

LANDS

Table of Contents

	<i>Page</i>
<i>Principal</i>	
Lands Act 1976	
Table of Provisions	1095
Table of Amendments	1097
Lands Act 1976	1099
<i>Subsidiary</i>	
Lands (Review of Land Rental Rates) Order 2014	
Table of Provisions	1119
Table of Amendments	1121
Lands (Review of Land Rental Rates) Order 2014	1122

Lands Act 1976

TABLE OF PROVISIONS

<i>Section</i>	<i>Title</i>
1	Short title and commencement
2	Interpretation
3	Prohibition of certain transfers, etc, of land
4	Grants of title, etc, before 1922
5	Leasing, etc, of land for public purposes
6	Where minority of owners refuses, etc, to execute lease, etc
7	Class of land to be decided before lease
8	Leases to the Corporation for the mining of phosphate
9	Surface rights capital payment and advance cash royalties for phosphate
10	Rent payable for land leased to the Republic, etc
11	Payments for easements, wayleaves, etc
12	Removal of trees and vegetation
13	Removal of sand
14	Removal of coral and limestone
15	Nomination of a public officer to execute leases, etc
16	Revision of amounts of rent, compensation, etc
17	Monies payable by the Republic under this Act
18	Regulations
19	Repeal
	SCHEDULE 1 — SURFACE RIGHTS CAPITAL PAYMENT
	SCHEDULE 2 — ADVANCE CASH ROYALTY FOR PHOSPHATE
	SCHEDULE 3 — RENT PAYABLE FOR LEASED NON-PHOSPHATE-BEARING AND WORKED-OUT PHOSPHATE-BEARING LAND
	SCHEDULE 4 — COMPENSATION FOR REMOVAL OF TREES
	SCHEDULE 5 — ROYALTY PAYABLE FOR SAND REMOVED
	SCHEDULE 6 — ROYALTY PAYABLE FOR CORAL OR LIMESTONE REMOVED

Lands Act 1976

TABLE OF AMENDMENTS

The Lands Act 1976 No 13 was certified on 23 September 1976 and commenced on 11 October 1976 (GN No 325/1976; Gaz 50/1976).

Amending Legislation	Certified	Date of Commencement
Statute Law Revision Act 2011 No 8	15 April 2011	15 April 2011
Revised Written Laws Act 2021 No 7	1 June 2021	1 June 2021

An Act to repeal the *Lands Ordinance 1921-1968* and to make new provision for the leasing of land for the purposes of the phosphate industry and other public purposes, and for the removal of trees, crops, soil and sand and the payment of compensation and other monies.

Enacted by the Parliament of Nauru as follows:

1 Short title and commencement

This Act may be cited as the *Lands Act 1976* and commenced on 11 October 1976.

2 Interpretation

In this Act:

‘non-phosphate-bearing land’ means land which the Minister has decided under Section 7 is non-phosphate-bearing land;

‘phosphate-bearing land’ means land which the Minister has decided under Section 7 is phosphate-bearing land;

‘sea-level’ means the datum of sea-level used immediately before the commencement of this Act by the Republic for the purposes of determining elevation of land;

‘statutory corporation’ means a corporation incorporated by or under any written law of the Republic and wholly-owned by the Republic or by a corporation which is itself wholly owned by the Republic or by any such statutory corporation, and includes the Corporation;

‘the Corporation’ means the RONPHOS established under Section 6 of the *RONPHOS Act 2005*; and

[Amendment done by Section 27 of the *RONPHOS Act 2005* and Law Revision and Consolidation Act 2019 by replacing Nauru Phosphate Corporation with RONPHOS and repealing the Nauru Phosphate Corporation Act 1969 and replacing it with the *RONPHOS Act 2005*.]

‘worked-out phosphate-bearing land’ means land which the Minister has decided under Section 7 is worked-out, phosphate-bearing land.

