

VALUATION REPORT

In respect of a
RESIDENTIAL PROPERTY
A Split-Level Block of 2 x 3 Bedroom & 1 x 1 Bedroom Units
Plus
Other Associated Improvements



Situated on
ALLOTMENT 80 SECTION 51 GRANVILLE
CITY OF PORT MORESBY
NATIONAL CAPITAL DISTRICT

Located along
DAVETARI DRIVE

Under instructions from
KINA SECURITIES LIMITED t/a KINA BANK

On the basis of
MARKET VALUE "AS IS"

As at **5th December 2024**

Prepared by: **REGINA KIELE**
Graduate Valuer & GVLA No.33
MAPI No.113635

Certified by: **ARTHUR UGUP**
Registered Urban Valuer (PNG) No. 129
MPNGIV&LA

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1. PREFACE

INSTRUCTIONS	:	We have been formally instructed to readdress the report by <i>Mr. Brendan Paysoy-Business Banking Manager of Kina Bank Limited Kina Securities Limited t/a Kina Bank, P.O Box 1141, Port Moresby NCD 121, Papua New Guinea</i> dated <i>12th December 2024</i> , to assess the Current Market Value of Allotment 80 Section 51 Granville (Davetari Drive) , City of Port Moresby.
DATE OF INSPECTION & VALUATION	:	5th December 2024.
PURPOSE OF VALUATION	:	To inspect and determine a fair current market value of the subject property for use by Kina Securities Limited t/a Kina Bank for mortgage lending purposes.
DEFINITION OF MARKET VALUE	:	<i>" The estimated amount for which an asset should exchange, on the date of valuation between a willing buyer and a willing seller in an arms length transaction, after proper marketing where in the parties had each acted knowledgeably, prudently and without compulsion. "</i>
SPECIAL FACTORS	:	<p>The Valuer declares that he has no pecuniary interest past, present or prospective in the subject property and this valuation is free of any bias.</p> <p>This valuation is written subject to there being no material or other changes to the improvements or the land which may affect the valuation, occurring between the date of inspection and the date of valuation.</p>

2. CERTIFICATE OF VALUATION

PREPARED FOR	:	Kina Securities Limited t/a Kina Bank, P.O Box 1141, Port Moresby NCD 121, Papua New Guinea.
PROPERTY	:	Allotment 80 Section 51 Granville, City of Port Moresby, National Capital District. Located on the lower side of Davetari Drive and has a total land area of 775 square meters.
REGISTERED PROPRIETOR	:	MAPIKI ENTERPRISE LIMITED.
INTEREST VALUED	:	The unencumbered Market Value of the subject property as in; State Residential Lease Volume 39 Folio 9697 for a term of 99 years commencing on 23 rd June 1976, with an annual rental of K160.00 Reappraisal is due every 10 years.
DATE AT WHICH INTEREST VALUED	:	As at the date of inspection, 5th December 2024.
IMPROVEMENTS	:	Erected on the land is a block of split-level units tiered down the slope comprising 2x 3-bedroom units and 1x1 bedroom unit, bedsitter plus other associated improvements. The block of units has an approximate total floor area of 531.50m ² including entry foyers, balcony and terrace for unit 1.
VALUATION	:	In our opinion the unencumbered Current Market Value of Allotment 80 Section 51 Granville (Davetari Drive) , NCD as at 5th December 2024 , on the terms and conditions contained herein and subject to its having good and marketable title is assessed at Four Million Six Hundred Eighty-Eight Thousand Kina (K4,688,000.00) "As Is" .

For and on behalf of:

L.J. HOOKER REAL ESTATEPrepared by: **REGINA KIELE**
Graduate Valuer
GVLA (PNG) No.33
MAPI (Aust) No.113635Certified by: **ARTHUR UGUP**
Registered Urban Valuer (PNG) No. 129
MPNGIV&LA

