person who has a direct interest over the land.
  - 2) There was no payment made to the land
  - 3) The land is required for public purpose.



# Cont....

- Ex-gratia payments may apply in good will but only after the matter has been dealt with. It is not a legally binding payment and we encourage such payments to be made after our decision.
- *There maybe some arguments on the value of land that has been purchased during the colonial time. In the context of that time, whatever exchanged, take for example, an Axe used to purchase a particular land, that Axe is value at that time.*



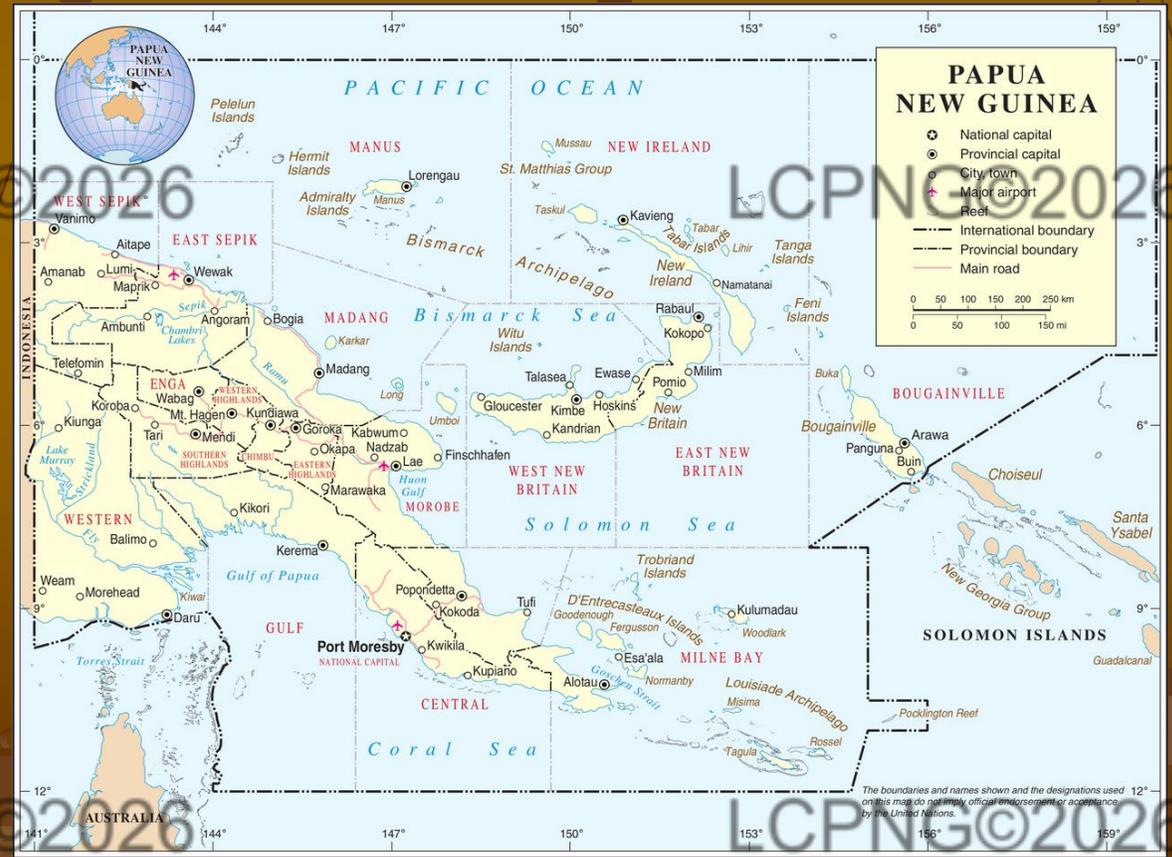
## Cont.

- After the admissibility Test, the commission shall decide whether the claim is admissible in accordance with section 46 of LC Act, as per section 47 of LC Act to allow settlement payments through Finance Dept to make payment.
- If in the event, the commission is not satisfied with the claims, the aggrieved person can appeal their decision at the National Court.



# Status of National Land Registration

- So far, 261 colonial land acquisition that have been declared as National Land, of which 188 are completed, with 73 still outstanding.





## Declared National Land Statistics

PROVINCE	DECLARED	COMPLETED	OUT- STANDING
WHP	41	27	14
EHP	24	18	5
SHP	20	18	2
SIMBU	7	3	4
ENGA	7	5	2
MOROBE	17	10	7
MADANG	7	4	3
EAST SEPIK	18	14	4
WEST SEPIK	14	13	1
CENTRAL	15	8	7
ORO	18	14	4
MBP	5	4	1
GULF	18	15	3
WESTERN	5	2	3
NCD	13	9	4
AROB	5	1	4
NIP	6	4	2
WNBP	11	10	1
MANUS	4	3	1
ENB	3	3	0
BORDER	3	3	0
<b>TOTAL</b>	<b>261</b>	<b>188</b>	<b>73</b>



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# Conclusion

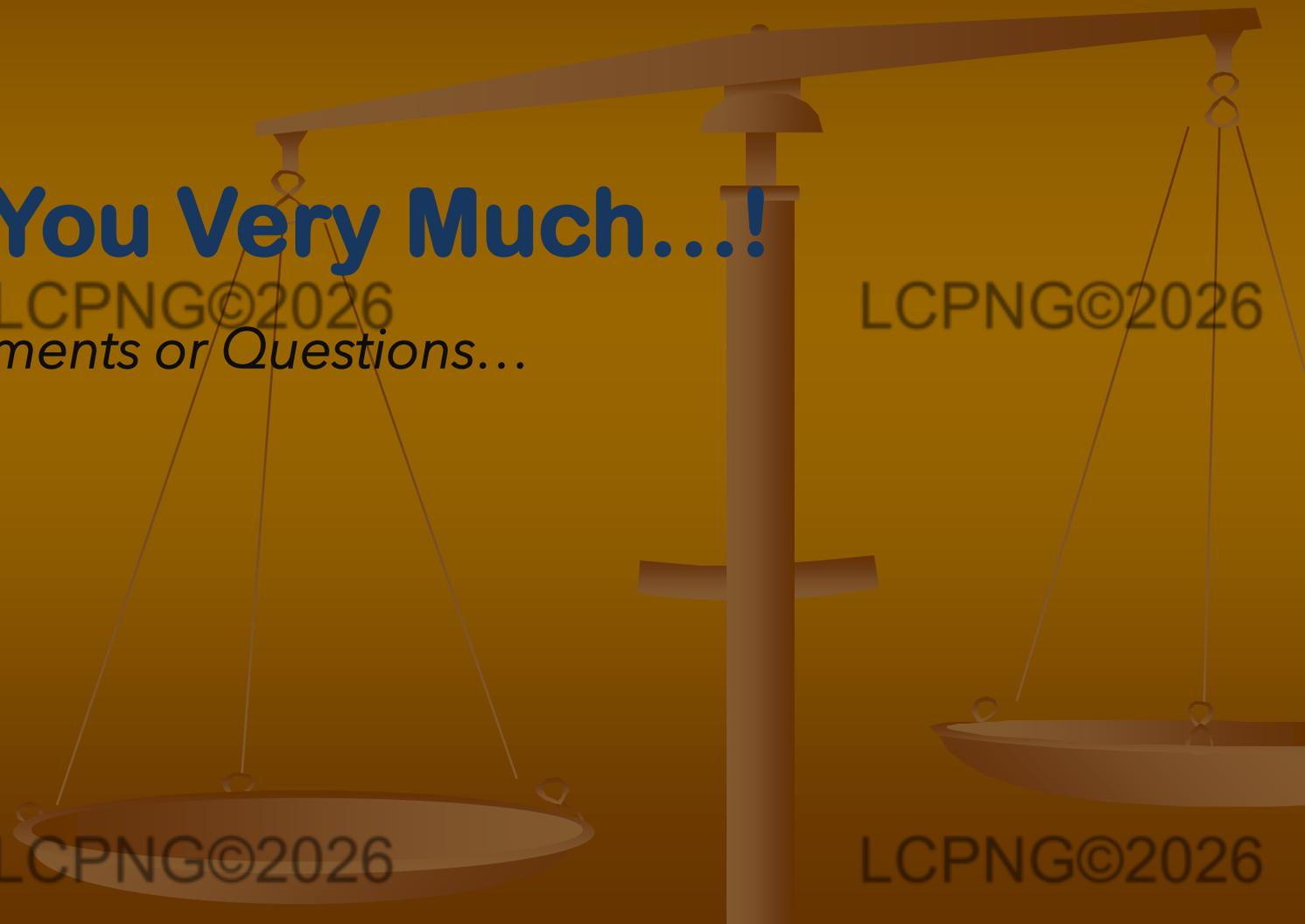
- Colonial land becomes National Land
- Declared and vested in the State
- Land Commission manages process of declaring Land as National Land With both Ministers, Minister for Lands and Minister for Justice.





## Thank You Very Much...!

*Any Comments or Questions...*



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# LAND COMMISSION OF PAPUA NEW GUINEA.

## Topic: Land Tenure Conversion Act And Customary Land Rights

Presenter: Miss Wendy Topul  
Legal Officer- Legal Division.

### CLIENT OUTREACH PROGRAM

10th- 12th February  
Venue: Stanley Hotel

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26



# OUTLINE OF PRESENTATION



- Introduction
- Mandate of Land Tenure Conversion
- Land Tenure Conversion Act 1963
- Process of Tenure Conversion
- Section 24 approval
- Issuance of Freehold Titles
- Uplifting of restriction by Minister for Justice
- Customary Land Rights
- Conclusion

## LAND COMMISSION ROLE IN LAND (TENURE CONVERSION) ACT 1963 AND CUSTOMARY LAND RIGHTS.

- Tenure conversion is one way that Land Commission assists in Unlocking customary land for development purposes with formal titles under the Land (Tenure Conversion) Act 1963
- Titles are given under Safe and Secured proper verification processes, through relevant government authority (DLPP, DJAG, LCPNG).
- Issuance of Freehold title can be bankable, allowing bankability for titles. (Eg. Kina Bank in Milne Bay province wrote to LCPNG to enquire on a portion of land that was acquired by a non-citizen).



# Mandate of Land Tenure Conversion

1. Section 16 (1)(a) to determine applications made under section 7 of the *Land (Tenure Conversion) Act* 1963.
2. As a Quasi-Judicial entity, LCPNG has powers and functions operating as a court for land Tenure Conversion Applications.

