

添付資料

1. 協議議事録

ATTACHMENT

1. Objective of the Project

The objective of the Project is to improve the Wewak Fish Market and reconstruct the Wewak Jetty.

2. Project site

The Project site is in Wewak, as shown in Annex- I

Necessary procedures to change the land use of roads and shore areas into the Project sites should be taken by the PNG side prior to dispatching of the Basic Design Study Team.

3. Responsible and Implementing Agency

3.1 The Responsible Agency is the National Fisheries Authority.

3.2 The Implementing Agencies are the Wewak Town Commission (Market) and the Division of Fisheries and Marine Resources, East Sepik Province (Jetty and Ice Making Building).

3.3 The organizational charts of the Agencies are shown in Annex- II .

4. Items requested by the Government of PNG

After discussions with the Team, the Government of PNG requested components with priority and eliminates some components from the original request as described in Annex -III .JICA will assess the appropriateness of the request and will report the findings to the Government of Japan.

5. Japan's Grant Aid Scheme

The PNG side understood Japan's Grant Aid Scheme explained by the Team, as described in Annex -IV .

6. Other relevant issues

6.1 Environmental and Social Consideration

The Team explained the concept of the "JICA Guidelines for Environmental and Social Consideration" and the PNG side provided information on Environment Impact Assessment (EIA) procedure in PNG to the Team. The PNG side promised to conduct the required procedure of EIA for the Project before its construction according to the PNG law.

6.2 Initial Environmental Examination

The PNG side implemented Initial Environmental Examination (IEE) of the Project in cooperation with the Team. The result of the IEE shall be reflected in Basic Design Study, if the Basic Design Study is to be implemented.

6.3 Land Ownership

Both sides confirmed that the ownerships of the proposed sites which belong to the Government of PNG and the State leases of those lands are granted to as follows;

*Wewak Fish Market:the Wewak Town Commission

*Wewak Jetty: the Government of East Sepik Province

*Ice Making Building: the Government of East Sepik Province

The PNG side agreed to send the copies of the State Leases of the proposed sites to the Team or the JICA PNG Office by the end of May, 2007.



If any land issue arises among interested parties, the PNG side shall solve immediately and take their consents for the Project and report it to the JICA PNG Office.

6.4 Operation and Management Plan

The PNG side agreed to prepare the operation and management plans of the New Market, Jetty and Ice Making Plant, and hand over to the Team by 31st May, 2007.

6.5 Further Schedule of the Study

If the Project is deemed feasible as the result of the Preliminary Study, JICA will send the Basic Design Study Team around October, 2007.

6.6 Removal of obstacles

The PNG side agreed to clear the sites and remove following items by its own expenses prior to the construction of the facilities or dispatching of the Basic Design Study Team in order to conduct boring survey, if the Project is implemented.

*Wewak Fish Market: existing facilities, if necessary (prior to the construction of the facilities)

*Wewak Jetty: existing jetty, sunk ships and slipway (prior to dispatching of the Basic Design Study Team)

*Ice Making Building: existing facilities which are located at the New Ice Making Building (prior to the construction of the facilities)

6.7 Resettlement of an illegal household resident

The PNG side agreed to resettle an illegal household resident around the Jetty prior to the construction of the facilities.

6.8 Construction permission

The PNG side promised to complete necessary arrangements to obtain the Construction permission prior to the construction of the facilities, if the Project is implemented.

6.9 Stakeholder meeting

The first stakeholder meeting was held on 18 May 2007, with the participation of people related to the Wewak Fish Market, such as relevant government agencies, vendors, wholesalers, fishfolks and so on. The PNG side agreed to feedback the result of the meeting and have further stakeholder meetings for better understanding of the Project. The PNG side will send the result of the meetings to the JICA PNG Office with the list of participants by the end of June, 2007.

6.10 Sea Wall

The Team advised that the PNG side should secure the fund for construction of the Sea Walls.

