

**KANDAS LANDOWNERS ASSOCIATION INC.**  
**AND**  
**LAK LANDOWNERS ASSOCIATION INC.**

**DIRECTORS MEETING**

**MINUTES**



48671

Meeting No. 01/2014

Date : Sunday 30<sup>th</sup> of March, 2014  
Time : 1400 Hrs  
Venue : Kokopo Beach Bungalow Resort (Conference Room)

Meeting Chairman : Walter Schnoubelt  
Meeting Secretary : Danny Tiigur

Present : As per attached listing  
Apologies : Nil

**Agendas:**

**(Part A) Late Luncheon**

1. Opening Prayer – Ati Samuel (Ward 13 – Director)

**(Part B) Meeting Start: 1500 Hrs**

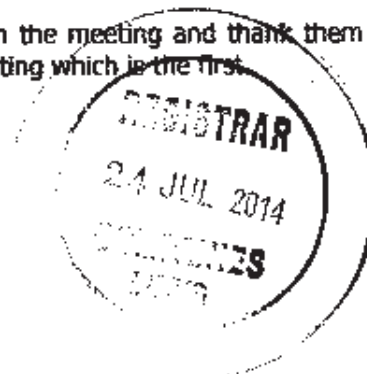
**1.1 Notice.**

Meeting Chairman – Mr. Schnaubelt before officially open the meeting advised the floor that this meeting will be the first official meeting of Lak Landowners Association Inc. and Kandas Landowners Association Inc where the meeting will be properly conducted in a orderly manner where agendas for the meeting will be presented, discussed and resolutions reached before moving to the next agenda. Meaning motions moved, seconded and passed with proper minute taken for reference. Motions will be moved separately since two Landowner Associations are present in this meeting.

- Secondly Constitution for Landowners Association Inc. as being passed out to all Directors present for their information and to look at and further advised that this constitution was drafted and presented to IPA as per their regulation/ requirement to process our Association into a registered entity. They were advised that the constitution is an evolving document base on their circumstance and situation in the future, meaning they can amend it if and when required.

**2. Welcome – Meeting Chairman**

- Officially welcome all the directors present in the meeting and thank them for their time and presence in this very important meeting which is the first.



- Strongly stressed that all present to put aside their political differences and let us all work together to develop Konoagil LLG and further stressed that we have being neglected for more than 40 years now with no outside help and have being tag as last corner which is not a good name or image for us; so let us stand up and take the first step to do something about it.
- Challenge the directors with hardship like using wheelbarrow to carry sick people to Aid Post or canoe which requires 4 to 6 people to paddle to the nearest hospital is the life currently at Konoagil LLG. He encouraged them to stand up and work together with him for a better livelihood for their people.
- Personally I am committed to do something about it all I ask is your support and assistance to bring development to our area through the project we are now pushing for.
- Generally I appreciate your present and please let us all put our hands, mind and soul together for the betterment of our people.

Ogen Tuarongi (Ward 13 Director)

- Word of appreciation to Meeting Chairman's welcome address and thank the Meeting Chairman for his leadership and guaranteed the Meeting Chairman that he will fully support and assist him together with my follow directors to see this project come true for the good of our people.
- Ask the Meeting Chairman to fast track this project with no delay.

Meeting Chairman

- Acknowledge Ward 13 Director's remarks and state that with your full support and believe in what we want to achieve which is development in our area, we will achieve our goal.
  - ❖ *All in favour to move to next agenda.*

3. Minutes of last Meeting

- None due to this meeting being the first meeting

4. ILG Update.

Meeting Chairman

- Introduce the importance of ILG documentation. Upon registration of all ILG and obtaining Certificate/titles to each and every ILG within the project area; we then have a good package to draw foreign developers into our area.
  - a) ILG with NFA.
    - ILG which was forwarded to us have being completed and now all our ILG Documents is with National Forest Authority as per the new requirement where if the ILG documents are forestry related matter NFA can process it on our behalf but in conjunction with Department of Land.
    - Out of my latest met with the Managing Director – NFA, he has instructed his officers to start work on our ILG and should be ready before Christmas 2014.....



Meeting Chairman

- Ask Floor to go first to Agenda 6 to enable agenda 4.b to be addressed.