## What is Land Tenure Conversion?

### *Land (Tenure Conversion) Act* 1963

- An Act relating to conversion of Tenure of Customary Land into Individualized Tenure, and for other purposes. In this instance it refers to freehold title.
- It is most efficacious method of promoting agricultural development of the country and the economic well-being of its people.
- Only a citizen may apply to the Commission in the prescribed form (being form 1 & 3) for the registration in his or its name of any customary land or of an interest in customary land.
- Customary Land Tenure into individualized land titles in PNG, promoting agriculture development and well-being.
- *Land (Ownership of Freeholds) Act* 1976. The ability of holding freehold designed with section 56 (1)(b).

#### Section 56. Other Rights and Privileges of Citizens

- (1) Only citizens other than citizens who have dual citizenship may-
- (b) acquire freehold land.



Freehold is a type of Land ownership in PNG.

Tenure conversion focuses on converting customary land into freehold land.

Freehold land is administered under the *Land (Ownership of Freeholds) Act* 1976.

Being an Act to implement section 56 (1)(b) (other rights and privileges of citizens) of the Constitution by-

- (a) defining the forms of ownership that are to be regarded as freehold; and
- (b) defining the corporations that are to be regarded as citizens and facilitate dealings in certain land to which that paragraph would otherwise apply by making provision for the conversion of certain interests in land to state leases, and for related purposes.

## DEFINITION OF FREEHOLD SECTION 3. GENERAL DEFINITION.

Subject to the qualifications and exceptions set out in Division 3 and to section 4, the forms of ownership of land that are regarded as freehold for the purposes of section 56 (1)(b) of the Constitution are-

- (a) absolute ownership; and
- (b) ownership in free simple; and
- c) equivalent forms of ownership (being the ownership of interests greater than estates for terms of years),

Whether technically called "legal" and "equitable", but not including any form of customary ownership of, or customary interest in land.





## New Approach by Land Commission

- The tenure conversion focuses on individuals and members not more than 6 persons to apply for individualized tenure conversion. This was the common law approach based on the average family o.
- In the context of Papua New Guinea, because land is communally owned, it makes it almost impossible for individualized ownership except where families owned the land.
- Third parties who are citizens did applied in the past but we have now requested for the landowners and or ILGs to be present before the hearing so their consent is recorded as well.
- It is also confusing where the Land Tenure Conversion Act limits individuals up to 6 whereas the Land Commission Act allows for persons not less than 6. The definition of land groups do allow for ILGs as well.
- So how do we deal with Incorporated Land Group who apply for a tenure conversion?
- The Commission's recent approach allows ILG's to make a tenure conversion application. We then inform them of the implications and advise that it is subject to s.24 approvals.

# LAND TENURE CONVERSION PROCESS

Under the process of Land Commission only Customary Land is eligible for a tenure conversion application under section 7 of the Land Tenure Conversion Act 1963.

## Section 7: Application for Registration

Subject to this Act, a citizen may apply to the Commission in the prescribed form for registration in his or its name of any customary and or of an interest in customary land.

Customary Land with Certified Survey Plan. Individuals and up to (6) family members can apply.

Form 1 & Form 3 is obtained from LCPNG. Ensure all requirements are met before submitting.

Applications are received and registered, lodged. Only applications that met all requirements are given File reference number. This reference is used for follow ups.

As part of the verification process, office of Surveyor General is consulted. For cross references to be made with National Land Register and DLPP registers

Substantive Hearing takes place. Hearing is conducted as much as possible near the subject area.

30 days objection period is allowed after the publication of the Notice.

Section 8 Notice is published in the daily papers. Notices and announcements made through respective provincial/District/LLG administrations.

Upon receipt of relevant certificate from the surveyor general, the date and time is scheduled for LC hearing to take place. Hearing venue depends on the number of application from respective provinces.

Site inspection of application for hearings. Where necessary it is carried out before or after the hearing.

Depending on the number of applications before the commission, it takes about 2 weeks to complete a circuit.

A 90 days appeal period is allowed for appeals to be lodged in relation to the recently completed hearings. Copies of the transcripts and written decisions are made available to any appellant.

If no appeal is made after the 90 days, a conversion order is issued to the registrar of titles to issue the certificate as per the CO.

LCPNG updates its register accordingly and stands ready to assist the office of solicitor General on any appeals before the courts.

The Successful applicants are informed and are issued a copy of the CO. The ROT is provided a copy of the CO for issuance of certificate of title accordingly.

# Form 1 & 3 of Land Tenure Conversion Application.

This forms are collected at LCPNG office.



PAPUA NEW GUINEA

Form 1

**Land (Tenure Conversion) Act 1963**

**APPLICATION FOR REGISTRATION UNDER SECTION 7**

TO: The Registrar, Land Commission of PNG

I/We  
of  
Hereby apply to the Land Commission of PNG for Registration in accordance with the provisions of the Land (Tenure Conversion) Act 1963 (as amended), of  
as the owner (s) of an estate in fee simple in the land known as  
  
(A map of which is annexed hereto) or (the boundaries of which are shown in the demarcation plan for the  
  
Adjudication Area forwarded to the Registrar of Titles in accordance with the provisions of Section 25 of the Land Titles Commission Act 1962 – 1967).

Dated this                      day of                      2026

.....  
Applicant

This form and the annexed plan may be lodged with or sent by registered mail to: The Registrar Land Commission of PNG PO Box 444 BOROKO National Capital District Papua New Guinea.

1



PAPUA NEW GUINEA

Form 3

IN THE LAND COMMISSION OF PNG

IN THE MATTER of an Application  
proposed to be commenced by

Under Section 7 of the *Land (Tenure Conversion) Act 1963*

I/WE,                      of  
do solemnly and sincerely declare that:-

1. I/AM/ WE ARE the Applicant(s) in this matter.
2. The land known as mentioned and referred to in the Application which it is proposed to lodge in this matter is customary land.
3. The only persons who will be, or who are likely to be affected by the said Application, are as follows:  
  
NAME                      VILLAGE                      DISTRICT
4. If a Conversion Order is made on the said application, I propose to use the said land for the purpose of  
  
and I make this solemn declaration by virtue of the Oaths, Affirmations and Statutory Declarations Ordinance 1962 conscientiously believing the statements contained therein to be true in every particular.

DECLARED at                      the                      day of                      2026

BEFORE ME: .....

.....  
COMMISSIONER FOR OATHS

2

ON FORM 1, PLEASE ENSURE TO INCLUDE THE FOLLOWING INFORMATION WHERE I/ WE AS WELL.

1. NAME OF THE APPLICANT
2. THE APPLICANT'S POSTAL ADDRESS AND TELEPHONE CONTACT DETAILS
3. DISTRICT (Where the land is located)
4. VILLAGE NAME
5. CLAN NAME
6. LLG
7. WARD NO.

**APPLICATION CHECKLIST**

	REQUIRED	CONFIRM	REMARKS/STATUS
1	Completed & Signed Application Form 1 & 3	=	
2	Certified/Approved Survey Plan		
3	Consent/ Agreement Documents		
4	The Traditional LOs applies for freehold title for him/herself or for individuals up to six (6) persons		
5	Citizens refer to Naturalised citizens only. Non-citizens & Companies/Business/Church are NOT Eligible to apply for FREEHOLD TITLE for the customary land in PNG		
6			
7			

3

ENSURE TO ATTACH A CERTIFIED COPY OF THE SURVEYED MAP AS A REQUIREMENT. NOT GOOGLE MAP

## Section 24 Compliance

- Upon completion of section 7 application, as per section 24 requirement, the application together with the Conversion Plan must be sent by Office of Land Commission to office of Surveyor General for approval.
- As part of the verification process, office of Surveyor General is consulted. For cross references to be made with National Land Register and DLPP registers.
- Upon receipt of relevant certificate from the surveyor general, the date and time is scheduled for LC hearing to take place. Hearing venue depends on the number of application from respective provinces.



Pictured with the Surveyor General of Papua New Guinea.  
Mr. Jack Bakus  
(At Markham, Lae, Morobe Province)

# Publication of Notice- Section 8, allowing 30 days objection period for submissions to be made



**LAND COMMISSION OF PAPUA NEW GUINEA**  
LAND TENURE CONVERSION ACT, 1963

**NOTICE OF HEARING UNDER SECTION 8 OF THE LAND (TENURE CONVERSION) ACT, 1963**

The parcels of land described in the Schedule below are the subject of applications made under Section 7 of the Land (Tenure Conversion) Act, 1963.

The hearing of these applications for **National Capital District and Central Province** will commence with preliminary hearings every hearing date, commencing at **Muruk Haus Government Printing Office on 07<sup>th</sup> October 2025, at 09.30 am**, or as soon thereafter as circumstances permit. All interested parties are encouraged to attend.

Additionally, parties with applications not listed in the schedule are advised to inquire at the Land Commission to confirm the status of their applications and to obtain any relevant updates.

**Preliminary issues**

- Certain Prehearing issues will be considered by the Commission prior to hearing the substantive matters

**Objections and Supporting Documents**

- Genuine objectors with valid grounds are advised to lodge supporting affidavits in writing and submit at the Land Commission, PO Box 444, Boroko, NCD, or via email at [info@landcommission.gov.pg](mailto:info@landcommission.gov.pg), on or before 07<sup>th</sup> October 2025.
- Objections may also be lodged in person on the day of the hearing.
- Copies of objections must be served on the respective applicants at least seven (7) clear days before the hearing.
- If unable to serve documents in advance, ensure they are prepared and filed with the Land Commission at least seven (7) days prior to the hearing, especially when the Commission is on circuit in the province.

**Applicant Requirements**

- Each applicant is expected to file an affidavit stating the grounds of their application.
- Where there is an objection, at least one or two supporting affidavits must be filed with the Land Commission and served on the disputing parties.
- All documents must be filed with the Commission prior to the hearing.