Annex- I : Project Site

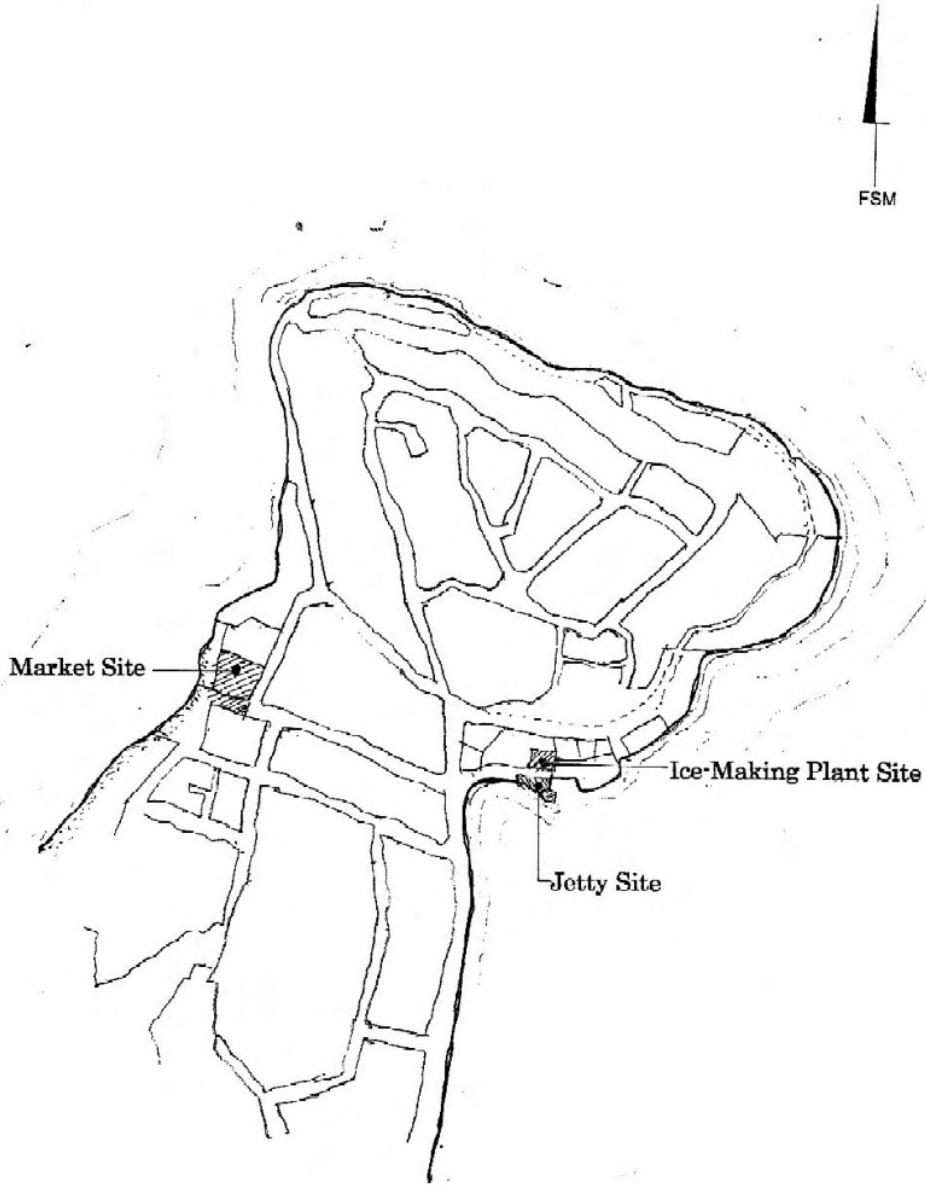
Annex- II : Responsible and Implementing Agency

Annex - III : Items requested by the Government of PNG.