❖ *All in favour to move to next agenda first.*

6. a) Appointment of Landowner Company

Meeting Chairman

- A Landowner Company has being established known as LAKA Forest Development Limited (LFDL). As formality and since this is our first official meeting; we have to endorse our landowner company for reference.

**Resolution 01/0114**

***Move motion that; Kandas Landowner Association Inc. and Lak Landowners Association Inc. directors appoint LAKA Forest Development Limited as our Landowner Business Arm Company.***

Mover: KLA Ward 13 Director – Ogen Tuaongi and LLA Ward 8 Director – Toby Tamlong;

Seconder: KLA Ward 15 Director – Bulu Eric and LLA Ward 6 Director – John Kilil

All in favour by show of hands was unanimous

.....Motion passed.....

---

b) ILG 60 year Lease Title to Laka Forest Development Limited (LFDL)

Meeting Chairman

- Example (Tok piksa) that when we go fishing we use good baits to catch fish if we use bad baits we will sit all day and night not catching a fish.
- Same goes for trying to catch or attract any foreign developer to our area we have to use good baits and in this case our customary land titles under the ILG certificate be given to Laka Forest Development Limited which is our landowner company to have a good package or tool to negotiate with a genuine developer for our area.
- Why 60 years? Is again a good bait to developers because developers will be investing in our area millions of kina and 60 years will be an attractive draw card because they will be given ample time to recoup their investment and further develop infrastructures in the area.

Ward 17 Director – Luke Toadep

- Ask to clarify what will happen to their land title once given to Laka Forest Development Limited.



Meeting Chairman

- Land will always be Landowners, another agreement or paper will be formulated to give LFDL the right to market our land on our behalf within the period granted. Where ever LFDL uses our title you are attach to it directly, and its understood by Department of Land that these land under LFDL is always belongs to the ILG.
- Title is some form of paper record of your land, we're giving you the opportunity to use it to develop your area because one, two or ten titles is not enough to entice a big developer but all our titles together will give LFDL enough negotiating power to bring in the right developer.

**Resolution: 01/0214**

***Move motion that; All ILG Titles under their ILG Certificate will be converted to State Lease arrangement under the name Laka Forest Development Limited for a 60 year term for the sole purpose of development.***

Mover: KLA - Ward 14 Director – James Burn and LLA – Ward 3 Director – Issac Tosei  
Seconder: KLA - Ward 13 Director – Ogen Tuarongi and LLA Ward 10 Director – Philip John

All in favour by show of hands was unanimous

.....Motion passed.....

---

Meeting Chairman

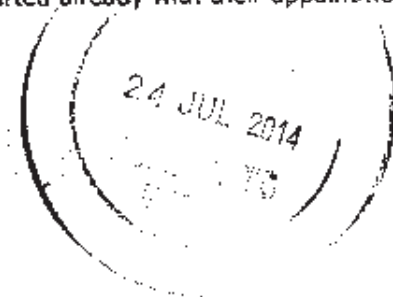
- Directed all Directors to go back to their wards and properly explain and advise their ILG chairmen within their wards what resolution they just passed.
- c) ILG Appointment of Ward Directors

Meeting Chairman

- Advised that decision has been made to appoint Ward Directors for all 15 wards in Konoagil LLG by the ILG executives in their respective wards and now its only formalities to obtain it in writing, of which the meeting chairman will facilitate on his trip to the area in about May 2014.

All Directors

- All Ward directors raised concern regarding their appointments as Directors for their respective wards, and they are;
  - Problem stem from a small group not convinced yet that this project would eventuate hence their reservation at this time to form their ILG.
  - Directors not sure of their position and duty statement.
  - Director of a ward must have land mass in that ward
  - Keep this team since we have started already with their appointment.



- After about 25 minutes on this subject all agree to go back to their wards and do awareness regarding this meeting to the ILG chairman who have forward their ILGs form for registration already.

Meeting Chairman

- Note all their comments or remarks and then advise that they only need to advise those who have supported them since the beginning of this exercise and leave the others to him when he conducts LFDL awareness in May 2014.

5. Ward Directors appointment of Lak and Kandas Landowners Association Inc. executives.

Meeting Chairman

- Again this will be just formalities since we have appointed our interim Chairmen already.