3. PROPERTY REPORT

PREPARED FOR	:	Kina Securities Limited t/a Kina Bank, P.O Box 1141, Port Moresby NCD 121, Papua New Guinea.
PROPERTY	:	All that land and improvements contained in Allotment 80 Section 51 Granville, Davetari Drive , in the City of Port Moresby.
REGISTERED LESSEE	:	MAPIKI ENTERPRISE LIMITED.
LEASE DETAILS	:	Residential Lease Volume 39 Folio 9697 for a term of 99 years commencing on 23 rd June 1976, with an annual rental of K160.00. Reappraisal is due every 10 years. reappraisal due every 10 years. We have obtained a copy of the State Lease and have relied on information provided by the Client. This valuation is made on the basis that the State Lease is current and is not subject to any additional conditions, encumbrances or similar effects. However, if there are any defects or changes in title revealed by search, we reserve the right to amend this valuation report.
LAND DESCRIPTION:		The land is a regular shaped allotment below the road level and falls steeply to the rear alignment at the eastern boundary. It contains a total land area of 755 square meters.
EASEMENT AND ENCROACHMENT	:	No easements were revealed and no encroachments were apparent upon our physical inspection. However, a surveyor's certificate would be required to determine the existence or otherwise of encroachment on or by the subject property.
TOWN PLANNING ZONING	:	Under provisions of the Operative Town Planning Zoning Scheme for the City of Port Moresby the subject property is zoned for residential purposes and the present use appears to be permissible in that zoning.
LOCATION	:	The subject property is located along Davetari Drive; a prestigious residential area of Touaguba Hill residential area and has wonderful ocean, over the Harbour and the Marina.
ROAD AND ACCESS	:	Access to the property is via Davetari Drive which is bitumen sealed, double lane carriageway. Good pedestrian and vehicular access is available direct to the property. Davetari Drive connects to other road systems, giving the property easy access to other parts of the City.
SERVICES	:	Reticulated water, sewerage, electricity and mobile services are connected to the property. Other services of postal, banking, service stations, restaurants and other business houses are in Downtown Port Moresby.
TRANSPORT AND INFRASTRUCTURE SERVICES	:	The subject property is easily accessible from other parts of the city; Jacksons Airport is some 15 minutes drive via the freeway and other amenities including public transport, police station, clinics, banks and postal services are in proximity within the downtown Port Moresby City centre.
SURROUNDING DEVELOPMENTS	:	The subject property is in a predominately residential environment. The properties in the immediate vicinity of the subject form the Davetari

The business is independently owned and operated by the proprietor

nobody does it better

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Drive/Touaguba Hill residential precinct. Surrounding properties include executive residences, townhouses and blocks of units.

IMPROVEMENTS : Established on the property is a block split-level residential block (TGFA:531.50m²) comprising 2 x3-bedroom apartments and 1 x 1-bedroom units adjoining the incomplete bedsitter plus other improvements.

General construction of the building:

Reinforced concrete block frame structure, including steel beams and columns, suspended concrete slab floor and timber tongued and grooved flooring on each level, covered with ceramic tiles to wet areas, aluminum framed window with plate glass, hardboard lined and ceiled and has corrugated iron roof to gutters and down pipes.

Unit 1-1x3 bedroom unit situated on the top (TGFA: 238.15m² including the terrace & balcony)

The second floor accessed through its terrace and has the lounge, toilet, dining area enclosed kitchen area, and balcony. It is fully furnished with white and brown goods, and fully air conditioned.

First floor

Accessed through a staircase with master suite, 2x bedroom and the shower room/toilet.

Ground floor

Accessed through a staircase and has the laundry area and the storage with access to the rear clothesline/sitting area.

Unit 2-1x1 bedroom unit situated in the middle (TGFA:52.38m² including the laundry plus 42.56m² for the paved sitting/clothesline area)

It is a single level tiered down the slope and has a living area, kitchen, corridor, bedroom, shower room/toilet, laundry area and clothesline/sitting area. It is fully furnished with white and brown goods and fully air conditioned.

Unit 3-1x3 bedroom unit situated towards the rear boundary (TGFA: 240.97m² including the entry foyer & balcony)

The first floor has the lounge, kitchen, dining area, shower room/toilet, mini bar and balcony. It is fully furnished with white and brown goods, and fully air conditioned. It has direct access to the extended balcony constructed of steel structure frame and tile floors overlooking the harbor with a floor area of 32.90m².

Ground floor

Accessed through a staircase and with the living space, master suite, 2x bedroom and the shower room/toilet. It has access to the laundry shed.

The units are fully furnished, fitted and structurally sound with good sea views and direct access from the car park on level 3.

Unit 4-An incomplete bedsitter with its veranda (26.62m²) adjoins unit 1 and under the mango deck.