Annex -IV: Japan's Grant Aid Scheme

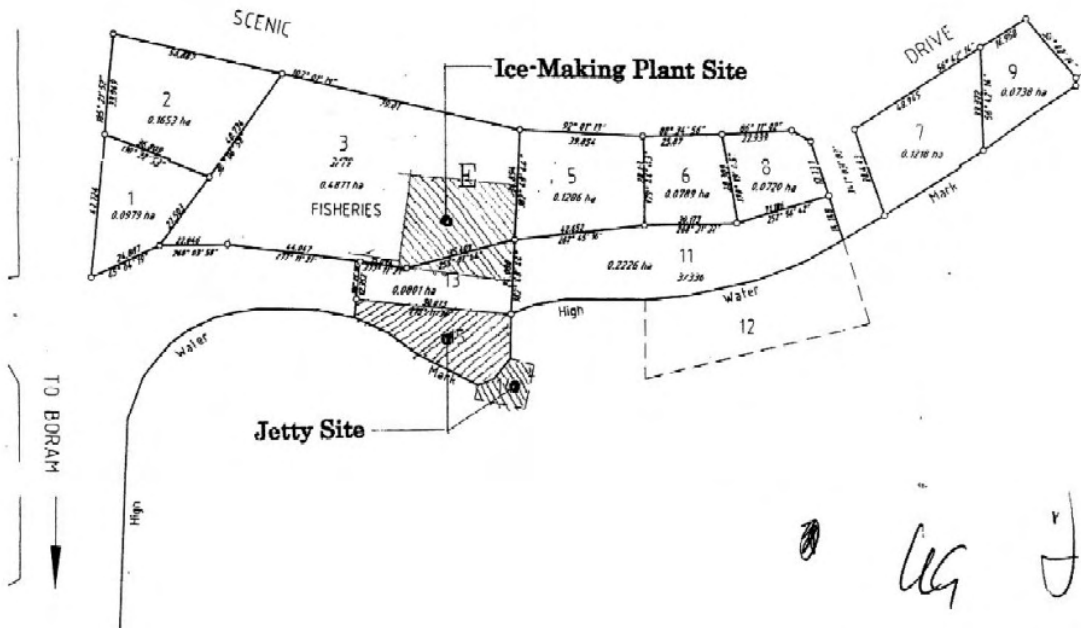
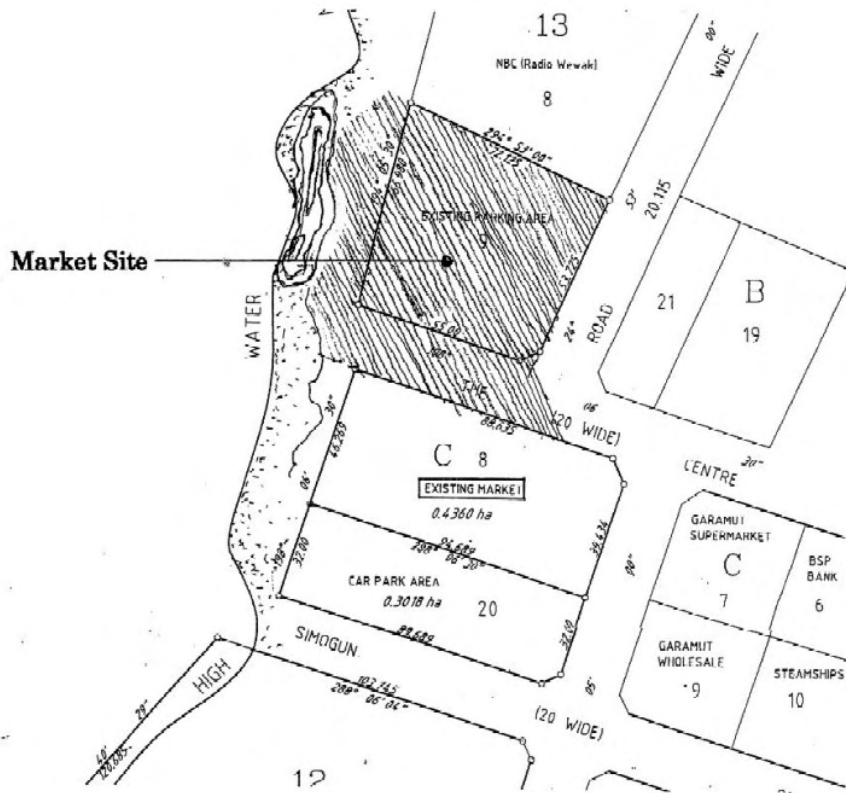


ANNEX I : Project Sites (Location of Sites)