**Resolution: 01/0314**

***Move motion that; We the interim Ward Directors of Kandas (Ward 11 – 17) and Lak (Ward 3 - 10) appoint the following Interim Executives for our respective landowners associations.***

**Kandas Landowners Association Inc.**

Chairman	-	Benson Malaibe
Vice Chairman	-	Ogen Tuarongi
Secretary	-	Luke Toadep
Treasurer	-	Ati Samuel
Executive Director	-	Andrew Toadep

Committee:

- Bulu Eric
- James Burn
- Bonglan Man
- Tonny Walter

**Lak Landowners Association Inc.**

Chairman	-	Philip Tuanosi
Vice Chairman	-	Isidor Tobao
Secretary	-	Tobby Tamlong
Treasurer	-	Philip John
Executive Director	-	Issac Tosei

Committee:

- Mathew Toison
- David Wesley
- Sirel Tomene
- John Kilil

Mover: KLA Ward 14 Director – James Burn and LLA Ward 9 Director – Mathew Toison  
 Seconder: KLA Ward 12 Director – Ati Samuel and LLA Ward 5 Director – Sirel Tomene

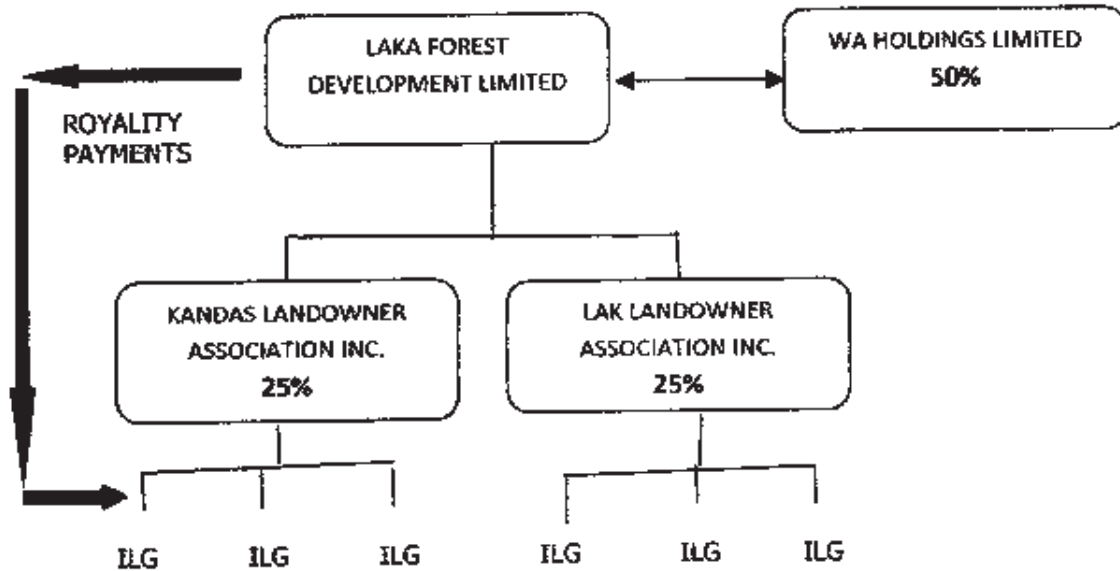
All in favour by show of hands was unanimous



Meeting Chairman

- Advised that Landowners Association Public Notice was Publicized on the 14<sup>th</sup> of March 2014; Post Courier at a cost of K600.00 each totaling K1,200.00 and proceed to read out loud the Public Notice in front of the directors with news papers copies given to each directors.

6. Advise of Shareholders of LFDL



7. LFDL Share allocation

Meeting Chairman

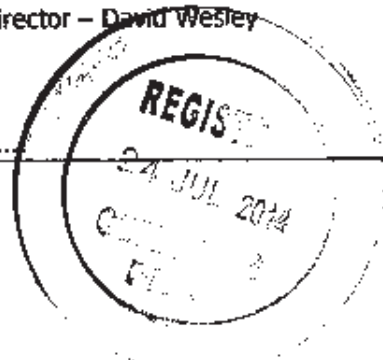
- LFDL Company Shareholding = KLA & LLA 50% + Investor Company 50% (WA Holdings Ltd)
- Royalties direct to ILG Chairman/BSP Account
- All Development Levies to LFDL for Disbursement

Resolution 01/0414

**Move motion that; WA Holdings Limited will hold 50% shareholdings off LFDL with the understanding that it will sale back at market value 20% shareholding of its shares of LFDL to KLA and LLA at a time agreed by all parties.**