**OTHER
IMPROVEMENTS**

- : **Fencing:** fully enclosed with panel rib and timber rail fencing with steel picket separators on masonry brick a two-leaf manual and a man gate at the entry.
Stonewall/paved footpath: at the driveway, staircase and around the property for ease of movement considering the topography of the land.
Guard house (8.26m²): situated at the entry gate and is 75% complete.
Car Port x 2: each has space for 2x vehicles and are situated in front with the floor area of 24.83m² and 22.32m² respectively.
Deck on the mango tree (12.26m²): steel structure frame and tile floor around the mango tree on the bedsitter.
Back up water: there is a 9,000 litres tuffa tank on concrete pavement installed with darvey pressure pump.
Swimming pool: situated at the rear bottom area of the property and is incomplete.
Entertainment shed/hauswin (23.28m²): situated at the rear.

**GENERAL
COMMENTARY**

- : The subject property is ideally located within the prestigious residential area of Touaguba Hill, close to the city centre of downtown Port Moresby, has good neighborhood and sea views over Port Moresby Harbour, the wharf area and the coastline to the west. The existing is in a good condition, well maintained and currently ongoing repairs and maintenance with additional improvements. The residential apartments provide good high covenant family accommodation in a secured location with good investment potential.
We believe the market value is fair and reasonable in consideration of the current market conditions.

**VALUATION
SUMMARY**

- : The subject Leasehold land on **Allotment 80 Section 51 Granville (Davetari Drive)**, together with the permanent improvements thereon, was inspected on **5th December 2024**, the Current Market Value of the unencumbered leasehold interest is assessed at **Four Million Six Hundred Eighty-Eight Thousand Kina (K4,688,000.00) "As Is"**.
This can be hypothetically apportioned as:

Land (775m ²)	K 1,937,500.00
Improvements; (A split-level block 2x3 bedroom & 1x1 bedroom apartments plus other improvements)	K 2,750,500.00

4. BASIS OF VALUATION

METHODOLOGY : Analysis of the available market evidence indicate that Capitalization approach and summation approaches area applicable to this assessment and we have adopted the latter since the property is currently undergoing construction of the additionally carport, swimming pool and the guard house.

Similar constructed buildings are currently showing Cost New rates ranging between K4,000.00 to K4,500.00/m². Given this range, we have adopted depreciated or adjusted rate of K4,465.00/m² for the existing block of split-level units and have adopted respective rates for the guard house, carport, water tank, entertainment areas, bedsitter, deck on the mango, and swimming pool considering its current conditions as well as the current market conditions.

Land value rates for similar properties show deduced rates ranging between K900.00 to K1,500.00/m², thus we have adopted K2,500.00/m² for the subject site, because of its location, land size compared to the sales provided with lower land rate and areas. Therefore, the total market value of the subject property is **K4,688,000.00, "As Is"**.

SALES EVIDENCE : There have been some sales of similar properties in the city of Port Moresby residential areas have been used as guides.

1. Allotment 9 Section 32 Granville (Le Hunte Road, Ela Makana Hill).
Sale Price: K5,500,000.00.
Date of Sale: 14th March 2023.
Land Area: Approximately 2,440 square metres.
As at date of sale, are 3 blocks of three (3) level residential buildings each comprising a three (3) bedroom townhouse unit of concrete and timber frame structures in a secured fencing. It is in an executive residential area of Downtown Port Moresby, on an elevated site and enjoys panoramic views overlooking Walter Bay, Ela Beach, APEC Haus and proposed Paga Hill Estate. This is superior in terms of land size and improvements. Analysed land value rate of K1,500.00/m².
2. "Pacific Vista Apartments", Allotment 14 Section 42 Granville (Ogoa Street, Ela Makana Hill).
Sale Price: K6,500,000.00.
Date of Sale: 25th October 2019.
Land Area: Approximately 1,531 square metres.
As at date of sale, are 2 blocks of three (3) level residential buildings comprising a total of 7x3 bedroom townhouse units of concrete and timber frame structures in fair condition, provided with entertainment facilities including a swimming pool, backup facilities, in a secured fencing. It is in an executive residential area of Downtown Port Moresby, on an elevated site and enjoys panoramic views overlooking Walter Bay, Ela Beach, APEC Haus and proposed Paga Hill Estate. This is superior in terms of land size and improvements. Analysed land value rate of K1,250.00/m².
3. "Unit 702", Allotment 41 Section 24 Granville (off Chesterfield Street, Ela Vista Estate, Ela Beach).
Sale Price: K1,500,000.00.