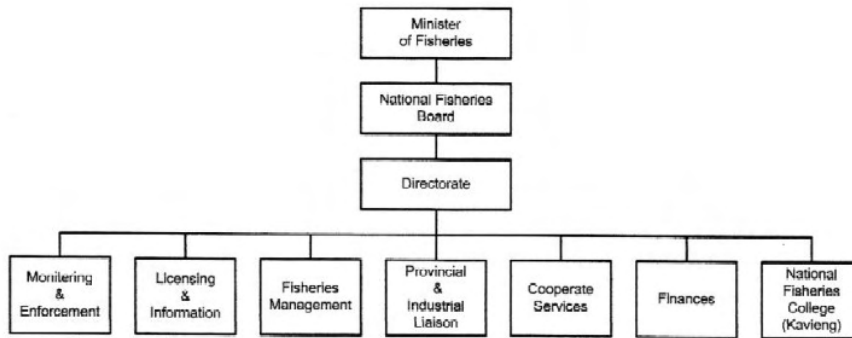


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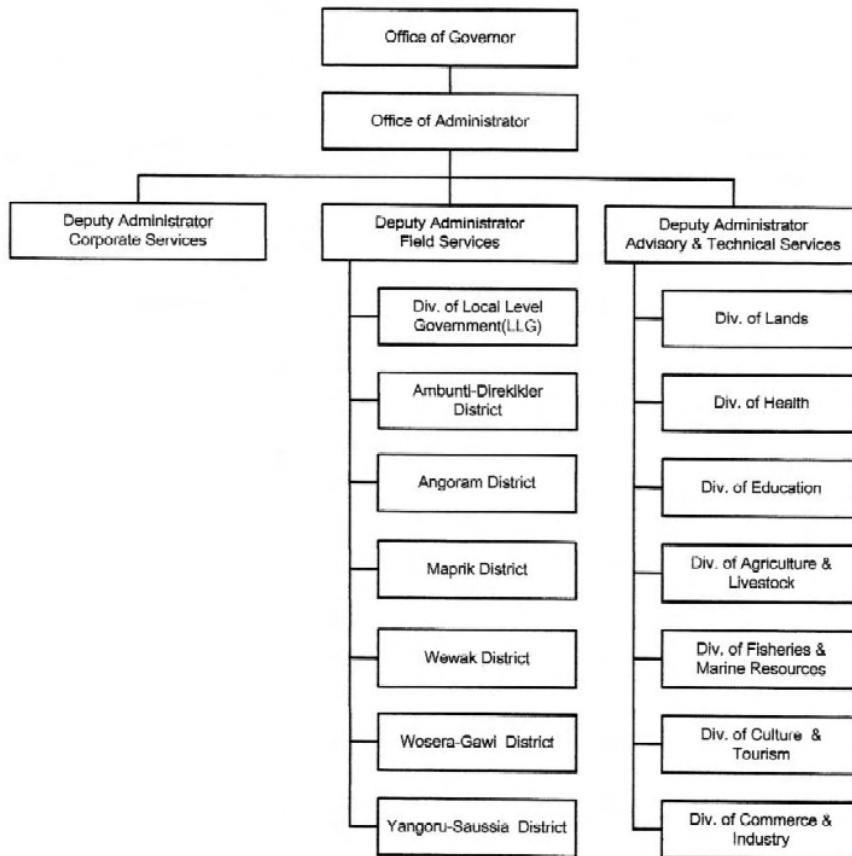
ANNEX I : Project Sites (Survey Maps of Sites)



Annex- II : Responsible and Implementing Agency

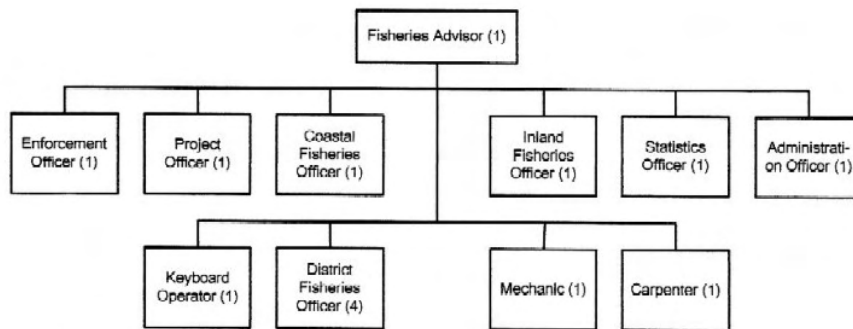


Responsible Agency: National Fisheries Authority (as of June 2007)



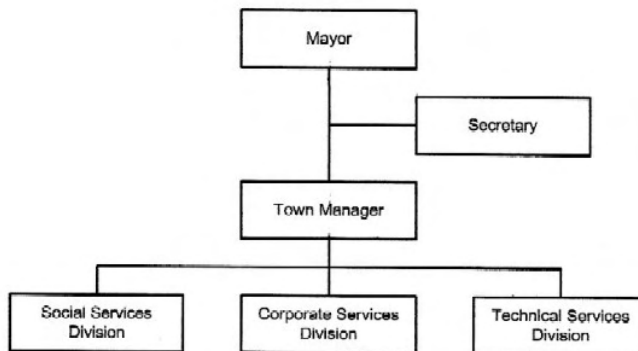
Implementing Agency :East Sepik Province (as of June 2007)

Handwritten signatures and initials.



Note: Figure shows number of staff

Implementing Agency :Division of Fisheries & Marine Resources, East Sepic Province (as of June 2007)



Implementing Agency :Wewak Town (as of June 2007)