Mover: KLA Ward 15 – Benson Malaibe and LLA Ward 3 Director – Issac Tosel  
Seconded: KLA Ward 14 Director – James Bum and LLA Ward 4 Director – David Wesley

All in favour by show of hands was unanimous



8. Advise of FCA exercise dates in each Wards

Meeting Chairman

- Advised that he will re-confirm date for this exercise but be expecting it around the 5th – 10<sup>th</sup> of May 2014 for a duration of 2 weeks.
- The following consultants will accompany him - Agricultural, Survey and Customary lands personals.

9. FMA and FCA process

Meeting Chairman

- Explain the meaning and difference between the two;

**FMA – Forest Management Authority**

All the timber resource area will be harvested through selective logging for duration of 35 years. We're focused on obtaining FMA permit before Christmas 2014

**FCA – Forest Clearance Authority**

This will be clear fell logging to pave way for Agricultural development. Here we can obtain FCA before FMA

10. NFA New Minister

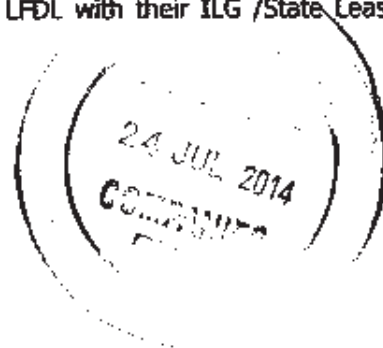
Meeting Chairman

- For your information the new Forest Minister is Mr. Douglas Tomuseria
- NFA Managing Director is Mr. Kanavi Pouru
- MD is behind the development of our area and the new minister also is with us in terms of support to develop our area.
- Good news is that the National Forest Board as Approved LFDL to commence its project submission.

11. Update on Potential Investors

Meeting Chairman

- Have had brief meeting with 5 Potential Investors with main agenda from our end to develop our area through Forestry (logging activity) and Agriculture (oil palm development).
- Only one meets our requirement and is very interested in developing our area. This company has a partner in the Oil Palm Development sector and upon further investigation is the 3<sup>rd</sup> largest oil palm producer in the world. They have interest to invest in PNG for the first time and their focus is on the Koroagii LLG area. To secure investor KLA and LLA through its ILG must empower LFDL with their ILG /State Lease titles to



enable LFDL to negotiate the best deal for land rentals for all our ILG in the FCA project areas.

- Explain the concept of investment / developer.

❖ Meeting suspended till 0900 hrs Monday 31/03/2014

Meeting Resumed

Time : 1130 hrs  
Date : 31<sup>st</sup> March 2014

Meeting Chairman

- Apologized for the delay due to some administration issue beyond our control.
- Meeting open

Opening Prayer – Andrew Toadep (KLA Executive Director)

Agenda;

## 12. Update on Potential Investors

Chairman

- We stop at agenda 12 but just to add that I have been verbally assured by company A their assistance in paying the Development Levies to LFDL to facilitate which equates to a great substantial amount of money.
- All we need now is to empower LFDL through your ILG title converted to 60 years state lease arrangement to close the deal.

❖ All in favour to move to next agenda

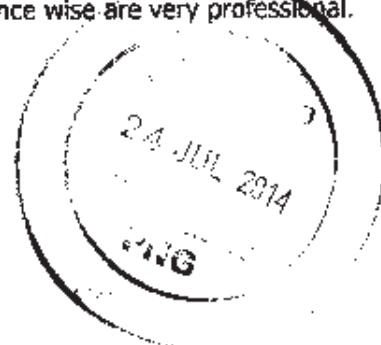
## 12. Appointment of Accountant, Legal Firm and Commercial Bank to Establish accounts for ILG, Landowners, LFDL and for Ward Directors.

Meeting Chairman

- We as a company need the three above firms to make our company strong and complete.
- My companies have been using certain firms and agencies over some 5 plus years and we know each other pretty well, so I recommend as an interim arrangement we engage them.

### a) Accountant

- Meeting Chairman advised the floor he recommended HLDL Niugini Ltd as our accountant.
- Their fees are reasonable and work performance wise are very professional.