Date of Sale: April 2022.

As at date of sale, a three (3) bedroom executive unit in a secured Estate. It is in an executive residential area of Downtown Port Moresby, on an elevated site and enjoys panoramic views overlooking Walter Bay, Ela Beach, APEC Haus and proposed Paga Hill Estate.

4. "Unit A1-04", Allotment 25 Section 64 Granville (off Sillot Avenue, Touaguba Hill Paradise Apartments, Touaguba Hill).

Sale Price: K1,550,000.00.

Date of Sale: 11th November 2021.

As at date of sale, a three (3) bedroom executive unit in a secured Estate. It is in an executive residential area of Downtown Port Moresby, on an elevated site and enjoys panoramic views overlooking Walter Bay, Ela Beach, APEC Haus and proposed Paga Hill Estate.

5. "Unit A-3-3", Allotment 43 Section 24 Granville (off Chesterfield Street, Ela Vista Estate, Ela Beach).

Sale Price: K1,600,000.00.

Date of Sale: March 2020.

As at date of sale, a three (3) bedroom executive unit in a secured Estate. It is in an executive residential area of Downtown Port Moresby, on an elevated site and enjoys panoramic views overlooking Walter Bay, Ela Beach, APEC Haus and proposed Paga Hill Estate.

QUALIFICATION OF THE

ADOPTED SALES : The adopted sales are fair indicators of the market values of comparable sales in the vicinity of the subject property. In the light of the analysis of the adopted sales, we have adopted K2,500.00 per square metre as fair and reasonable land value for the subject property, accounting for its locality, land area and its suitability for its current and other similar applications.

REALISATION : We consider our assessment of current market value to be fair and reasonable, considering all aspects affecting the subject property. We are confident that there are enough commercial activities in the vicinity of the subject to enable leasing or sale to be effected in a relatively good marketing period of 6 months.

REPLACEMENT WITH

NEW VALUE : Considering the replacement costs of the improvements, the demolition and removal of debris and clearing site for reconstruction, all professional fees and charges and other statutory authorities' fees and charges. The escalation throughout approvals, reconstruction and releasing period plus contingency allowance, the Replacement with New Value for the main improvement and the associated improvements (Guard house, Car Port x 2, Deck on the mango tree, laundry, entertainment area for Unit 3, and the Entertainment shed/Haus win), is estimated at K2,800,000.00.

Note: We would like to advise that we are not qualified insurers, thus we recommend that expert advice be sought to determine the insurance cover in this regard.

5. LIMITATIONS

This valuation has been prepared on the basis that full disclosure of all information and facts which may affect the valuation has been made to us by all parties and we cannot accept any liability or responsibility whatsoever for the evaluation unless such full disclosure has been made.

We emphasize that we have not carried out a structural survey of the improvements nor have we examined them for signs of timber infestation, and accordingly cannot be held responsible for either of these matters.

TITLE BOUNDARIES

We advise that we have not carried out a detailed site survey and we have of necessity assumed for the purposes of this valuation that all boundary pegs have been identified when the structural improvements were erected.

LIMITATION ON REFERENCE TO REPORT

Neither the whole nor any part of this report nor any reference thereto may be included in any document, circular or statement without written approval of the form and content by the parties to whom this report is addressed.

Finally, and in accordance with our standard practice, we must state that this report is either only for the use of the party to whom it is addressed or the banks, and no responsibility is accepted to any third party for the whole or any part of its contents.

- VALUER'S INTEREST** : Our interest is limited to the assessment of the current market value of the subject property.
- VALUER'S FEE** : Our fee is based on the assessed market value of the subject property and is in accordance with our scale of valuation fees and charges plus disbursements and actual costs of necessary outlays in the preparation of this valuation.
- VALUER'S QUALIFICATIONS** : **ARTHUR UGUP**, BLST. Unitech
Registered Urban Valuer (PNG) No. 129
- Bachelor of Land Studies from University of Technology, Lae 2005.
 - Member of Papua New Guinea Institute of Valuers & Land Administrators.
- REGINA KIELE**
Graduate Valuer
- Bachelor of Property Studies in Property Valuation and Property Management from PNG University of Technology, 2017.
 - Graduate Member of Papua New Guinea Institute of Valuers & Land Administrators No.33.
 - Member of the Australian Property Institute No.113635.