SCHEDULE NO. 1									
HEARING DATE 07 <sup>TH</sup> OCTOBER 2025									
SECTION 7 - APPLICATIONS MADE BY INCORPORATED LAND GROUPS									
NO	CASE REF	APPLICANT	PORTION	LAND NAME	AREA	CAT NO.	MILLENCH	FOURMIL	LOCATION
1	2018/91	BURUHE KAEVAGA ILG	1571C	GALAGA	12.30 HA	49/1539	GRANVILLE	MOKESBY	WAIGANI, NCD
2	2021/107	MOBHA ILG	4647C	TORIBARAKA MOHANA	138.93 Ha	49/4095	GRANVILLE	MOKESBY	BAUTAMA, NCD
3	2021/158	KAMA-NAMONA ILG	4512C		14.6 HA	49/3935	GRANVILLE	MOKESBY	PNEI ROAD, NCD
4	2021/183	VAGA ILG	3230C	NAHMAE YU (PT KERERE)	4.406 HA	49/3863	GRANVILLE	MOKESBY	TAURAMA BYPASS, NCD
5	2021/184	VAGA ILG	2445C	KOHOROKO NO.2	7.38 HA	49/2380	GRANVILLE	MOKESBY	DOGURA, 6 MILE, NCD
6	2021/155	JOHN DOUBA OALA OF ADARE ILG	3249C	PART OF NEMUKOBUNA	4.17 HA	49/2923	GRANVILLE	MOKESBY	ELEVALA VILLAGE, NCD
7	2021/156	JOHN DOUBA OALA OF ADARE ILG	3250C	PART OF NEMUKOBUNA	0.250 HA	49/2923	GRANVILLE	MOKESBY	ELEVALA VILLAGE, NCD
8	2021/157	JOHN DOUBA OALA OF ADARE ILG	3300C	PART OF NEMUKOBUNA	0.100 HA	49/2923	GRANVILLE	MOKESBY	ELEVALA VILLAGE, NCD
9	12/3/1-2025/11	JOHN DOUBA OALA OF ADARE ILG	5113C	PT KOU WARE & AMALOGO	2.123 HA	49/4230	GRANVILLE	MOKESBY	HOMOLA, PORT MOKESBY
10	2021/125	URARANU ILG	3455C	TOBORO	38.728 HA	49/3427	GRANVILLE	MOKESBY	BARUNI, NCD
11	2022/23	URARANU ILG	5044C	KANGUDI	6.525 HA	49/4175	GRANVILLE	MOKESBY	BARUNI VILLAGE, NCD
12	2022/122	REIVA GOMARA KAEVAGA ILG	3365C		2.192 HA	49/3340	GRANVILLE	MOKESBY	BARUNI VILLAGE, NCD
13	2022/123	REIVA GOMARA KAEVAGA ILG	5117C		1.085HA	49/4287	GRANVILLE	MOKESBY	BARUNI VILLAGE, NCD
14	2022/124	REIVA GOMARA KAEVAGA ILG	5118C		0.331HA	49/4287	GRANVILLE	MOKESBY	BARUNI VILLAGE, NCD
15	2023/86	DA-WARAU ILG	5257C	TUHATOOGARE	1.00 HA	49/4320	GRANVILLE	MOKESBY	BARUNI VILLAGE, NCD
16	12/3/1-2024/149	NENEHE DUBU CLAN	5295C	SARJKA	2.134HA	49/4340	GRANVILLE	MOKESBY	BARUNI, NCD
17	12/3/1-2024/150	NENEHE DUBU CLAN	5296C	SARJKA	8.319HA	49/4340	GRANVILLE	MOKESBY	BARUNI, NCD
18	12/3/1-2024/151	NENEHE DUBU CLAN	5297C	SARJKA	3.206HA	49/4340	GRANVILLE	MOKESBY	BARUNI, NCD
19	12/3/1-2025/34	EDARO IDIBANA ILG	5603C		0.873 HA	49/4580	GRANVILLE	MOKESBY	TAURAMA TUNA BAY, NCD
20	12/3/1-2025/35	EDARO IDIBANA ILG	5604C		0.170 HA	49/4580	GRANVILLE	MOKESBY	TAURAMA TUNA BAY, NCD
NCD - FRESH SECTION 7 APPLICATIONS									
21	12/3/1-2025/33	DAVID HAYARE	4796C		0.070 HA	49/4131	GRANVILLE	MOKESBY	TAURAMA, NCD
22	12/3/1-2025/36	VAIRO LUKE	5606C		4.315 HA	49/4580	GRANVILLE	MOKESBY	TAURAMA TUNA BAY, NCD
23	12/3/1-2025/40	LILY GANOGA NOLIARI	5431C		22.345 HA	49/4591	GRANVILLE	MOKESBY	DOGURA, NCD
24	12/3/1-2025/41	BRAS RAIM	3022C	TANOMOTU	2.919 HA	49/4044	GRANVILLE	MOKESBY	KONEBADA, KOUDEKKA
25	12/3/1-2025/42	JACKSON RAIM	5598C	GROBOE KAE	0.149 HA	49/4577	GRANVILLE	MOKESBY	TAURAMA, TUNA BAY ROAD, NCD



**LAND COMMISSION OF PAPUA NEW GUINEA**

Level 3, WNB Haus, Independence Drive  
Telephone: (675) 3012803 Ext: 5766 or 5767  
Facsimile: (675) 323 3661  
Email: [landcommission@justice.gov.pg](mailto:landcommission@justice.gov.pg)

P. O. Box 444  
BOROKO  
National Capital District  
Papua New Guinea

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**PUBLIC NOTICE**

**To** Applicants/Objectors

**Date** 10 November 2015

**Re** Deferral Notice – National Capital District (NCD) & Central Province

Please be advised that the hearings for NCD and Central Province, which were initially scheduled to commence on **Tuesday, 11 November 2025**, have now been rescheduled to **Thursday, 13 November 2025**.

The hearings will take place at **Muruk Haus, Government Printing Office, Waigani commencing at 09.30 am**.

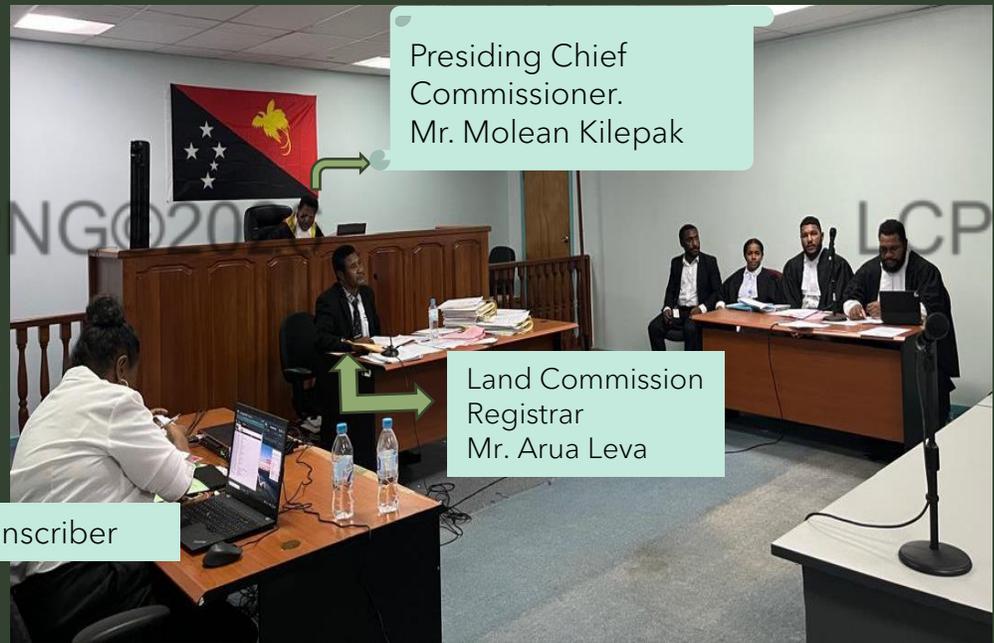
We apologize for any inconvenience this change may cause and appreciate your understanding and cooperation.

For further inquiries, please contact our office on 3015767

Thank you

Arua Leva  
**SENIOR REGISTRAR**

# Selection of Dates, Time and Venue of Hearing confirmed for substantive Hearing by Land Commission.



## Site Inspection , Appeal period and Issuing Conversion Orders

- Site inspection of application for hearings. Where necessary it is carried out before or after the hearing.
- A 90 days appeal period is allowed for appeals to be lodged in relation to the recently completed hearings. Copies of the transcripts and written decisions are made available to any appellant.
- No appeal submitted during the 90 days period, Commission gives Conversion of Orders
- a Conversion Order is issued to the registrar of titles to issue the certificate as per the CO.
- Successful applicants are informed and are issued a copy of the CO. The ROT is provided a copy of the CO for issuance of certificate of title accordingly.

**PAPUA NEW GUINEA**

[IN THE LAND COMMISSION HEARING  
HELD AT THE  
]

**APPLICATION NO.**

IN THE MATTER OF AN APPLICATION  
UNDER SECTION 7 OF THE LAND  
(TENURE CONVERSION) ACT OVER  
LAND KNOWN AS " " BEING  
PORTION c MILINCH OF FOURMIL  
OF

APPLICANT

---

**DECISION CONVERSION ORDER**

---

DATE ORDERED :  
DATE ENTERED :



## UPLIFTING OF RESTRICTION ON FREEHOLD TITLE

- Note that the Freehold title issued to the successful applicant includes the same restrictions contained in the customary land and are reflected in the certificate of title.
- These restrictions are specified under section 26 of the *Land (Tenure Conversion) Act*, that prohibits the transferring or leasing of the land for a period longer than 25 years only with the consent of land board, and using the land a security because of bankruptcy, insolvency etc. This is the very essence on non-bankability.
- These restrictions can only be uplifted by the Minister for Justice, under section 26A, whereby the individual applies to Minister to remove restrictions on the title.
- The applicant applies to the office of the Minister for Justice and as we understand, the Legal Policy and Governance Branch of the Department of Justice. & Attorney General facilitates Minister's approval.
- The office of LPG must liaise with LCPNG and DLLP, where applicable to advise the Minister accordingly. The title is then sent to ROT to amend and edit the titled to be reissued.

# Registered Files from NCD, Central & Milne Bay

- NCD Hearing- Port Moresby GPO Haus
- Central Province Hearing- Port Moresby GPO Haus
- Milne Bay Hearing (Chamber of Council of Assembly)

Provinces	No. Of Registered Case	No. Of Case heard	No. Of successful Applications
NCD	867	160	36 Pending.
Central Province	219	32	
Milne Bay Province	82	27	



## Conclusion

1. Land Commission plays a prominent role in unlocking land for Development, through the tenure conversion process under *Land (Tenure Conversion) Act 1963*.
2. Only customary land can be converted.
3. Freehold Title is bankable, enabling individuals to develop their land with the recognition of title.
4. Proper vetting processes to acquire the title safely. To avoid future disputes
5. Land Commission's new approach is for the landowners to submit tenure applications, upon receiving title, can the title be transferred to the third parties.
6. Site inspection to identify proper land boundaries to avoid encroachment is a necessity.
7. Customary land-owners need to understand that once land is converted into freehold, it is no longer customary land.