3 Prohibition of certain transfers, etc, of land

- (1) Transfer *inter vivos* of the freehold of any land in the Republic to a person other than a Nauruan person is prohibited, and any such transfer or purported transfer, or any agreement to execute any such transfer, shall be absolutely void and of no effect.
- (2) A person who transfers, or agrees, attempts or purports to transfer, the freehold of any land in the Republic to a person other than a Nauruan person is guilty of an offence and is liable to imprisonment for 6 months.
- (3) A person who, without the consent in writing of the President, transfers, sells or leases, or grants any estate or interest in, any land in the Republic, or enters into any contract or agreement for the transfer, sale or lease of, or for the granting of any estate or interest in, any land in the Republic, is guilty of an offence and is liable to a fine of \$200.

- (4) Any transfer, sale, lease, grant of an estate or interest, contract or agreement made or entered into in contravention of subsection (3) shall be absolutely void and of no effect.
- (5) Any transfer, sale, lease, contract or agreement made or entered into in contravention of Section 3 of the *Lands Ordinance 1921-1968* shall continue to be absolutely void and of no effect.
- (6) For the purposes of this Section the expression “*transfer inter vivos*” includes transfer to a corporation or an unincorporated body of persons and the expression “*a Nauruan person*” does not include a corporation or an unincorporated body of persons of whom some are not Nauruans.

4 Grants of title, etc, before 1922

All Crown grants, titles, certificates, licences, orders, appointments, warrants, notifications, seals, registers, memorials, books, records, entries, instruments, and generally all acts of authority which originated under any of the laws, Ordinances, and enactments affected by the *Laws Repeal and Adopting Ordinance 1922* which were subsisting or in force immediately before the commencement of this Act shall, subject to express provision to the contrary in any written law in force for the time being, continue to be valid and to subsist, and shall be received and admissible in evidence to the same extent and in the same manner as immediately before the commencement of this Act under any law, Ordinance or enactment that was in force in the Republic at the date of the commencement of the *Laws Repeal and Adopting Ordinance 1922*.

5 Leasing, etc, of land for public purposes

- (1) Where the Republic, the Corporation or any other statutory corporation requires to obtain for the purpose of the phosphate industry or for any other public purpose a lease of any land for a period not exceeding 77 years, an easement, wayleave, or other right similar or analogous thereto in respect of any land, or a licence to enter upon any land and remove sand therefrom, it shall inform the Minister in writing of its requirement and of the reason for it.
- (2) Where the Minister is informed in writing under subsection (1) of any such requirement as is referred to in that subsection, he or she may, if he or she is satisfied that the lease, easement, wayleave, other right or licence is reasonably required by the Republic, the Corporation or the other statutory corporation, as the case may be, for the public purpose, notify the owners of the land of the requirement and the public purpose and request them to grant the lease, easement, wayleave, other right or licence, as the case may be, or may cause them to be so notified and requested.
- (3) Where the Republic requires to obtain for any public purpose a lease of any land for a period not exceeding 77 years, an easement, wayleave or other right similar or analogous thereto in respect of any land, or a licence to enter upon any land and remove sand therefrom, the Minister may notify the owners of the land of the requirement and the public purpose and request them to grant the lease, easement, wayleave, other right or licence, as the case may be, or may cause them to be so notified and requested.

6 Where minority of owners refuses, etc, to execute lease, etc

Where the owners of any land have been notified by the Minister under Section 5 of any such requirement as is referred to in that section and not less

than three-fourths of the owners of that land, both by number and by interest in the title thereto, have executed the instrument granting the lease, easement, wayleave, other right or licence, as the case may be, required, then, if any of the other owners of that land refuses or fails to execute that instrument or is unable by reason of absence from the Republic or physical or legal disability to do so, the Minister shall inform the Cabinet thereof and if the Cabinet is satisfied:

- (a) that the lease, easement, wayleave, other right or licence is required for a public purpose; and
- (b) that the refusal or failure of that owner to execute the instrument is unreasonable or, in the case of a person who is absent from the Republic or under a disability, that if he or she were present in the Republic or not under a disability his or her refusal or failure to execute the instrument would be unreasonable,

it may direct that the instrument is to be executed on behalf of that owner by the public officer nominated under Section 15; and the Secretary to the Cabinet shall forthwith send to the public officer nominated under Section 15 to execute the instrument or instruments of the class of the instrument, a notice in writing under his or her hand requiring him or her to execute the instrument on behalf of that owner.