COPY OF INSTRUCTION LETTER



Date: 12 December 2024

LJ Hooker
P O Box 807
PORT MORESBY 121
National Capital District
Papua New Guinea

By email/hand

Dear Arthur,

RE: Valuation Report for MAPEKI ENTERPRISE LIMITED

Kina Bank seeks quotation for valuations for the following property:-

1. Allotment 18 Section 51, Granville, Port Moresby, NCD. State Lease Volume 39 Folio 9697.

In that respect, we would like to request for a new valuation on the following scope of valuation service for mortgage purposes and addressed directly to Kina Securities Limited T/As Kina Bank:

1. Identification of the property by:
 - a. street/ suburb/town/province
 - b. real property description including title reference numbers & photographs
2. Identify the registered proprietor/sublessee;
3. Confirm the zoning, use or any other statutory requirement;
4. If property(s) is under development, please state that upon completion the properties are for residential purpose (e.g. a detached house or unit title zoned and occupied for residential purposes);
5. Adequately describe the property and any other improvements thereon, including internal and external condition of the property, this includes internal and external inspection of the property (where applicable);
6. All valuations should note for insurance purposes, square meterage of all buildings (including garages, carports, verandas etc) and Kina replacement values;
7. Outline the basis of the valuation (i.e. summation, capitalisation or direct comparison) with at least two (2) types of methodology;
8. Owner Occupied Residential Valuations must be valued by direct comparisons. Details of three (3) properties used for comparison are to be given and confirmed by summation;
9. Please determine the market rental for the proposed residential properties;
10. Review any local or other matters which may impact upon the valuation and note under "General Comments";
11. A full disclosure of any information that has the potential to influence the value or marketability of the property (where applicable). This includes details of:

Together it's possible

Leland W. Hooker & Co.
Chartered Surveyors, P.O. Box 110
Port Moresby, Papua New Guinea

Telephone: +675 320 0800
Fax: +675 320 0800
Email: info@lwhooker.com.pg
www.lwhooker.com.pg

Kina Classification: General Business

- a) Relationship that exists between the vendor and the buyer;
- b) Rental guarantee or lease back arrangement;
- c) Vendor inducements / subsidies/ rebates, etc; and
- d) Trades or swaps.

12. A full disclosure of conflict of interest by the valuer, if it exists, must be disclosed in the report;

13. Valuation to be signed and dated by an approved Valuer who is a registered member of Institute Valuer of PNG and holds a Professional Indemnity Insurance Policy; and

14. Valuer is required to have a Professional Indemnity Insurance Policy and confirms that there is no conflict of interest in action for Kina Bank Limited.

To assist in the valuation work, we provide herewith a copy of the title concerned.

Kindly provide a quotation stating the professional fee for the scope of work stated above.

If you require further clarification, please contact the undersigned.

Yours faithfully,

-----Signed-----

Brendan Paysoy
Business Banking Manager

Encl. - A copy of title(s)


COPY OF TITLE

76/1020


OFFICIAL COPY

NOT TO BE TAKEN FROM
THE TITLES OFFICE

Registered in the Register of
Crown/Government Leases
Volume Folio 9297.
Deputy Registrar of Titles
6 / 11 / 1977.



**THE INDEPENDENT STATE
OF
PAPUA NEW GUINEA**



Land Act 1962

**RESIDENCE
BUSINESS LEASE UNDER SECTION 61**

LANDS

THE MINISTER FOR NATURAL RESOURCES hereby grants to
PROJECT PLANNING PTY LIMITED, A COMPANY INCORPORATED, IN

Papua New Guinea (hereinafter called "the Lessee") a lease under Section 61 of the *Land Act 1962*-
(hereinafter called "the Act") for a term of **NINETY-NINE (99) YEARS**
from the **TWENTY-FOURTH** day of **JUNE** **1976**
(hereinafter called "the commencement date") to the **TWENTY-THIRD** day of **JUNE** **2075**
for **BUSINESS** purposes of all that piece of land being

FOURTH ALLOTMENT	MINDEN SECTION	BOISAP, TOWN/CITY	AREA	TERRITORY DISTRICT
80	51 GRANVILLE	PORT MORESBY	.0775 HA <small>Be the same or less</small>	NATIONAL CAPITAL

which for purposes of identification only is shown coloured yellow
on the plan annexed hereto with all appurtenances thereto (hereinafter called "the land").