Handwritten initials/signature

Annex III: List of Requested Components

Preliminary Study			Original Application		
Component	Quantity / contents	Priority	Remarks	Component	Quantity / contents
A.1	Market buildings	A	The number of lots for each vendor type and sizes are examined by the Basic Design Study Team. The final number of lots is as "the Team".	Market building 1 (1,400 sq.meters)	2-story, 356 benched retail spaces
A.2				Market building 2 (1,152 sq.meters)	Single story, 384 floor retail spaces
A.3	Administration office building	A	Rooms and respective sizes are examined by the Team.	Administration office building (12 sq.meters)	Administration office, director rooms, accountant's room and etc
A.4	Kiosk	A	The number and size are examined by the Team	Kiosk (9 sq.meters)	10 stores
A.5	Public toilet	A	The number and size are examined by the study Team.	Public toilet (56 sq.meters)	
A.6	Storage	A	Each size is examined by the Team.	Storage (138 sq.meters)	46 storage (2.0 x 1.5m)
A.7	Refreshment space	A	The size of the rest place are examined by the Team.	Refreshment space (4 sq.meters)	with roofing
A.8	Corridor	A	The size is examined by the Team.	Corridor (1,400 sq.meters)	4.0 x 300.0m with roofing
A.9	Parking space		The PNG side responsibility	Parking space (2,000 sq.meters)	pavement
A.10	Bus terminal		The PNG side responsibility	Bus terminal (27 sq.meters)	3.0 x 9.0m with roofing
A.11	Fencing		The PNG side responsibility	Fencing (550 meters)	550m
B.1	Reconstruction of Jetty	A	The scale is examined by the Team.	Renovation of Jetty	Piled Jetty with reinforced concrete platform 5.0 x 25.0m.
B.2	Pontoon		The PNG side responsibility	Pontoon	3.0 x 6.0m
B.3	Ice making building	A	The rooms is examined by the Team.	Ice making building (24 sq.meters)	Machinery room, general manager's office, statistics room, meeting room and etc
B.4	Ice making plant	A	The capacities are examined by the Team (including Hand tools to maintain ice plant (1))	Ice making plant	Black ice 5M (icy capacity with 25M) ice can fish storage and crusher
B.5	Emergency generator	A	The necessity and capacities are examined by the Team.	Emergency generator	30KVA
C.1	Ice box	A	Request has been revised by the PNG side. The necessity and quantities are examined by the Team.	Ice box	100 liters (50)
C.2	Ice box	A	Request has been revised by the PNG side. The necessity and quantities are examined by the Team.	Ice box	200 liters (20)
C.3	Scales	A	The necessity and quantities are examined by the Team.	Scales	5kg, 20kg, 100kg (1)
C.4	Maintenance tools		see B4	Maintenance tools	Hand tools to maintain ice plant (1)
C.5	High pressure washer	B	The necessity and quantities are examined by the Team.	High pressure washer	70kg (sq. cent) meters (2)
C.6	Hoses, cleaning tools, tables, chairs and etc		The PNG side responsibility	Market furnishing	Hoses, cleaning tools, tables, chairs and etc

C.7	4WD double cabin, 500kg loading(1)				Pickup truck	4WD double cabin, 500kg loading(1)
C.8	Desktop type with 17" LCD,USB and software(2)			The PNG side responsibility	Computer	Desktop type with 17" LCD,USB and software(2)
C.9	Ink jet type, A4size,600x1,200dpi(2)			The PNG side responsibility	Printer	Ink jet type, A4size,600x1,200dpi(2)
C.10	Desks, chairs, cabinet, notice boards and etc			The PNG side responsibility	Other office furnishing	Desks, chairs, cabinet, notice boards and etc

A:the top priority or very urgent portion
 B:unavoidable but not the top priority
 C:desirable if improved within the Project

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2. 要請計画サイト土地利用に係る書類



NM/502/008

THE INDEPENDENT STATE
OF
PAPUA NEW GUINEA
STATE LEASE

Registered in the Register of
State Leases

Volume.....Folio.....

Deputy/Registrar of Titles

THE MINISTER ON BEHALF OF THE INDEPENDENT STATE OF PAPUA NEW GUINEA GRANTS TO THE LESSEE:

WEWAK URBAN LOCAL LEVEL GOVERNMENT

A State lease under Section 100 of the Land Act 1996 for a period of 99 years from 04 / 03 / 1971 ("the commencement date") to 03 / 03 / 2070 for SPECIAL purposes of the land referred to in the Schedule and/or as shown coloured yellow on the annexed plan.

THE LESSEE and his successors in title shall perform or observe the Covenants, Conditions and Reservations set out in the Land Act (Chapter 185), Land Regulations and those set out below;

- (a) The lease shall be used bona fide for **Special** purposes.
- (b) Rent shall be paid at the relevant rate of five (5) per annum for the first ten (10) years of the term. The unimproved value of the land shall be reassessed every ten (10) years calculated from the date of registration of the lease and the rent shall be determined at five (5%) percent per annum of the unimproved value so assessed;
- (c) Improvements being building for a **Special** purposes to a minimum value of Fifteen Thousand (K15,000.00) kina shall be erected on the land within five (5) years and these or similar improvements to the same minimum value shall be maintained thereon in good repair during the currency of the lease.
- (d) Excision of any easements for electricity, water, power, drainage and sewerage reticulation.

SCHEDULE

All that piece of land known as Allotment/Portion 08 Section/Milinch 502
Town/Fourmil WEWAK in ESP Province containing an area of 0.4360 hectares or thereabouts
as delineated on registered survey plan (class ONE URBAN) catalogued No. 3/175 in the Department, Waigani, NCD

Dated this day of...../...../.....

Signed on behalf of the Independent State of Papua New Guinea by a delegate of the Minister.