7 Class of land to be decided before lease

- (1) Before any land is leased to the Republic or any statutory corporation, the Minister shall decide in accordance with subsections (2), (3) and (4) to which class the land belongs, that is to say whether it is:

- (a) phosphate-bearing land;
- (b) non-phosphate-bearing land; or
- (c) worked-out phosphate-bearing land:

Provided that, where any land is leased as a single portion, the Minister may decide that one part of it belongs to one class and that another part of it belongs to another class.

- (2) The Minister shall decide that land is phosphate-bearing land if he or she considers that it is more likely than not that the land contains phosphate which can be mined economically.
- (3) The Minister shall decide that land is non-phosphate-bearing land if phosphate has not been mined on that land and he or she considers that it is more likely than not that the land does not contain phosphate which can be mined economically.
- (4) The Minister shall decide that land is worked-out phosphate-bearing land if phosphate has been mined on that land by the Pacific Phosphate Company Limited, the British Phosphate Commissioners or the Corporation and he or she considers that the land does not contain phosphate which can be mined economically.
- (5) Every decision of the Minister under this Section shall:
 - (a) be made in writing;
 - (b) wherever reasonably possible, be notified to every person who is an owner of the land to which it relates;
 - (c) be notified in the Gazette by the Director of Lands and Survey; and
 - (d) be final:

Provided that, where after the Minister has made a decision under this Section he or she is satisfied that that decision was wrong, he or she shall

revoke the decision and give a new decision in respect of that land, and the provisions of this subsection shall apply thereto; where such a new decision is given and before it is given the lessor has been paid any amount in respect of a surface rights capital payment or advanced cash royalty for phosphate, he or she shall not be required to repay to the lessee any part of that amount but he or she shall not be entitled to be paid any amount in respect of rent until the amount payable in respect of rent exceeds the amount already paid to him or her, and then he or she shall be entitled to be paid only the amount by which the amount due in respect of the rent exceeds the amount already paid to him or her.

8 Leases to the Corporation for the mining of phosphate

- (1) Where land is leased to the Corporation, whether the lease is executed before or after the commencement of this Act, for the mining of phosphate on that land, the Corporation shall, in the absence of express provision to the contrary in the lease, be entitled to:
 - (a) mine all or any of the phosphate on that land and to take and retain possession of any such phosphate and to remove it from that land for sale by the Corporation or for the use by the Corporation locally as may be approved by the Minister;
 - (b) remove any buildings situated on that land;
 - (c) remove the topsoil, trees and vegetation from that land and use, destroy or otherwise dispose of them;
 - (d) remove coral and limestone from that land and use or otherwise dispose of it; and
 - (e) do all such other things on or in relation to that land as are reasonably required to be done for the purpose of mining phosphate thereon.
- (2) Where land has been leased to the Corporation for the mining of phosphate on that land, the lease shall expire on the first anniversary of the day on which the mining of phosphate thereon is completed or on any earlier date notified by the Corporation in the Gazette not less than 1 month before that date and in any event not later than 5 years after the date of the execution of the lease.
- (3) The Corporation shall be liable to rehabilitate any land from which phosphate is mined after the commencement of this Act or from which phosphate has been mined before the commencement of this Act if required by the Cabinet by notice in writing to rehabilitate such land.

9 Surface rights capital payment and advance cash royalties for phosphate

- (1) Where any phosphate-bearing land, other than worked-out phosphate-bearing land, is leased to the Republic or any statutory corporation by a lease executed after the commencement of this Act, the lessee shall, subject to subsection (2), forthwith upon the execution of the lease pay to the lessor:
 - (a) as a surface rights capital payment an amount of money determined in accordance with Schedule 1; and
 - (b) where the lease is for some purpose which is likely to prevent the mining of phosphate on the land until after a period of more than one

year from the execution of the lease, as an advance cash royalty for phosphate an amount of money determined in accordance with Schedule 2.