EXCEPTING AND RESERVING therefrom the reservations implied in every Government lease by the Act
TO HOLD unto the Lessee for the term of the lease subject to the provisions of the Act and the Regulations there-
under and to the reservations covenants and conditions hereinafter set forth.

YIELDING AND PAYING therefore during the first ten (10) years of the term in advance of the first day of
January in each and every year an annual rent of **ONE HUNDRED AND SIXTY KINA (K160-00)**
and thereafter such annual rent as shall be or become payable by reason of the annual rent having been redetermined
in due course of law.

THE LESSEE shall observe and perform the following terms and conditions:—

To erect improvements being buildings for **Residence**
Business
purposes to a minimum value of **TEN THOUSAND Kina (K 10,000-00)**
on the land within **TWO (2)** year from the commencement date and to maintain these or similar
improvements to the same minimum value for the same purposes in good repair during the term of the lease.

- (A) a. Excision of easements for electricity and water reticulation, telephone lines drainage and sewerage;
- (B) f. With respect to those allotments from which sewerage is pumped, not more than two living units shall be erected on the lease;
- (C) g. All habitable buildings, and buildings with a water supply shall be sited so that all sewerage and sullage may be discharged into the sewer;
- (D) h. Should the lease be used for the purposes of a guest-house parking facilities at the rate of one car space for every three bed-rooms shall be provided on the site;
- (E) i. The heights of buildings to be erected thereon will be restricted in accordance with the Building regulations, but in any case no structure shall project above the 175 metre level;

PROVIDED always and it is hereby declared that such of the reservations covenants and conditions herein declared and contained as require or prescribe anything to be done by the Lessee shall in addition to being read as conditions of the lease hereby expressed to be granted be also read and construed as covenants whereby the Lessee for himself his heirs executors and administrators and permitted assigns covenants to observe and perform the reservations covenants and conditions.

THE LESSEE hereby accepts this lease as tenant subject to the terms conditions provisions restrictions and covenants above set forth.

THE LESSOR is deemed to have executed this lease under the provisions of Section 38(2) of the Act.

Dated this

14th

day of

May

19 81.

SIGNED BY

A Delegate of the Minister for Natural Resources.

LMDS

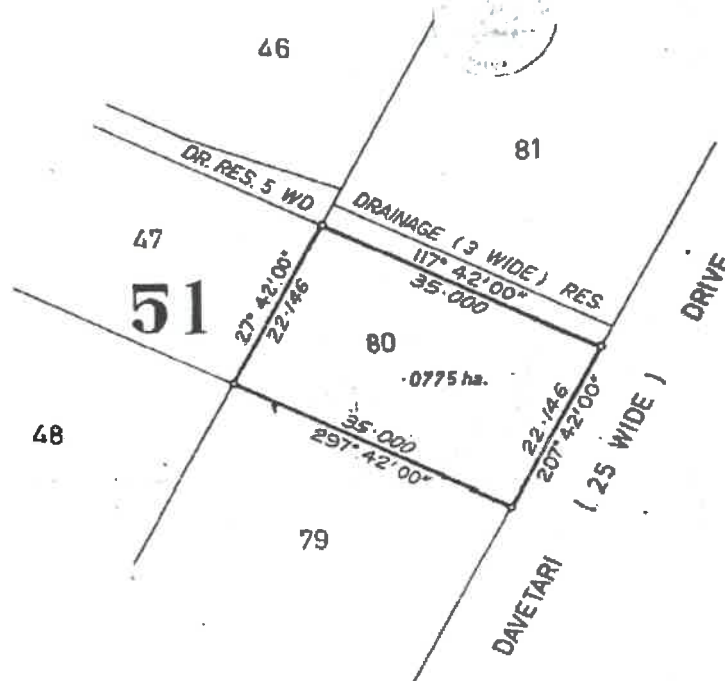
This is the annexed sheet referred to in

C. 471, Lease

Volume 39 Folio 9697

Deputy Registrar of Titles


6/11/1981



Scale 1:600

Description Allotment 80, Section 51, "Tuaguba Hill", GRANVILLE
Municipality of Granville Fourmills of Moresby Town of Port Moresby
File No. 76/1070 Plan No. used 19/14/7
Drawn by P. M. M. M. 25.2.80 Examined by 15.4.80