A Delegate of the Minister



DEPARTMENT OF LANDS



AOPIC CENTRE
WAIGANI
P.O. BOX 5665
BOROKO, NCD
PHONE 301 3202
FAX 301 3139

OFFICIAL

RECEIPT

Date: 28-MAY-07

Receipt No: 226956

Amount Received: K56,504.59

Part Payment: NO

Received From: EAST SEPIK PROVINCIAL ADMINISTRATION

Type of Transaction: LAND LEASE RENTALS

Cheque No: 002248

Bank: WESTPAC

Branch: WEWAK

Lot/Portion: 8

Section/Milinch: 0502

Town/Fourmil: WEWAK

Province: EAST SEPIK

Comments: RANTALS AT K2475.00 PA FROM 04/03/1971 TO
31/12/2007 AS PER LG & LAF

Payment accepted by:



Receipt is not valid unless it is signed and stamped by the Cashier.

Note: No refund can be made until cheque has been cleared. Refund cannot be processed until at least 30 days.



NM/013/009

THE INDEPENDENT STATE OF PAPUA NEW GUINEA STATE LEASE

Registered in the Register of State Leases Volume.....Folio.....

Deputy/Registrar of Titles

THE MINISTER ON BEHALF OF THE INDEPENDENT STATE OF PAPUA NEW GUINEA GRANTS TO THE LESSEE:

WEWAK URBAN LOCAL LEVEL GOVERNMENT

A State lease under Section 100 of the Land Act 1996 for a period of 99 years from 24 / 11 / 2005 ("the commencement date") to 23 / 11 / 2104 for SPECIAL purposes of the land referred to in the Schedule and/or as shown coloured yellow on the annexed plan.

THE LESSEE and his successors in title shall perform or observe the Covenants, Conditions and Reservations set out in the Land Act (Chapter 185), Land Regulations and those set out below;

- (a) The lease shall be used bona fide for Special purposes.
(b) Rent shall be paid at the relevant rate of five (5) per annum for the first ten (10) years of the term. The unimproved value of the land shall be reassessed every ten (10) years calculated from the date of registration of the lease and the rent shall be determined at five (5%) percent per annum of the unimproved value so assessed;
(c) Improvements being building for a Special purposes to a minimum value of Fifty thousand (K50,000.00) kina shall be erected on the land within five (5) years and these or similar improvements to the same minimum value shall be maintained thereon in good repair during the currency of the lease.
(d) Excision of any easements for electricity, water, power, drainage and sewerage reticulation.

SCHEDULE

All that piece of land known as Allotment/Portion 09 Section/Mitinch 13 Town/Voumtil WEWAK in ESP Province containing an area of 0.2138 hectares or thereabouts as delineated on registered survey plan (class ONE URBAN) catalogued No. 3/307 in the Department, Waigani, NCD

Dated this.....day of.....

Signed on behalf of the Independent State of Papua New Guinea by a delegate of the Minister.

A Delegate of the Minister



**DEPARTMENT
OF LANDS**



AOPI CENTRE
WAIGANI
P.O. BOX 5665
BOROKO, NCD
PHONE 301 3202
FAX 301 3139

OFFICIAL

RECEIPT

Date: 28-MAY-07

Receipt No: 226942

Amount Received: K4.660.00

Part Payment: NO

Received From: EAST SEPIK PROVINCIAL ADMINISTRATION

Type of Transaction: LAND LEASE RENTALS

Cheque No: 002248

Bank: WESTPAC

Branch: WEWAK

Lot/Portion: 9

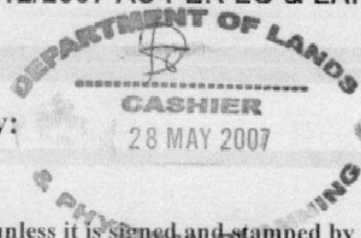
Section/Milinch: 0013

Town/Fourmil: WEWAK

Province: EAST SEPIK

Comments: RENTALS AT K2215.00 PA FROM 24/11/2007 TO
31/12/2007 AS PER LG & LAF

Payment accepted by:



Receipt is not valid unless it is signed and stamped by the Cashier.

Note: No refund can be made until cheques have been cleared. Refund cannot be processed until at least 30 days.



NM/502/020

Registered in the Register of

State Leases

Volume..... Folio.....

THE INDEPENDENT STATE OF PAPUA NEW GUINEA STATE LEASE

Deputy Registrar of Titles

THE MINISTER ON BEHALF OF THE INDEPENDENT STATE OF PAPUA NEW GUINEA GRANTS TO THE LESSEE:

WEWAK URBAN LOCAL LEVEL GOVERNMENT

A State lease under Section 100 of the Land Act 1996 for a period of 99 years from 04 / 03 1971 ("the commencement date") to 03 / 03 / 2070 for SPECIAL purposes of the land referred to in the Schedule and/or as shown coloured yellow on the annexed plan.