**Resolution 01/0514**

**Move Motion that; We accept for a 2 years appointment HLDL Niugini as our Accounting firm for the entire group.**

Mover: KLA Ward 15 Director – Bulu Eric and LLA Ward 3 Director – Issac Tosel  
Seconded: KLA Ward 14 Director – Bum James and LLA Ward 7 Director – Isodor Tobau

All in favour by show of hands was unanimous

.....Motion passed.....

---

b) Legal Firm

Meeting Chairman Explained

- The cost is high at K1,700.00 per hour which seems a lot but the work is professional and second to none.
- Young and Williams Lawyers was recommended as the legal firm for the entire group.

**Resolution 01/0614**

**Move motion that, we appoint Young and Williams Lawyers as our legal representative for 2 years for our entire group.**

Mover: KLA Ward 17 Director – Luke Toadep and LLA Ward 3 Director – Issac Tosel  
Seconded: KLA Ward 11 – Tonny Walter and LLA Ward 7 - Isidor Tobau

All in favour by show of hands was unanimous.

.....Motion passed.....

---

C) Commercial Bank

Meeting Chairman

Recommended we stick to one bank for the sake of ease of transactions and BSP is the more convenient bank at this point in time.

**Resolution 01/0714**

**Move Motion that – Bank of South Pacific (BSP) branch in Kokopo will be the bank for the entire group.**



Mover: KLA Ward 12 Director – Ati Samuel and LLA Ward 4 Director – David Wesley  
Seconded: KLA Ward 13 Director – Ogen Tuarongi and Ward 9 Director – Mathew Toisen

All in favour by show of hands was unanimous.

.....Motion passed.....

---

AOB

Chairman

- Explain that this is the time to look back at all we have discussed during the meeting and make comments, ask question or need clarification on certain agenda this is the time to raise your questions
- Open the floor for discussion

Ward 3 Director – Issac Tosel

- AGENDA 4 – ILG – Commented on his views regarding ILG registration because there are now interested ILG who wish to fill-in their forms for us to register on their behalf, whether to collect or wait until later.

Meeting Chairman

- Responded saying all directors must collect all ILG forms that are completed in their ward and present them to their respective chairmen for processing.

Ward 13 Director – Ogen Tuarongi

- Ask if there could be another awareness exercise carried out by the Directors and at that time collect all completed ILG forms.

Meeting Chairman

- Responded saying that each Landowners association must present a budget to approve first before commencement, but support the initiative.

Ward 3 Director – Issac Tose

- Seeks everyone's views if this can be possible.

Meeting Chairman

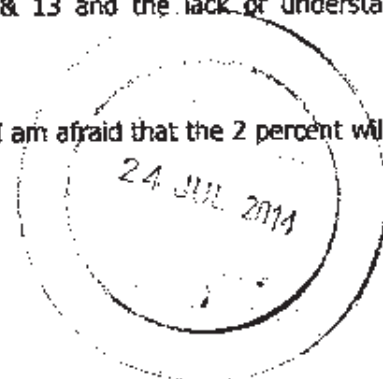
- Commenting on available time to process ILG from wards 11, 12 and 13 by saying that we have only a little window of opportunity left and we need to return this Friday with all completed ILG forms from this areas.

Chairman West

- Explain that due to the late inclusion of Ward 11, 12, & 13 and the lack of understanding or awareness that ILG is slow coming in or responding.

Meeting Chairman

- Simple fact that 98 percent of our ILG work is in progress I am afraid that the 2 percent will hold up the 98 percent.



- So to save further tension from developing all directors accept any late submission and pass it to your chairman and he will know what to do from there on.
- All you do is advise them that all ILG is under process.

**Chairman East**

- We are fighting are battle so to save ourselves from unnecessary bullet ask his Directors to do as meeting chairman advised.

**Ward 11 Director – Tonny Walter**

- State that this was his first meeting and was very thankful that he was part of it, he has learnt a lot which will assist him in doing his job as director effectively.

**Ward 17 Director – Luke Toadep**

- Notice to Chairman East and West plus meeting chairman if possible to sit down with Kamrai clan Kandas and discuss their problems.

**Meeting Chairman**

- Good time will be during my land identification visit in mid May.
- Ask all Directors to forward their phone numbers to him and he give them his for the sole purpose of business and for them only.

**Chairman East –**

- Stressed on asking the Directors that the company structure have been drawn up and made aware to them so please follow protocol.