A Delegate of the Minister for Lands

<p>No.41520 MORTGAGE to WESTPAC BANK-PNG-LIMITED. Produced 28/5/1984 at 1.07 p.m. entered 26/6/1984.</p>	<p>No.S.95181A THIS OFFICIAL COPY of State Lease Volume 39 Folio 9697 has this day been issued pursuant to Section 162 of the Land Registration Act(Chapter 191),it having been shown to my satisfaction that the Registrar of Titles' copy of the said title/lease has been lost.</p>
<p>Deputy Registrar of Titles.</p>	<p>14th day of January 2022</p>
<p>No.58690 DISCHARGE OF MORTGAGE No.41520. Produced 3/9/1987 at 10.15 a.m. entered 25/9/1987.</p>	
<p>Deputy Registrar of Titles.</p>	<p>Acting Registrar of Titles</p>
<p>No.58691 MORTGAGE to PAPUA NEW GUINEA BANKING CORPORATION. Produced 3/9/1987 at 10.16 a.m. entered 25/9/1987.</p>	<p>No.S.95182.DISCHARGE OF MORTGAGE No.S.1655 Produced 11/01/2022 at 9.20 a.m. entered 11/01/2022</p>
<p>Deputy Registrar of Titles.</p>	<p>Acting Registrar of Titles</p>
<p>No.68191 DISCHARGE OF MORTGAGE No.58691. Produced 1/6/1989 at 9.16 a.m. entered 11/1/1990.</p>	<p>Acting Registrar of Titles</p>
<p>Deputy Registrar of Titles.</p>	<p>No.T01-FBL1074.TRANSFER to MAPIKI ENTERPRISE LIMITED.Produced 03/08/2022 at 10.38 a.m. entered 03/08/2022</p>
<p>No.68192 TRANSFER to PNG ASSOCIATED INDUSTRIES LIMITED. Produced 1/6/1989 at 9.18 a.m. entered 11/1/1990.</p>	<p>Acting Registrar of Titles</p>
<p>Deputy Registrar of Titles.</p>	<p>Acting Registrar of Titles</p>
<p>No.68193 MORTGAGE to PAPUA NEW GUINEA BANKING CORPORATION. Produced 1/6/1989 at 9.20 a.m. entered 11/1/1990.</p>	<p>No.T01-FBL1659.MORTGAGE to KINA SECURITIES LIMITED.Produced 03/08/2022 at 10.44 a.m. entered 03/08/2022</p>
<p>Deputy Registrar of Titles.</p>	<p>Acting Registrar of Titles</p>
<p>No. S.1653 DISCHARGE OF MORTGAGE No. 68193. Produced 30/12/1991 at 8.48 a.m. entered 26/8/1992.</p>	<p>Acting Registrar of Titles</p>
<p>Deputy Registrar of Titles.</p>	<p>Acting Registrar of Titles</p>
<p>No. S.1654 TRANSFER to PORGERA DEVELOPMENT AUTHORITY. Produced 30/12/1991 at 8.50 a.m. entered 26/8/1992.</p>	<p>Acting Registrar of Titles</p>
<p>Deputy Registrar of Titles.</p>	<p>Acting Registrar of Titles</p>
<p>No. S.1655 MORTGAGE to PAPUA NEW GUINEA BANKING CORPORATION. Produced 30/12/1991 at 8.52 a.m. entered 26/8/1992.</p>	<p>Acting Registrar of Titles</p>
<p>Deputy Registrar of Titles.</p>	<p>Acting Registrar of Titles</p>

PHOTOGRAPHS

Exterior

Street, entry and rear view of the property



Unit 3 balcony views towards the units and the harbor



Interior

Unit 1-1x3 bedroom unit

View towards the kitchen, dining, lounge & the toilet dining on the second floor





View towards one of the two bedrooms, master bedroom and the ensuite



View towards the laundry area and storage on the ground floor



Unit 2 1x1 bedroom unit
View towards the living and kitchen area



View towards the bedroom, shower room/toilet and the laundry area



Unit 3 1x3 bedroom unit
View towards the extended balcony or entertainment area



First floor
View towards the lounge, dining and the kitchen



Ground floor
View toward the master suite and one of the two bedrooms and shower room/toilet



Unit 4 Bedsitter



LOCALITY MAP
Subject Property *Allotment 80 Section 51 Granville (Davetari Drive), NCD*



The business is independently owned and operated by the proprietor
The L.J. Hooker Network has over 600 offices throughout Australia and overseas

nobody does it better