- (2) Where any phosphate-bearing land, other than worked-out phosphate-bearing land, is leased to the Republic or any statutory corporation by a lease executed after the commencement of this Act and that land has previously been leased, whether before or after the commencement of this Act, to the Republic or any statutory corporation or to the British Phosphate Commissioners or the Administrator or the Administration of the Island of Nauru and the lessee under that previous lease paid to the lessor thereunder any money as a surface rights capital payment or as a payment of a like nature or by way of an advance cash royalty for phosphate, no monies shall be payable as a surface rights capital payment or an advance cash royalty for phosphate, as the case may be, in respect of the subsequent lease.
- (3) Where money has been paid by the lessee to the lessor, whether before or after the commencement of this Act, as an advance cash royalty for phosphate and subsequently phosphate is mined on that land, the amount of money paid as an advance cash royalty shall be deducted from the amount which subsequently becomes payable to the owners of the land under the provisions of the *Nauru Phosphate Royalties (Payment and Investment) Act 1968-1974* as the Nauruan Land Owners Cash Royalty for phosphate mined thereon and, notwithstanding the provisions of that Act, shall be paid by the Corporation to the lessee which paid to the lessor the advance cash royalty.
- (4) Where any phosphate-bearing land, other than worked-out phosphate-bearing land, has been leased to the Republic or any statutory corporation by a lease executed after 1st July 1973, but before the commencement of this Act and monies have been paid to the lessor under and in accordance with the provisions of Section 4A of the *Lands Ordinance 1921-1968*, the lessee shall, forthwith upon this Act coming into force, pay to the owner an amount which is the difference between the amount paid under the said Section 4A and the amount which would have been payable as a surface rights capital payment under subsection (1) if this Act had been in force at the time when the lease was executed.

10 Rent payable for land leased to the Republic, etc

- (1) Where any non-phosphate-bearing land or worked-out phosphate-bearing land is leased to the Republic or any statutory corporation, whether the lease is executed before or after the commencement of this Act, rent shall be paid by the lessee to the lessor in respect of the period after the commencement of this Act in accordance with the provisions of Schedule 3, unless express provision to the contrary is contained in the lease.
- (2) Where any phosphate-bearing land other than worked-out phosphate-bearing land, is leased to the Republic or a statutory corporation by a lease executed after the commencement of this Act, no rent shall be paid by the lessee to the lessor unless express provision to the contrary is contained in the lease.

11 Payments for easements, wayleaves, etc

- (1) Where after the commencement of this Act an easement, a wayleave or a similar or analogous right or a licence to remove sand is granted in respect of any land to the Republic or a statutory corporation, the grantee shall, unless the instrument by which the grant is made expressly provides to the contrary, make to the grantor, payment in accordance with subsection (2).
- (2) The amount of the payment required by subsection (1) to be made for any easement, wayleave or other right similar or analogous thereto or for any licence to remove sand shall be such as the Minister, having regard for all the relevant facts, decides is fair and reasonable.
- (3) The Minister shall decide whether the payment is to be a single payment or a recurrent payment to be made periodically and, in the case of a recurrent payment, the dates on which payments are to be made, and he or she shall notify in writing the grantee of the easement, wayleave, right or licence, and, wherever reasonably possible, every grantor thereof, of his or her decision, which shall be final.

12 Removal of trees and vegetation

- (1) Where land is leased, or an easement, a wayleave or a similar or analogous right in respect of land, or a licence to enter upon any land and remove sand therefrom, is granted to the Republic or a statutory corporation, whether the lease or the instrument making the grant is executed before or after the commencement of this Act, the lessee or the grantee, as the case may be, may remove trees and vegetation from the land and may use, destroy or otherwise dispose of them.
- (2) In the case of an easement, wayleave or other right similar or analogous thereto or of a licence to enter and remove sand, only such number of trees shall be removed as is reasonably required to be removed for the purpose for which the easement, wayleave, other right or licence was granted.
- (3) Where trees are removed from any land in pursuance of subsections (1) and (2), the lessee or the grantee of the easement, wayleave, other right or licence, as the case may be, shall forthwith pay compensation to the lessor or grantor, as the case may be, in accordance with the provisions of Schedule 4.