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# Land Commission Of Papua New Guinea



“A Just, Safe and Peaceful Society through effective Quasi-Judicial Land Administration Services for All”

**contact info:**

**Domain Name:** [landcommission.gov.pg](http://landcommission.gov.pg)

**Facebook page:** [Land Commission of PNG](#)

**Website:** [www.landcommission.gov.pg](http://www.landcommission.gov.pg)

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# LAND DISPUTES SETTLEMENT ACT: REFERRALS, MEDIATION AND HEARINGS

Land Commission of Papua New Guinea

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*Presented by: George Jacob, Legal Officer @ LCPNG*

*Stanely Hotel – Client Outreach Program*

*Wednesday, 11th of Feb, 2026*

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# Presentation Outline

- Purpose of *Land Disputes Settlement Act 1975* and *Land Commission Act 2022*
- Comparing Roles of LLC and LCPNG
- Conclusion

*Sinyu*

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# Objectives

- Understand and differentiate the purpose of Land Dispute Settlement Act and Land Commission Act
- Identify and differentiate the roles of LLC and LCPNG

# Purpose of *Land Disputes Settlement Act 1975*

- The **purpose** of LDSA as stipulated under section (1) is to provide a **just, efficient and effective machinery** for the settlement of disputes in relation to interests in customary land by—
  - (a) encouraging self-reliance through the involvement of the people in the settlement of their own disputes; and
  - (b) the use of the principles underlying traditional dispute settlement processes.



# Purpose of *Land Commission Act 2022*

- In consideration of the roles of LLC under LDSA and for the **purposes** of this presentation, the main **purpose** of LCA is to provide an independent quasi-judicial process for the conversion of customary land.



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# Comparing roles of Local Land Court and Land Commission of PNG

## LLC

- Partial jurisdiction (oppose to exclusive jurisdiction) to hear and determine customary land ownership disputes (ss, 26-27, 66 – LDSA)
- Power to mediate (s, 28 – LDSA)
- Deals with customary land ownership disputes under LDSA.
- Issue orders for settlement of disputes in respect of its findings. *(this is neither a Conversion Order nor a certificate of title)*
- Does NOT deal with customary land disputes where special circumstances exist. (s, 4 – LDSA)

## LCPNG

- Partial Jurisdiction (oppose to exclusive jurisdiction) to hear and determine customary land ownership disputes (ss, 12, 54, 57 – LCA)
- Power to mediate (ss, 12, 54, 57 – LCA)
- Deals with customary land ownership disputes under LDSA where LLC is not established in a particular area. (s,66 –LDSA)
- Deals with customary land disputes upon appointment of Assessors by the Minister (s, 12 – LCA).
- Deals with section (7) applications under *Land (Tenure Conversion) Act* for conversion of customary land to freehold land and issues conversion orders. (s, 16 (1)(a) – LCA)
- Deals with customary land disputes where special circumstances exist. (s, 16 (1)(g) – LCA)



# Conclusion

- **LDSA was purposely enacted to resolve customary land ownership disputes in a local level through mediation and LLC.**
- **LCA was enacted to provide among other things, an independent quasi-judicial process for the conversion of customary land.**
- **LLC and LCPNG both have partial jurisdiction on dealing with disputes in relation to interests in customary land as to when either of them is suitable to deal with a particular matter in a given situation or circumstance.**

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# *END OF PRESENTATION*

**Presented by: George Jacob**

**Legal Officer**

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# SPECIAL COMMISSION HEARINGS: PURPOSE AND PROCESS

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*Presented by: George Jacob, Legal Officer @ LCPNG*

*Stanely Hotel – Client Outreach Program*

*Wednesday, 11th of Feb, 2026*

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# Overview

- **Background**
- **Legal mandate, purpose, and process**
- **Special projects & Special Economic Zones (SEZs) and give status updates**
- **Key challenges affecting the implementation of Special Commission Hearings and find solutions or make recommendations for effective implementation of the Special Commission Hearings.**
- **Conclusion**

# Objectives

- ◆ Identify the purpose, legal basis, and the process of Special Commission Hearings.
- ◆ Identify the special projects, special economic zones and know their status update
- ◆ Identify the key challenges and issues affecting the implementation of Special Commission Hearings.
- ◆ Identify solutions to the challenges and issues affecting the implementation of Special Commission Hearings.

# Background

- Special Commission Hearings is one of the commission's legal mandate and core functions prescribed under Land Commission Act to address complex and long-standing land disputes that cannot be effectively resolved through the normal administrative or mediation processes.
- The lack of capacity of the commissioners within LCPNG is one of the biggest challenge that requires **special commissioners** from outside of LCPNG imposing additional financial burden to the state for a specific contracting period for conducting special Commission hearings.
- When funds were made available to the previous commissioners purposely for the special commission hearing, there were no tangible outcomes from the hearings resulting in state wasting millions of Kina.
- While the full capacity of commissioners within LCPNG remains a challenge in the commission's transition period and relocation of office, the commission is hoping to complete at least Two (2) of the Three (3) special projects under its corporate plan 2023 – 2027 by contracting special commissioners outside of the commission.

# Legal mandate

## Section 16 (1)(g) of the *Land Commission Act 2022*

### 16. JURISDICTION AND FUNCTIONS OF THE COMMISSION.

(1) Without limiting the generality of Subsection (1), the functions of the Commission are as follows:

(a), (b), (c), (d), (e), (f).....

(g) to determine customary land ownership pursuant to the direction of the Head of State under the *Land Disputes Settlement Act 1975*.

## section 4 of the *Land Disputes Settlement Act 1975*

### “4. EXCEPTION OF CERTAIN DISPUTES.

- (1) Where the Head of State, acting on advice, is of the opinion that special circumstances exist that require a dispute to be settled by means other than those provided by this Act, the Head of State, acting on advice, may, by notice in the National Gazette, declare that this Act does not apply to the dispute.
- (2) Without limiting the generality of Subsection (1), the matters that may be taken into account in determining whether special circumstances exist within the meaning of that subsection include the following: –
  - (a) that the dispute is of long standing and that previous attempts at mediation have failed;
  - (b) that the dispute has already resulted in serious breaches of the peace;
  - (c) that there is no possibility of agreement being reached between the parties to the dispute;
  - (d) that it is in the national interest that the dispute be settled in some other manner.
- (3) The Head of State, acting on advice, may, by regulation, determination or order, make provision for the settlement of a dispute to which Subsection (1) applies.”

# Purpose

- (a) To resolve long standing disputes and failed mediations
- (b) To restore peace resulting from the disputes
- (c) To prevent the continued use of processes that are unlikely to succeed
- (d) That the dispute is of national interest
- (e) Impartiality

NEWS

Log in

## Papua New Guinea protesters angry about unpaid royalties picket LNG plant near Port Moresby

By Papua New Guinea correspondent Eric Tlozek

Activism

Mon 20 Feb 2017



'Pay our royalties!!!' is the call from protesters picketing PNG LNG. (ABC News: Eric Tlozek)



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# Process

Identifying existence of special circumstances by Head of state, acting on advice from NEC

National Gazettal Notices – Declaring LDSA is not applicable to the disputes by Head of state

Position Advertisement for Commissioners/ special commissioners by LCPNG

Selection of commissioners/ special commissioners by LCPNG

Appointment of commissioners / special commissioners by Head of state, acting on advice

Review/ Appeal

Decision

Conduct of special commission hearings

Allocation of funds

NEC Submission seeking funding allocation by LCPNG

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# Special Projects – Status updates

Special Projects	Past Special Commission Hearings (Yes/ No)	Outcomes	Current Status
K92 mine project	Yes	<ul style="list-style-type: none"> <li>• Decision made</li> <li>• No written analysis for the decision made,</li> <li>• Hence aggrieved parties could not exercise their right to appeal the decision.</li> </ul>	<ul style="list-style-type: none"> <li>• Need for another special commission hearing,</li> <li>• NEC submission submitted, awaiting approval and fund allocation</li> </ul>
Gobe petroleum project	Yes	<ul style="list-style-type: none"> <li>• Decisions were subject to review and appeal where the matter went as far as to the national and supreme courts.</li> <li>• The courts then remit the matter back to LCPNG for rehearing.</li> </ul>	<ul style="list-style-type: none"> <li>• LCPNG needs to conduct a special commission hearing.</li> </ul>
Wafi – Golpu mine project	Yes	<ul style="list-style-type: none"> <li>• There were no tangible outcomes of the hearings.</li> </ul>	<ul style="list-style-type: none"> <li>• LCPNG needs to conduct a special commission hearing.</li> </ul>



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# Special Economic Zones – Status Updates

- LCPNG has not been engaged in any SEZ matters concerning customary land disputes.
- Any customary land disputes concerning SEZ are considered as special and can be dealt with by LCPNG.

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# Challenges/ Issues

- Legacy issues
- Office merge, transition and change in leadership
- Capacity
- Funding

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# Conclusion

- ◆ **Special Commission Hearings play a critical role in fulfilling the Land Commission’s statutory mandate to resolve complex and long-standing land disputes that cannot be effectively addressed through ordinary administrative or mediation processes under LDSA.**
- ◆ **In attempting to bringing tangible and lasting solutions to overcome the challenges in particular to special commission hearings, LCPNG with the appointment of the new Chief Commissioner under his leadership and vision, has taken a bold stand to;**
  - ◆ **(a) Review past decisions, policies, records, or practices.**
  - ◆ **(b) Put in place the Corporate plan 2023 -2027 to guide the office to ensure at least two (2) of the Three (3) special commission hearings be completed by the end of 2027.**
  - ◆ **(c) Strengthen budgeting and financial management which includes the recruitment of more commissioners to put a stop in spending a lot of money on special commissioners from outside LCPNG.**

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# END OF PRESENTATION

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PAPUA NEW GUINEA INVESTMENT WEEK 2025

LAND COMMISSION OF PAPUA NEW GUINEA



### OUR VISION

"A Safe, Secure and Peaceful Society through effective Quasi-Judicial Land Administration Services"

### OUR MISSION

"To Provide Quality Reliable, Timely and Accessible Independent Quasi-Judicial Land Administration Services to the State and the People of Papua New Guinea"

[www.landcommission.gov.pg](http://www.landcommission.gov.pg)



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**REGIONAL OFFICE  
ESTABLISHMENT &  
DECENTRALIZED SERVICES**



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# PROPOSED LAND COMMISSION REGIONAL OFFICES

Land Commission of Papua New Guinea  
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- **IMBONGGU DISTRICT, SHP**
- **VANIMO, SANDAUN PROV**
- **ALOTAU, MILNE BAY PROV**
- **LORENGAU, MANUS PROV**