THE LESSEE and his successors in title shall perform or observe the Covenants, Conditions and Reservations set out in the Land Act (Chapter 185), Land Regulations and those set out below;

- (a) the lease shall be used bona fide for Special purposes.
(b) Rent shall be paid at the relevant rate of five (5) per annum for the first ten (10) years of the term. The unimproved value of the land shall be reassessed every ten (10) years calculated from the date of registration of the lease and the rent shall be determined at five (5%) percent per annum of the unimproved value so assessed;
(c) Improvements being building for a Special purposes to a minimum value of Fifteen Thousand (K15,000.00) kina shall be erected on the land within five (5) years and these or similar improvements to the same minimum value shall be maintained thereon in good repair during the currency of the lease.
(d) Excision of any easements for electricity, water, power, drainage and sewerage reticulation.

SCHEDULE

All that piece of land known as Allotment/Portion 20 Section/Milinch 502 Town/Fourmil WEWAK in ESP Province containing an area of 0.2870 hectares or thereabouts as delineated on registered survey plan (class ONE URBAN) catalogued No 3/175 in the Department, Waigani, NCD

Dated this.....day of...../.....

Signed on behalf of the Independent State of Papua New Guinea by a delegate of the Minister.

A Delegate of the Minister



**DEPARTMENT
OF LANDS**



AOPI CENTRE
WAIGANI
P.O. BOX 5665
BOROKO, NCD
PHONE 301 3202
FAX 301 3139

OFFICIAL

RECEIPT

Date: 28-MAY-07

Receipt No: 226955

Amount Received: K50.00

Part Payment: NO

Received From: EAST SEPIK PROVINCIAL ADMINISTRATION

Type of Transaction: LEASE DOCUMENT FEE

Cheque No: 002248

Bank: WESTPAC

Branch: WEWAK

Lot/Portion: 20

Section/Milinch: 0502

Town/Fourmil: WEWAK

Province: EAST SEPIK

Comments: PAYMENT FOR LEASE FEE AS PER LG & LAF

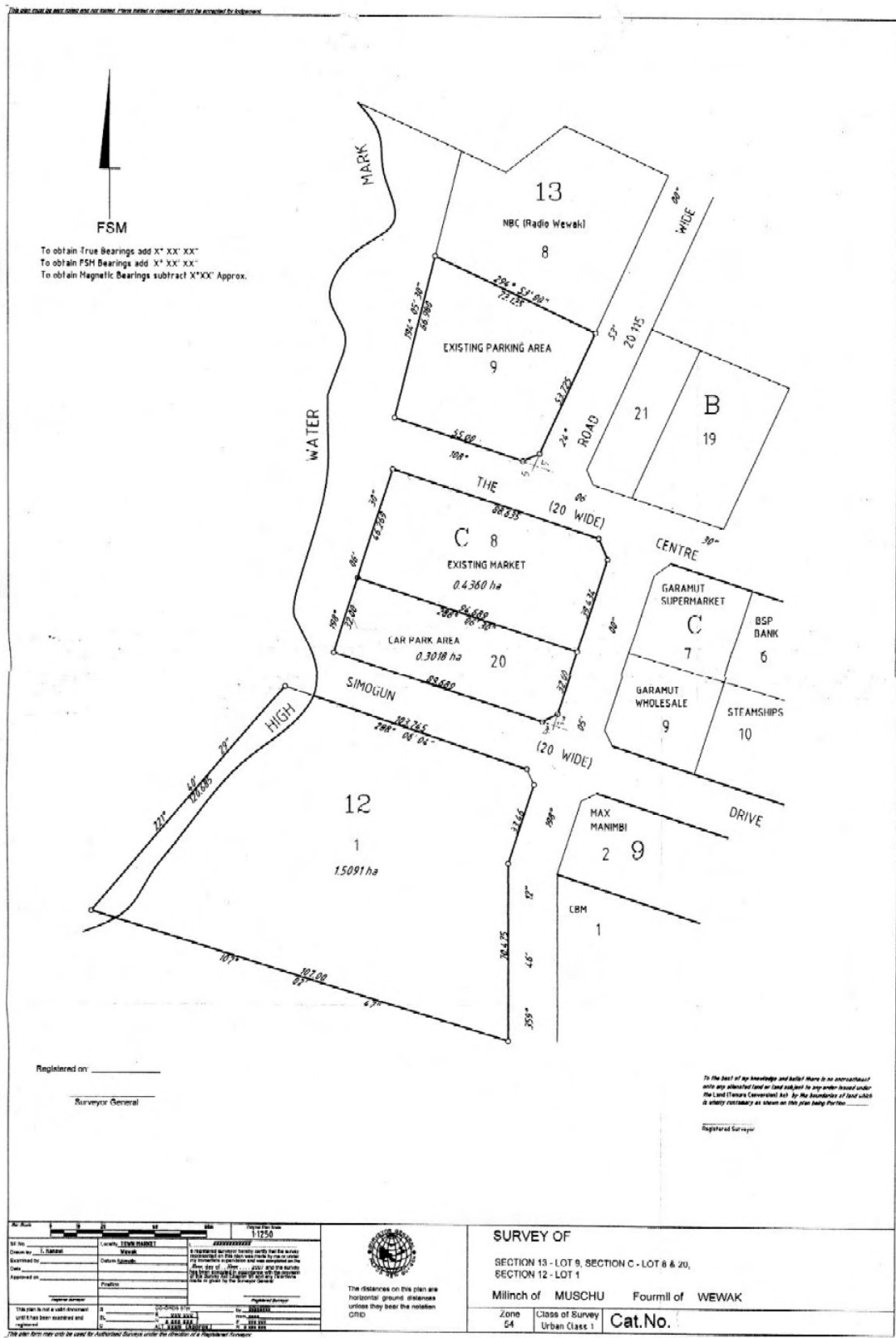
Payment accepted by:



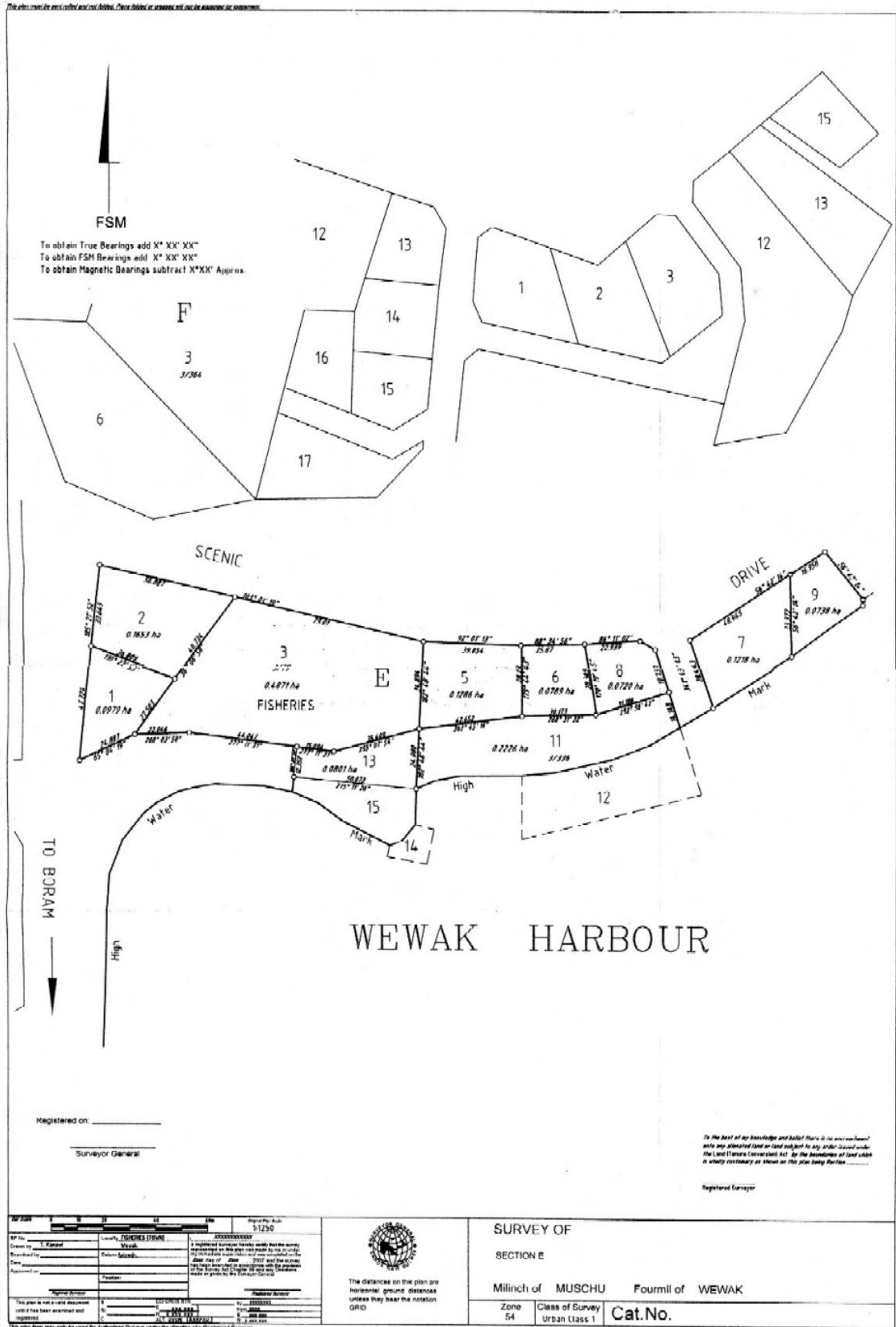
Receipt is not valid unless it is signed and stamped by the Cashier.

Note: No refund can be made until cheque has been cleared. Refund cannot be processed until at least 30 days have

3. 計画サイト公図



既存市場、市場計画サイト



既存棧橋（棧橋計画サイト）、製氷施設計画サイト