13 Removal of sand

- (1) Where any land is leased to the Republic or any statutory corporation for the purpose of obtaining sand therefrom, or where a licence is given to the Republic or any statutory corporation to enter upon and remove sand therefrom, whether the lease is executed or the licence granted before or after the commencement of this Act, and sand is removed therefrom by the lessee or licensee after the commencement of this Act, the lessee or licensee shall:
 - (a) unless express provision to the contrary is contained in the lease or the instrument granting the licence, pay to the lessor or the person granting the licence as a royalty an amount calculated in accordance with the provisions of Schedule 5 in respect of all sand removed from the land after the commencement of this Act; and

- (b) rehabilitate the land within 1 year after the expiration or termination of the lease or licence.
- (2) Where any land has been leased to the Republic or a statutory corporation for the purpose of obtaining sand therefrom, or a licence has been given to the Republic or any statutory corporation to enter upon and remove sand therefrom, before the commencement of this Act, the lessee or licensee, as the case may be, whether or not the lease or licence has expired, shall forthwith upon this Act coming into force pay to the lessor or the person who gave the licence, as the case may be, in respect of sand removed from that land under that lease or licence on or after 1st February 1968, but before the commencement of this Act an amount of money which is the difference between any amount paid before the commencement of this Act as a royalty or similar payment for that sand and the amount which would have been payable in accordance with Schedule 5 as a royalty therefore if this Act had been in force at the time when the sand was removed.

14 Removal of coral and limestone

Where:

- (a) any phosphate-bearing land is, or has been at any time since 1st February 1968, leased to the Republic or a statutory corporation for mining phosphate, or
- (b) any land is, or has been at any time since 1st February 1968, leased to the Republic or a statutory corporation for the purpose of removing coral or limestone therefrom,

the lessee shall, unless express provision to the contrary is contained in the lease, pay to the lessor as a royalty for coral or limestone removed after 1st February 1968, an amount calculated in accordance with the provisions of Schedule 6, or the amount which is the difference between that amount and any amount already paid in respect thereof before the commencement of this Act, whichever is the less.

15 Nomination of a public officer to execute leases, etc

- (1) The Minister may nominate a public officer for the purposes of this Section.
- (2) Where a notice is issued under Section 6 requiring the public officer nominated under this Section to execute in respect of any land on behalf of an owner thereof an instrument granting a lease, easement, wayleave, right or licence, the public officer nominated under subsection (1) to execute that instrument or instruments of the class of that instrument shall forthwith execute that instrument on behalf of that owner and that instrument so executed shall be as valid and effective as though it were executed by that owner and, where that owner is a minor or a person under any other legal disability, as though he or she were not under a legal disability.
- (3) The nomination of a public officer under subsection (1) may be general or limited to an instrument granting a specified lease, easement, wayleave, right or licence.

16 Revision of amounts of rent, compensation, etc

- (1) The Cabinet may from time to time, by an order published in the Gazette, revise the amounts specified in the Schedules and payable under Sections 9,

10, 12, 13 and 14; but such an order shall not take effect until 14 days after the first sitting-day of Parliament after its publication in the Gazette and, if within that time Parliament passes a resolution revoking it, it shall not take effect at all.

- (2) An order made under subsection (1) decreasing any amount payable under any of Sections 9, 10, 12, 13 and 14 shall not have effect in respect of any time before the date on which it is published.

17 Monies payable by the Republic under this Act

All monies payable by the Republic under or by virtue of the provisions of this Act as rent, royalty, compensation or surface rights capital payment shall be paid from, and be a charge upon, the Treasury Fund.

18 Regulations

The Cabinet may make regulations prescribing any matter or things required or authorised by this Act to be prescribed or which are necessary or convenient to be prescribed for carrying out or giving effect to this Act.

19 Repeal

- (1) The *Lands Ordinance 1921-1968* is repealed.
- (2) Section 4 of the *Laws Repeal and Adopting Ordinance 1922-1967* is repealed.