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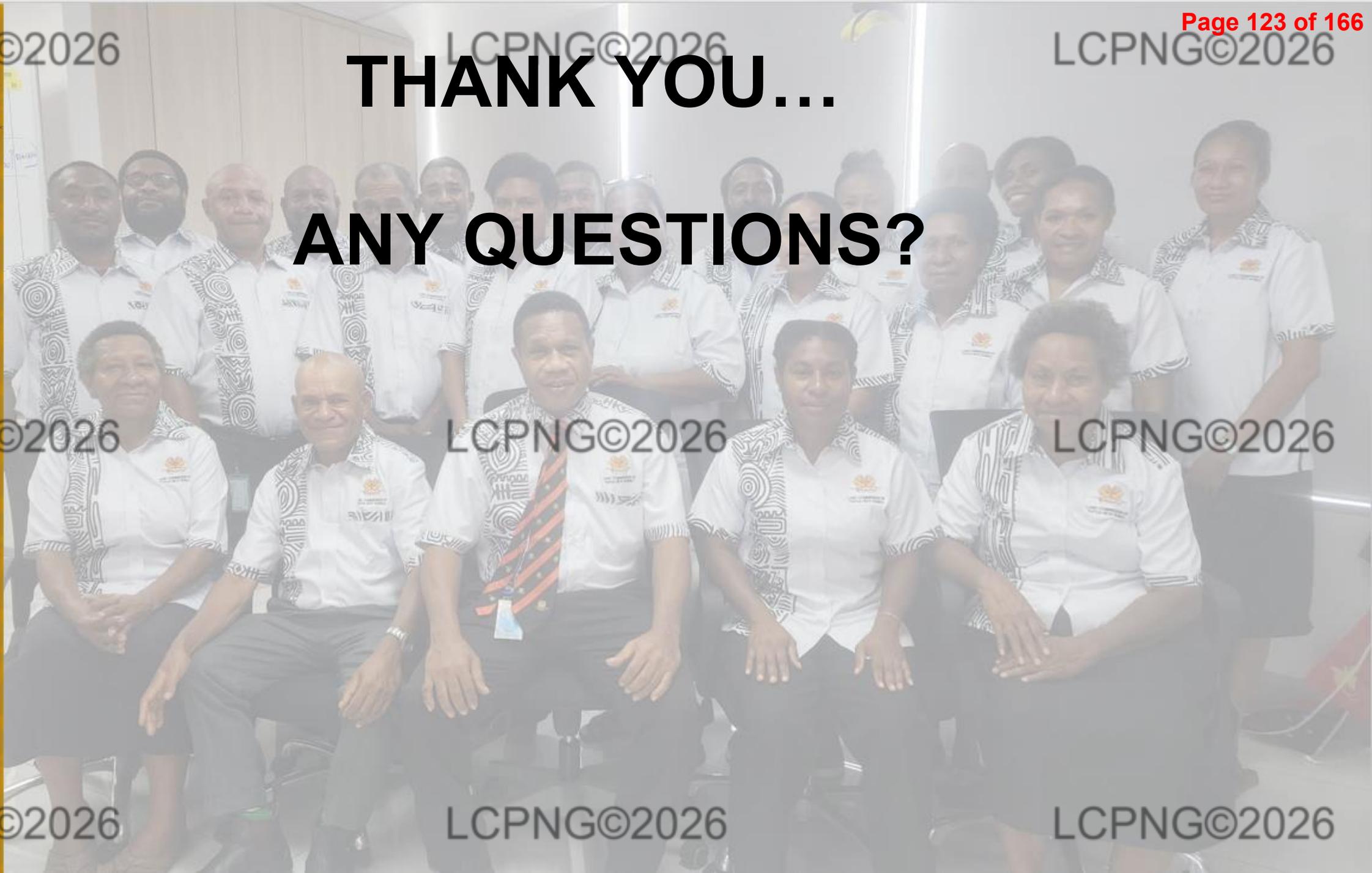
# BASIS FOR PROPOSED LOCATIONS FOR THE FOUR REGIONAL OFFICES

- **RATIONAL BEING THAT THE USUAL REGIONAL HUBS FOR THE HIGHLANDS REGION, SOUTHERN REGION, MOMASE AND NGI HAVE BEEN THE CENTRE FOR MOST OF THE GOVERNMENT SERVICES SINCE INDEPENDENCE**
- **THE LAND COMMISSION, AS PART OF THE DECENTRALIZATION PROCESS, AIMS TO HAVE ITS REGIONAL OFFICES AT THE LOCATIONS THAT ARE NOT THE REGIONAL HUB SO TO ENSURE THE FLOW OF GOVERNMENT SERVICES REACHES THE LEAST DEVELOPED PROVINCES.**



# LAND COMMISSION REGIONAL OFFICES

- **COMMISSIONERS WILL BE BASED IN PORT MORESBY AND WILL TRAVEL TO EACH OF THE RESPECTIVE REGIONAL OFFICES TO CONDUCT HEARINGS THROUGH COORDINATION WITH THE LAND COMMISSION'S REGIONAL OFFICES.**
- **FURTHER ESTABLISHMENT OF THE LAND COMMISSION PROVINCIAL OFFICES WILL BE INTRODUCED LATER ON.**



**THANK YOU...**

**ANY QUESTIONS?**

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# Strengthening Institutional Capacity Through Strategic Partnerships & Secondment Arrangements

## *Land Commission of Papua New Guinea*

Land Commission of Papua New Guinea

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Website (scan)

**PRESENTER: ALMALYN LEO BAMBAN**  
**DIRECTOR CORPORATE SERVICES**



Facebook Page (Scan)

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EFFECTIVE QUASI-JUDICIAL LAND ADMINISTRATION SERVICES



# INTRODUCTION



The Land Commission of Papua New Guinea (LCPNG) is progressing major institutional reforms through targeted international partnerships, secondment arrangements, and multi-agency support programs. These collaborations directly strengthen our mandate under the *Land Commission Act 2022*, especially in historical land research, landowner determination, judicial training, modernisation of case management, GIS capability, and provincial service expansion.

This presentation outlines all current partnerships and provides a status update on MOUs and secondments.



# CURRENT PARTNERSHIP

Land Commission of Papua New Guinea  
*A Safe, Secure and Peaceful Society through  
Effective Quasi-Judicial Land Administration Services*

Partnership with the Australian Government – APLJ Program



Provincial Engagement & Decentralisation Support



Research Support



Collaboration with the German Government



National Archives of Australia (NAA) & ANU – Archival Access & Secondment Program



Partnership with the Government of India



# CURRENT PARTNERSHIP

Partnership with the National Judicial Staff Services (NJSS)

Status of Agreements & Next Steps

Kalang Advertising (FM 100)

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Expected Outcomes



# CONCLUSION

These partnerships represent a new era for the Land Commission — one focused on professionalisation, modernisation, decentralisation, and evidence-based decision-making. Through coordinated support from Australia, Germany, India, and PNG’s justice sector agencies, the Commission is positioning itself as a credible and modern land adjudication authority.





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## LAND COMMISSION OF PAPUA NEW GUINEA



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# APPOINTMENT OF COMMISSIONERS AND THE CHIEF COMMISSIONER





# OVERVIEW

1. Appointment of Commissioners
2. Safeguards & Immunity
3. Qualifications of Commissioners
4. Composition of the Land Commission
5. Key Takeaways & Challenges





# 1. APPOINTMENT OF COMMISSIONERS

## CHIEF COMMISSIONER-APPOINTMENT & POWERS

Appointed under Section 6(1)(a), Land Commission Act 2022

*(1) The Commissioners - (a) shall be - (i) in the case of the Chief Commissioner, appointed by the Head of State, acting on advice of the Judicial and Legal Services Commission for a term not exceeding four years and is eligible for re-appointment; and*

### **Powers & Functions:**

Provides leadership and direction of the Commission

- Assigns Commissioners and Special Commissioners
- Oversees inquiries and hearings
- Head of the Land Commission





# 1. APPOINTMENT OF COMMISSIONERS

## COMMISSIONERS-APPOINTMENT & POWERS

Appointed under Section 6

*(ii) in the case of all Deputy Chief Commissioners and Commissioners, appointed by the Head of State, acting on advice of the Minister for Justice for a term not exceeding four years and is eligible for re-appointment; and*

Powers & Functions:

- Conduct land inquiries
- Hear disputes and objections
- Make findings and recommendations





# 1. APPOINTMENT OF COMMISSIONERS

## SPECIAL COMMISSIONERS & ASSISTANT COMMISSIONERS- APPOINTMENT & DEGREE

### Appointed under Section 11

- (1) *Subject to Section 9, the Head of State, acting on advice of the Minister, may appoint a person as a Special Commissioner or Assistant Commissioner or to act in the office of a Commissioner-*
- (a) *where the Commissioner is absent on leave or is for any other reason unable to discharge the duties of his office; or*
- (b) *during any vacancy in the office of a Commissioner.*
- (2) *A person appointed under Subsection (1) shall hold office on such terms and conditions as the contract of employment prescribes*

### Powers & Functions:

- Conduct Special Commission Hearings
- Exercise inquiry and hearing powers
- Resolve disputes in major projects

### APPOINTMENT OF SPECIAL COMMISSIONERS OF THE LAND TITLES COMMISSION

I, GRAND CHIEF SIR BOB DADAE, GCL., G.C.M.G., K. St. J., Governor-General, by virtue of the powers

conferred by Section 6(1)(a)(ii) of the Land Titles Commission Act 1962 and all other powers me enabling, acting with,

and in accordance with, the advice of the National Executive Council, hereby appoint the following as Special

Commissioners for the Kainantu Gold Project Special Land Titles Commission –

(a) STEVEN OLI as Special Commissioner and Chairman of the Kainantu Gold Project Special Land Titles Commission; and

(b) ESTHER GEAGAMING as Special Commissioner of the Kainantu Gold Project Special Land Titles Commission; and

(c) SAM PARKALI as Special Commissioner of the Kainantu Gold Project Special Land Titles Commission, commencing on and from the date of publication of the instrument in the National Gazette.

Dated this Monday, 3rd day of August, 2020.

DADAE,  
General.