SCHEDULE 1

[Section 9(1)(a)]

SURFACE RIGHTS CAPITAL PAYMENT

The amount to be paid as a surface rights capital payment in respect of phosphate-bearing land shall be:

- (a) if the surface of the whole of the land is more than twenty-five metres above sea-level, an amount of \$80 or an amount calculated at the rate of \$1,200 per hectare, whichever is the greater amount;
- (b) if the surface of the whole of the land is not more than twenty-five metres above sea-level, an amount of \$40 or an amount calculated at the rate of \$600 per hectare, whichever is the greater amount; or
- (c) in any other case:
 - (i) in respect of so much of the land the surface of which is more than twenty-five metres above sea-level, an amount calculated at the rate of \$1,200 per hectare; and
 - (ii) in respect of the balance of the land, an amount, calculated at the rate of \$600 per hectare, or an amount of \$80, whichever is the greater amount.

SCHEDULE 2

[Section 9(1)(b)]

ADVANCE CASH ROYALTY FOR PHOSPHATE

The amount to be paid as an advance cash royalty for phosphate in respect of any phosphate-bearing land leased for a purpose which will prevent the mining of phosphate thereon until after a period of more than one year from the execution of the lease shall be calculated by multiplying $A \times B \times C \times 0.75$ where:

- (1) A, in respect of land which is more than twenty-five metres above sea-level, is 61,020, and, in respect of land which is not more than twenty-five metres above sea-level, is 30,510. being the notional Island Average (appropriate to the elevation of the land) of the number of tonnes of phosphate mined from each hectare of land in the Republic
- (2) B is the area of the leased land, in hectares and parts thereof; and
- (3) C is the number of dollars and cents payable as the Nauruan Land Owners Cash Royalty for each tonne of phosphate under the provisions of the *Nauru Phosphate Royalties (Payment and Investment) Act 1968-1974*.

If, however, at any time after the commencement of this Act the amount payable as the Nauruan Land Owners Cash Royalty is required to be calculated by reference to the number of tonnes of phosphate for which it is paid, then:

- (1) A, in respect of land which is more than twenty-five metres above sea-level, is to be 62,000, and, in respect of land which is not more than twenty-five metres above sea-level, is to be 31,000;
- (2) B is to continue to be the area of the leased land, in hectares and parts thereof; and
- (3) C is to be the number of dollars and cents payable as the Nauruan Land Owners Cash Royalty for each tonne of phosphate under the provisions of the *Nauru Phosphate Royalties (Payment and Investment) Act 1968-1974*.

SCHEDULE 3

[Section 10]

RENT PAYABLE FOR LEASED NON-PHOSPHATE-BEARING AND WORKED-OUT PHOSPHATE-BEARING LAND

[Sch 3 am Act of 2011 s 12 and Sch 1 item 79, opn 15 Apr 2011]

1. The amount to be paid as the standard rent for leased non-phosphate-bearing land shall be:
 - (a) if the area of the land is more than one tenth of a hectare: Amount to be calculated at the rate of \$250 per hectare per annum
 - (b) if the area of the land is more than one twentieth of a hectare but not more than one tenth of a hectare: \$25 per annum
 - (c) if the area of the land is not more than one twentieth of a hectare: \$12.50 per annum
2. The amount to be paid as the standard rent for leased worked-out phosphate-bearing land shall be:
 - (a) if the area of the land is more than one tenth of a hectare: Amount to be calculated at the rate of \$125 per hectare per annum
 - (b) if the area of the land is more than one twentieth of a hectare but not more than one tenth of a hectare: \$12.50 per annum
 - (c) if the area of the land is not more than one twentieth of a hectare: \$6.25 per annum
3. The rent to be paid for leased non-phosphate-bearing or worked-out phosphate-bearing land shall be the standard rent applicable to the class of the land, ie non-phosphate-bearing or worked-out phosphate-bearing, except where the land is leased for:
 - (a) use as an aerodrome;
 - (b) housing of employees of the lessee, other than Nauruans;
 - (c) a purpose intended to be profit-making.
4. Where such land is leased for:
 - (a) use as an aerodrome; or
 - (b) housing of employees of the lessee, other than Nauruans, the rent to be paid shall be double the standard rent for land of that class.