SIR BOB  
Governor-

# 2. SAFEGUARDS & IMMUNITY

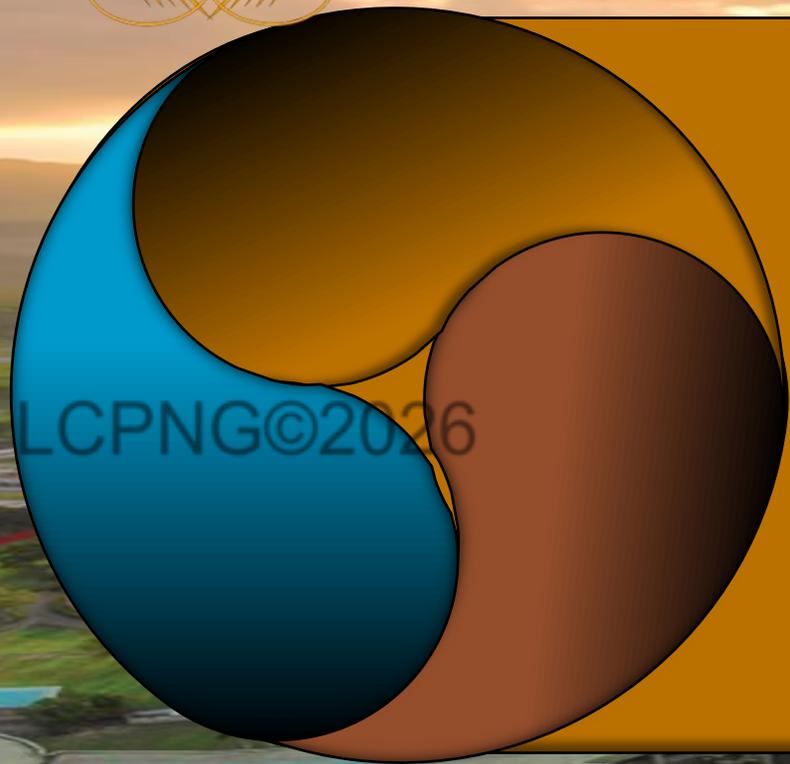
## 7. OATH OF OFFICE, ETC.

A Commissioner shall before proceeding to discharge the duties of his office, take before the Head of State or a person authorized by the Head of State an oath or affirmation in the form in Schedule 1. (

8. PROTECTION AND IMMUNITIES. A Commissioner has the same protection, privileges and immunities as a Judge.

### Immunity:

- Protection from personal liability for acts done in good faith
- Applies when exercising functions under the Act
- Must act within statutory authority (Gabi v Nate 2006)
- Must act independently and impartially
- Must observe procedural fairness



# 3. QUALIFICATIONS OF COMMISSIONERS

## 9. QUALIFICATION REQUIRED FOR COMMISSIONERS.

*A person is not eligible to be appointed a Commissioner unless he has been admitted to practice as a lawyer under the Lawyers Act 1986. (2) A person is not qualified to be, or to remain a Commissioner if he is - (a) a member of Parliament; or  
(b) a member of a Provincial Government; or  
(c) a member of a Local-level Government; or  
(d) an office-holder in a registered political party; or  
(e) undischarged bankrupt or insolvent; or  
(f) of unsound mind within the meaning of any law relating to the protection of the person and property of persons of unsound mind; or  
(g) under conviction or sentence of imprisonment or sentence of death.*



# 4. COMPOSITION OF THE COMMISSION

## 5 CONSTITUTION OF THE COMMISSION.

(1) There shall be established a Land Commission for Papua New Guinea.

(2) The Commission shall consist of a Chief Commissioner and such numbers of Deputy Chief Commissioners, Commissioners, Assistant Commissioners and Special Commissioners as are respectively determined by the Chief Commissioner.

(3) The Chief Commissioner shall be the head of the Commission.

- Land Commission has an approved structure of 98 Staff off which 11 are Commissioners including Chief Commissioner, two Deputy Chief Commissioners and 8 Commissioners.





# 5. KEY TAKEAWAYS & CHALLENGES

## Key Takeaways

Special and Assistant Commissioners, appointed under Section 11 of the *Land Commission Act 2022*, may be engaged to conduct or support Special Commission Hearings in complex or nationally significant matters where vacancies or capacity constraints exist.

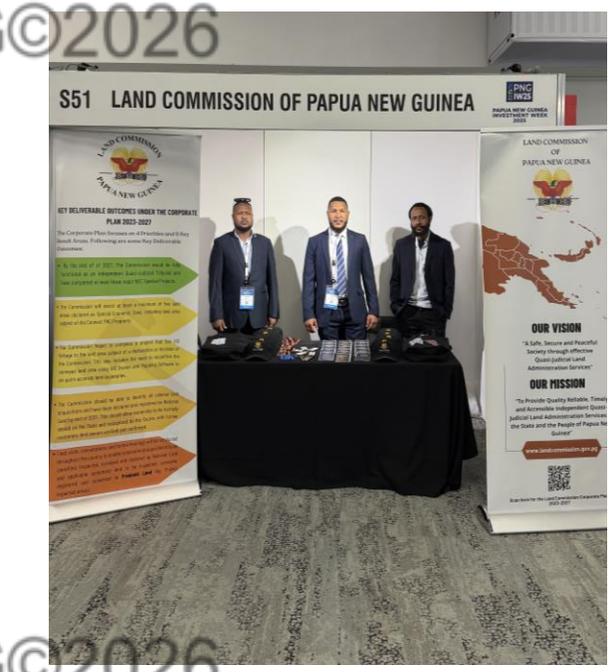
Commissioners exercise powers only within the limits of the Act and must observe procedural fairness.

Lawful appointment under the Act is a precondition to exercising any statutory power.

## Key Challenges

Funding constraints affecting the conduct of Special Commission Hearings

Recruitment of Commissioners to fill approved positions within the Land Commission



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Location

Level 3, W.N.B Haus, Independence Drive,  
Waigani, National Capital District

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[info@landcommission.gov.pg](mailto:info@landcommission.gov.pg)

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Scan to Download our Corporate Plan &  
Legislations



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# WELCOME TO DIGITIZATION PROJECT PRESENTATION

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## Land Commission ICT & GIS



Website (scan)

**Name: Junior Raphael - A/ Manager LCPNG-ICT**



Facebook Page (Scan)

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# PRESENTATION OVERVIEW

What Is Digitization Its Objectives.

Current National Land Administration Challenges

Digitization Project Modules

Benefits And Revenue Generation

Activities Underway

Strategic and Policy Alignment

Why This Matters For Papua New Guinea

# WHAT IS DIGITIZATION?

Conversion of physical records into secure digital or e-records



Automating Manual Workflows. (in this case Automate National & Land Tenure Conversion and hearings procedures/workflows)



# Objectives of the Digitization Project



Automate National Land and Land Tenure Conversion processes



Establishment of PNG National Land Registry / Archive



Improve transparency, accountability and information sharing and accessibility at hand.



Enable lawful and sustainable revenue generation as part of the Land Commission's mandated role as a Regulatory Statutory Authority (RSA).



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# Current Constrains – Legal Operations

Manual Case Registry

Reliance on paper-based registries results in slow and inefficient case searches, fragmented records, and unstructured hearing data, limiting operational visibility and decision-making.

Lengthy Court

Manual workflows, duplication of effort, and limited information accessibility contribute to prolonged dispute resolution timelines.

Incomplete and Deteriorating Land Case Records

Physical files are vulnerable to loss, damage, and deterioration, leading to gaps in historical land ownership and dispute records.

Exposure to Legal and Reputational Risk

Ineffective record-keeping and process inefficiencies heighten the risk of adverse legal decisions, public distrust, and institutional credibility loss.

Weak Evidentiary Foundation in Land Disputes

Poor documentation standards and inconsistent record management weaken evidentiary support in legal proceedings, increasing the likelihood of contested outcomes.

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# Current Constrains – Corporate & Administration

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Manual File Handling and Fragmented Systems

Heavy reliance on paper-based records and disconnected administrative systems results in inefficiencies, duplication of effort, and limited information sharing.

Limited Reporting and Audit Capability

Manual processes constrain the Commission's ability to generate timely, accurate management reports and respond effectively to audit, compliance, and governance requirements.

Loss of Office Records

Critical corporate knowledge and historical records are at risk due to staff turnover, inconsistent documentation practices, and the absence of centralized digital repositories.

High Administrative and Storage Costs

Physical file management, off-site storage, and manual retrieval processes incur significant ongoing costs and occupying of office space/area.

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# Digitization as the Solution

**Centralized Digital Case and Records Management**

**Faster and More Efficient Case Resolution**

**Reduced Risk and Operational Costs**

**Preservation of Land and Office Records**

**Improved Governance, Reporting, and Audit Readiness**

**Strengthened Evidence and Legal Defensibility**

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# Digitization Project – Core Modules

Following are the 4 Key Modules:

Case Management System

National & State Land Archive Registry

GIS Spatial Integration

Online Services & Revenue Platform

# Case Management Module

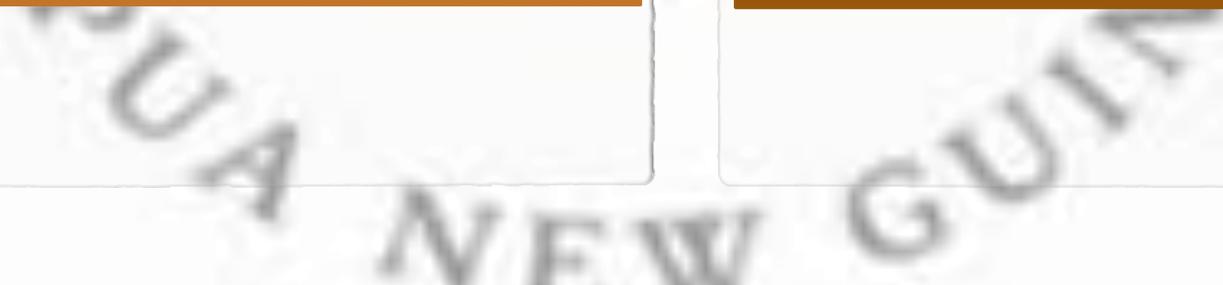
The Case Management Module will comprise the following key function areas:

**National Land Hearing Process**

**End-to-End Tracking of Land Cases**

**Land Tenure Conversion Process**

**Improved Accountability and Reporting**



# National/State Land Archive Registry Module

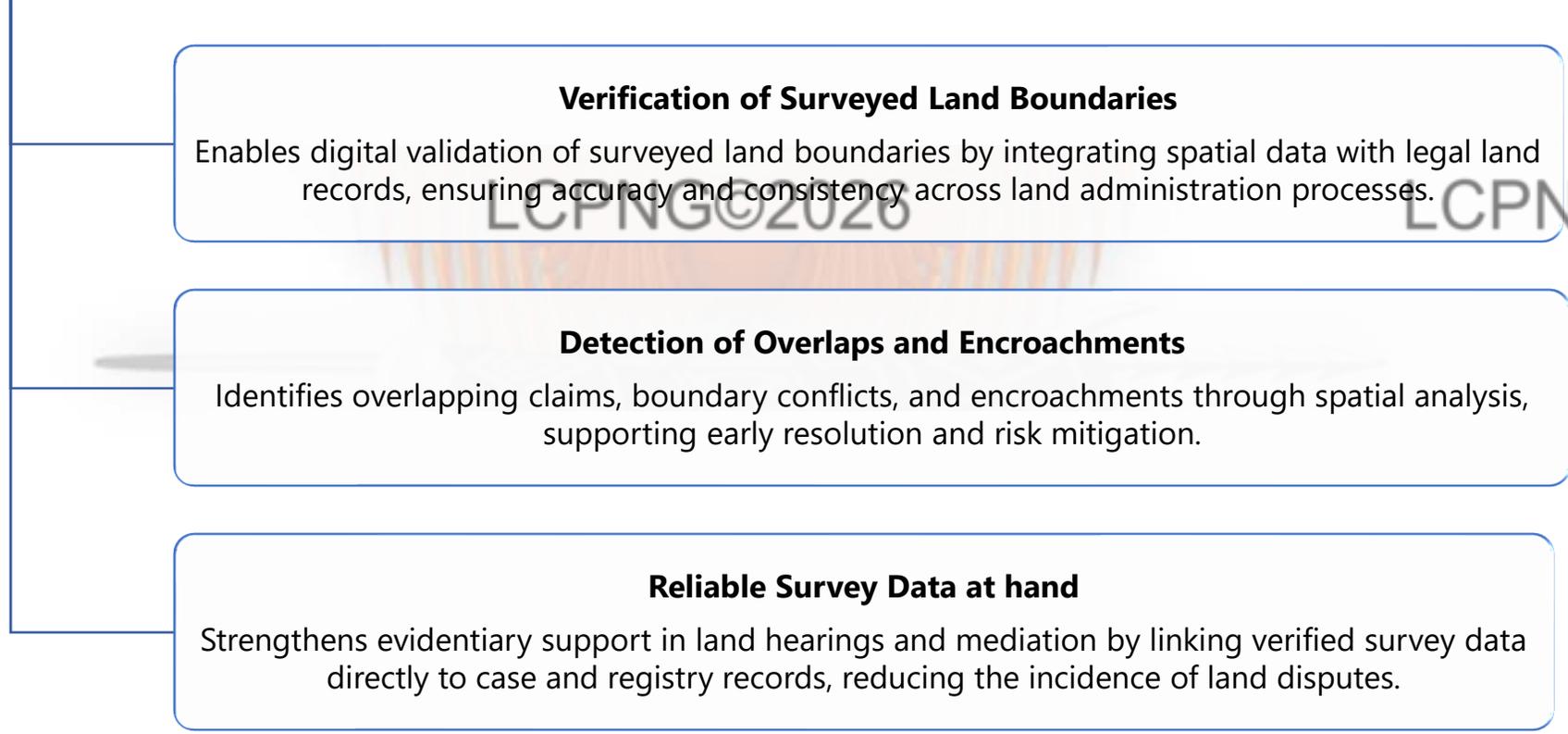
The National/State Land Registry Module will comprise the following functions

- Colonial and Post-Independence National Land Digital Records
- Secure Long-Term Preservation
- Centralized Access for Authorized Users
- Foundation for the National/State Land Archive Registry



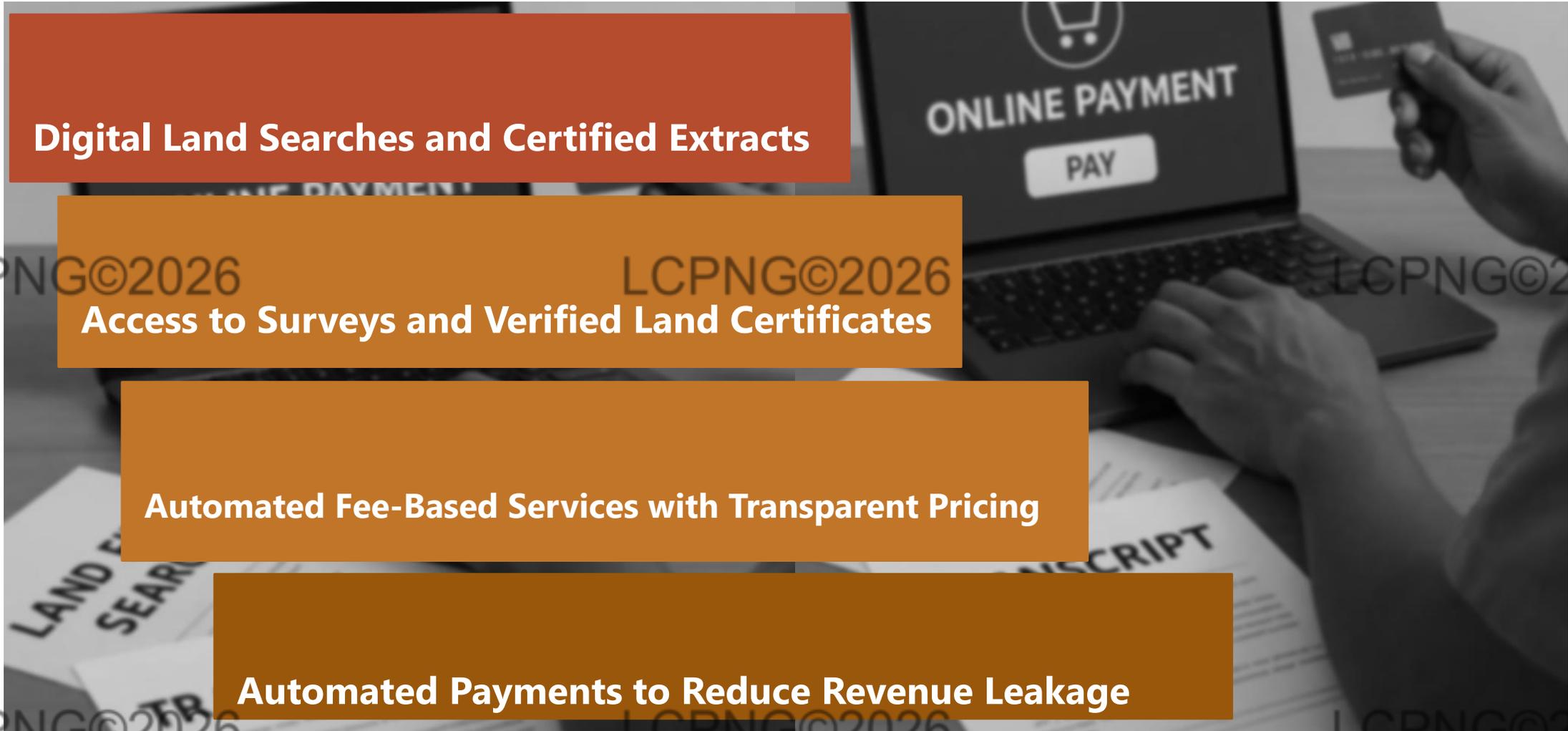
# GIS Spatial Integration

The GIS Spatial Integration Module will comprise of the following key functions:



# Online Services & Revenue Generation

The Online Service & Revenue Generation Module will comprise of the following key functions:



**Digital Land Searches and Certified Extracts**

**Access to Surveys and Verified Land Certificates**

**Automated Fee-Based Services with Transparent Pricing**

**Automated Payments to Reduce Revenue Leakage**

# Benefits

## Public

Faster, fairer, and more transparent access to land services, reducing delays, disputes, and uncertainty.

## Private Sector

Reduced investment risk through reliable land information, verified ownership records, and clearer tenure certainty.

## Government

Trusted, accurate, and shared land data to support policy formulation, planning, infrastructure development, and governance.

## Land Commission

Improved operational efficiency, stronger institutional credibility, enhanced revenue assurance, and greater public confidence.



# DIGITIZATION ACTIVITIES UNDERWAY

## 1. Research

**Germany**  
Research of colonial land records relating to German New Guinea



**Canberra, Australia**  
Research and verification of records relating to **British Papua** through:  
-National Archives of Australia (NAA)  
-Australian National University – Pacific Manuscripts Bureau (Pambu)



These research activities support the identification, validation, and digitization of authoritative historical land records to strengthen the national land archive and registry framework.



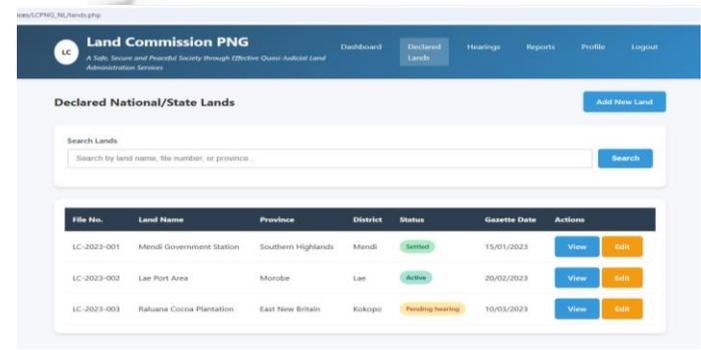
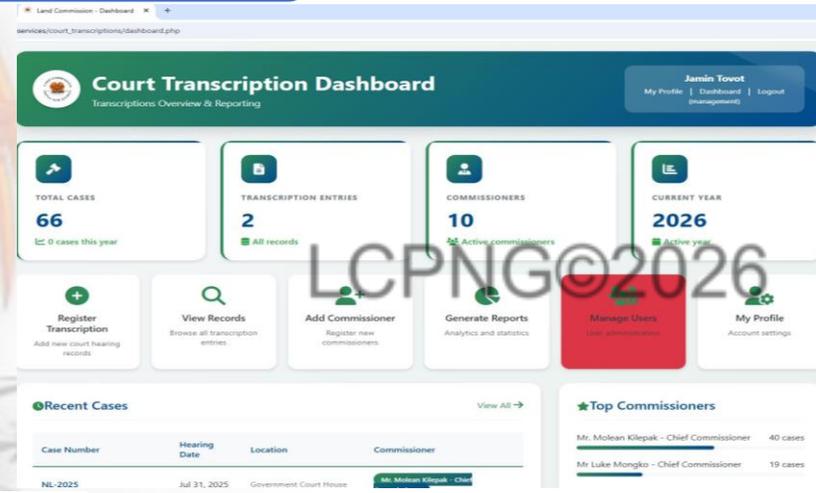
# DIGITIZATION ACTIVITIES UNDERWAY cont....