Note

The freehold title to land acquired for use as an aerodrome under the Aerodrome (Acquisition of Land) Act 1952 was transferred to the Administration in 1952 (and on Independence, that land was vested in the Republic). The former landowners of that land are entitled under Section 6(2) of that Act to receive annual compensation in perpetuity of the amount which would be payable under clause 4 of this Schedule if the land were leased.

5. Where such land is leased for a purpose intended to be profit-making, the rent to be paid shall be treble the standard rent for land of that class.

SCHEDULE 4

[Section 12]

COMPENSATION FOR REMOVAL OF TREES

The amount to be paid as a compensation for a tree removed shall be such amount, within the following limits, as a member of the Nauru Lands Committee, duly nominated by such Committee, having regard to their age and condition at the time of removal, decides is fair and reasonable:

	<u>Lower limit</u>	<u>Upper limit</u>
For a coconut tree —	\$4	\$50
For a pandanus tree —	\$5	\$60
For a breadfruit tree —	\$10	\$200
For a mango tree —	\$10	\$300
For a paw paw tree, not being a seedling —	\$2.50	\$15
For an almond tree —	\$1.50	\$10
For a banana tree —	\$2.50	\$25
For a tomano tree —	\$2.50	\$50
For a lime tree —	\$10	\$100

SCHEDULE 5

[Section 13]

ROYALTY PAYABLE FOR SAND REMOVED

The amounts to be paid as royalties for sand removed are:

<u>Date of removal</u>	<u>Amount per tonne</u>
Between 1st February 1968, and 30th June 1973	\$0.20
Between 1st July 1973, and 28th February 1974	\$0.25
Between 1st March 1974, and 30th June 1974	\$0.50
After 1st July 1974	\$0.70

SCHEDULE 6

[Section 14]

ROYALTY PAYABLE FOR CORAL OR LIMESTONE REMOVED

The amount to be paid as royalty for coral or limestone removed is:

<u>Date of removal</u>	<u>Amount per tonne</u>
Between 1st February 1968, and 30th June 1973	\$0.20
Between 1st July 1973, and 28th February 1974	\$0.25
Between 1st March 1974, and 30th June 1974	\$0.50
After 1st July 1974	\$0.75

Lands (Review of Land Rental Rates) Order 2014

TABLE OF PROVISIONS

Clause

1	Citation
2	Commencement
3	New land rental rates

Lands (Review of Land Rental Rates) Order 2014

TABLE OF AMENDMENTS

The Lands (Review of Land Rental Rates) Order 2014 SL 6 was notified on 12 June 2014 and commenced on 1 July 2014 (order 2).

Amending Legislation	Notified	Date of Commencement
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The Cabinet in exercise of its powers under Section 16 of the *Lands Act 1976* makes the following Order:

1 Citation

This Order may be cited as the *Lands (Review of Land Rental Rates) Order 2014*.

2 Commencement

This Order shall commence on 1 July 2014.

3 New land rental rates

Land Classification Type	Current Contract Land Rental Rates	Proposed Lower Ranged Market Land Rental Rates
Cemetery, Coconut land & Non-commercial residential sites	\$1.20/m ²	\$3.60/m ²
Special Public Use Land (Education/Hospital/Fire/Police)	\$1.20/m ²	\$4.00/m ²
Special Commercial (Aerodrome)	\$2.40/m ²	\$7.00/m ²
Commercial I Land (Phosphate/Land/Ronphos/RPC/NUC/Hotels/Air Terminal/Commercial Residential/Government)	\$3.60/m ²	\$8.50/m ²
Special Commercial Reserve Land (PI-Permanent Installation Phosphate Land)	\$3.60/m ²	\$7.50/m ²
Commercial II Land (Sports Complex/Agriculture commerce)	\$3.60/m ²	\$8.00/m ²
Industrial Land (Fisheries/Port Authority)	\$3.60/m ²	\$8.50/m ²

Dated this 5th day of June 2014.

HON. BARON DIVAVESI WAQA, M.P.

PRESIDENT

CHAIRMAN OF THE CABINET