## 2. Internal Database:

**Transcription Registry Database**

**Land Commission National Land Archival Registry**

**National/ State Land Management System**



**These databases are standalone and in place to collect digital data and produce reports ONLY**

# Strategic & Policy Alignment

Land Commission of Papua New Guinea  
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**Land Commission Act 2022**

- Supports the Act’s requirement for transparent and accountable land dispute resolution by strengthening secure record-keeping, auditability, and compliance with land records custody and access standards.
- **Digitization Contribution**  
Provides secure digital records, clear audit trails, and reliable land case documentation to support defensible decisions.

**Corporate Plan 2023–2027**

- Supports institutional strengthening and service delivery by improving efficiency, modernizing systems, and enabling better performance monitoring.
- **Digitization Contribution:**  
Delivers automated case workflows, a centralized national land registry, and management dashboards for effective oversight and reporting.

**DICT Acts & Digital Government Policy**

- Aligns with the Government’s digital government agenda by supporting whole-of-government digitisation, secure and interoperable systems, and improved digital service delivery across agencies.
- **Digitisation Contribution:**  
Implements enterprise-grade digital records and case management systems with strong cybersecurity, role-based access, and interoperability with national digital platforms.

**MTDP IV and Reset@50 Roadmap**

- Advances good governance, institutional reform, and public sector efficiency while supporting sustainable development, land security, investment confidence, and data-driven national planning.
- **Digitisation Contribution:**  
Enables GIS-based land boundary verification, faster evidence-based dispute resolution, and preservation of land ownership history and institutional memory.



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# What the Project Aims to Achieve

The project aims to establish a **secure, efficient, and future-ready digital National/State Land governance framework** that strengthens legal certainty, improves service delivery, protects national land records, and enhances public confidence in the Land Commission of Papua New Guinea.

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# CONCLUSION

Digitising land records and legal work is an important national reform for Papua New Guinea. It helps improve land management, protect customary and State land, and modernise government services.

To succeed, the project needs all stakeholders to work together, including private and public sectors, inter government agencies/departments and all relevant development bodies support.

The project will make land records more accurate, reduce delays in land disputes, improve transparency, and increase government revenue by building trust and investor confidence.

Most importantly, it will protect land records for future generations, keep important knowledge safe, and support the growth of digital government and long-term national development.



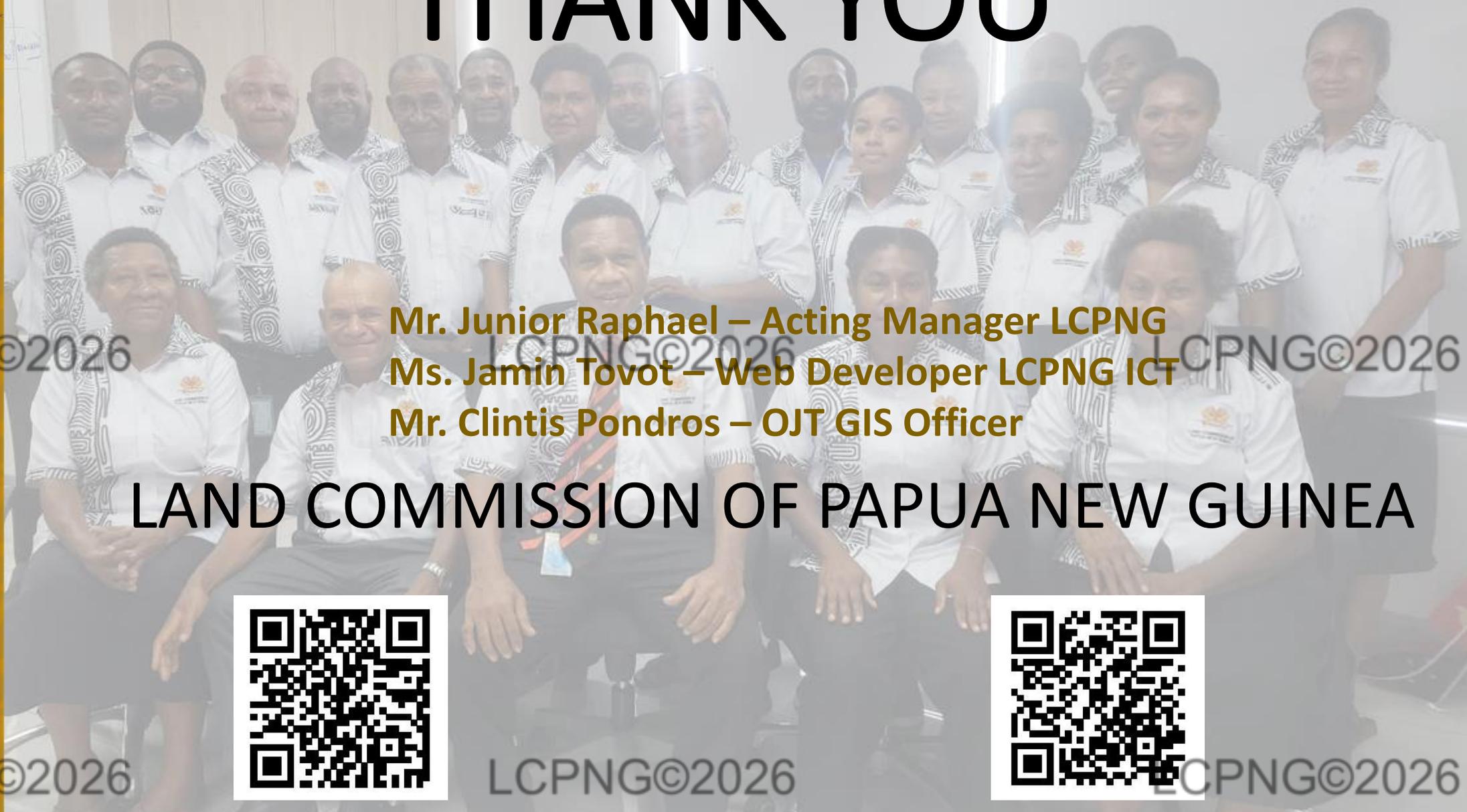
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# THANK YOU



**Mr. Junior Raphael – Acting Manager LCPNG**  
**Ms. Jamin Tovot – Web Developer LCPNG ICT**  
**Mr. Clintis Pondros – OJT GIS Officer**

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# LAND COMMISSION of PAPUA NEW GUINEA

"A Just, Safe and Peaceful Society Through Effective Quasi-Judicial Land Administrative Services"



## LCPNG Research Update: Germany & Australia Missions



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# LCPNG RESEARCH UPDATE: GERMANY & AUSTRALIA MISSIONS



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# Purpose of the Research Missions



## Accessing Historical Archives

Research missions focused on accessing and integrating vital colonial land records from Germany and Australia for PNG.

## Consolidation and Cataloguing

Efforts aimed to identify, catalog, and prioritize scattered archival documents previously unavailable to PNG institutions.

## Digitization and Preservation

Missions evaluated digitization, translation, and preservation feasibility based on archive condition and technical constraints.

## Strengthening Partnerships

The missions enhanced diplomatic and academic cooperation to secure access and streamline research with archival bodies.



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# Key Outcomes of the Germany Mission

## Extensive Microfilm Review

Approximately 25,000 microfilm slides were reviewed, with over 8,400 directly relevant to colonial land records.

## Translation Challenges

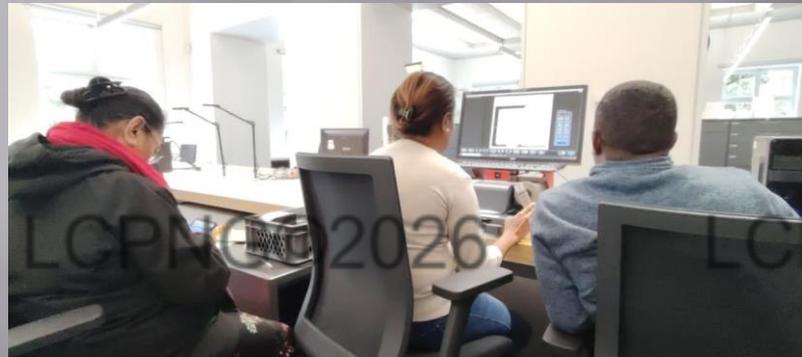
Historical German scripts require manual transcription due to limited OCR support, slowing the translation process.

## Microfilm Preservation Issues

Some microfilm reels showed fading, scratches, and distortions, complicating digitisation efforts.

## Collaborative Preservation Efforts

Discussions with German archives aim to improve preservation, OCR tools, and metadata standards for historical records.



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## Key Outcomes of the Australia Mission



### High-Value Archival Discoveries

The mission uncovered critical undigitised church-owned and colonial land records essential for PNG's land history reconstruction.

### Institutional Research Collaboration

Research at National Archives of Australia and Australian National University yielded 13 land registers, expanding PNG's archival dataset.

### Diplomatic and Logistical Support

PNG High Commission in Canberra provided access, accreditation, and stakeholder introductions facilitating successful mission operations.

### Advancing Preservation Efforts

The mission fostered dialogue on metadata, archival handling, and future digitisation partnerships enhancing preservation standards.



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## Benefits of Combined Germany and Australia Records

### Historical Reconstruction

Combined records enable clearer reconstruction of land occupation and transfer patterns from German to Australian administration.

### Strengthened Identification

Integrated archives allow connection of early claims and boundary definitions, improving landowner identification accuracy.

### Landowner

### Enhanced Dispute Resolution

Cross-verified evidence supports courts and commissions in resolving land disputes more effectively and authoritatively.

### Unified Digital Repository

Digital integration eliminates fragmentation and improves consistency, creating a unified archival system for PNG land records.



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## Next Steps for Strengthening Land Records Management



## Investment in Digitisation Technology

Focus on OCR and translation technologies to accelerate digitisation of over 8,000 German microfilm slides.

## Collaborative Agreements

Establish formal partnerships with Australian archives and universities for access, digitisation, and staff training Germany as well

## Metadata and Record Retrieval

Conduct follow-up missions to retrieve undigitised records and finalize comprehensive metadata frameworks.

## Capacity Building and Standards

Implement international archival standards and staff training to ensure preservation and system scalability.

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