**Meeting Chairman –**

- Directors perform your duties I have given you all the information you need to attend to your ILG chairmen. Don't give into pressure and give my number to your ILG chairmen to confirm what ever you to discuss and can't resolve. My mobile number is for you and you alone.
- I give my number to you so respect my number and don't forward it to someone without my consent.

**Ward 13 – Ogen Tuarongi**

- Ask the meeting to think of ones project in their prayers.
- Shared with everyone generally that Jesus is key so we all must pray to him for this project to eventuate.

**Chairman East**

- Be honest with your advise to your ILG chairmen because only the truth will free you from trouble.

**Ward 3 – Issac Tosei**

- Ask Directors to be mature in their approach in advising their ILG Chairmen or people. Explain we estimated the ILG to be completed by March 2014. This message was miss interpreted as the date of project launching. So please make sure what is confidential stays in this room and advise the people with what they need to know.
- Ask if we as Directors can carry out an awareness exercise.

**Meeting Chairman**

- Fully support it so in turn can prepare the people for my arrival.



- Same time this will be a good opportunity to introduce your Executive office bearers.
- Help your fellow Directors to gain confident to enable them to present themselves effectively to their communities.
- Want your budget Lak and Kandas for this exercise this evening.

#### CENTA ONE interested in Wards 3, 4, 5 and 6

- Ask them where have their development levies has gone because we can't see them in the current areas where they are operating in.
- Their current project area is a living testimony to what they have done to date. Just ask yourself is that what you want in your area.
- Please don't sell yourselves short. You like to have K1.00 or Millions of Kina for your resources?
- The Rights for your land is in your hands, that is what the Government of the Day recognizes. If you don't want them simply don't sign any paper. Please don't repeat what our fore fathers has done, enough is enough.
- Remember Rome was not built in a day. Konoagil will be a city but not over night.
- Just give LFDL the power and see what you are capable of with my personal assistance.

#### WARD 5 – Sirei Tomene

- Word of advise or challenge to this meeting that it won't be an easy ride, we will face hardship, tougher times ahead but we must have faith, believe that we will reach our Goal.
- Example: Small boy asking his grand father the condition of the butterfly in his hands. His Grand father replied saying the butterfly is in your good hands Son.

#### Meeting Chairman:

- This project is in your good hands.

#### Closing Remarks

##### Chairman West

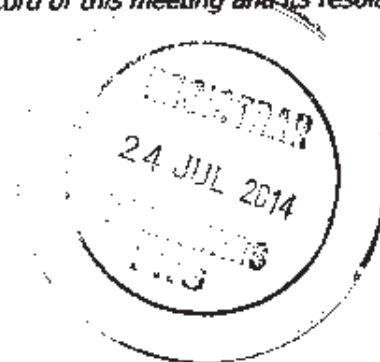
- I would like to take this opportunity to thank our facilitator Mr Walter Schnaubelt for all his time, resource and tireless effort towards our project.
- We cannot repay your tireless effort enough but pray that our provider will bless you and your family richly.
- Next thanks went to Danny for his ever ending assistance.
- Thanks Chairman East for your leadership from the start until now and beyond.
- Tosei Issac I cannot thank him enough for his ever ending support & assistance even though he is from Lak he help me more then my own people from Kandas. He spent say 80 percent of his time last year with this project than with his own family. 2013 Christmas and 2014 New Year at Kandas
- With due respect to the Directors present here these people here I have mentioned is the good example for you to follow.
- With that let us continue the good teamwork and look after our child and let them grow up healthy. Our son will help us in the not to distance future.

#### Closing prayer – Ward 10 – Philip John

Time: 1400hrs

---

*We, the undersign have agreed to accept this meeting minutes on this day of 1<sup>st</sup> of April 2014 at 10am, Kokopo Beach Bungalow Resort, as our true and correct record of this meeting and its resolutions:*



**Kandas Landowners Association Inc.**

Chairman	-	Benson Malaibe	<u>Benson</u>	Date	1/04/2014
Vice Chairman	-	Ogen Tuarongi	<u>Ogen</u>	Date	1/4/14
Secretary	-	Luke Toadep	<u>Luke</u>	Date	1/4/14
Treasurer	-	Ati Samuel	<u>Ati</u>	Date	1/4/14
Executive Director	-	Andrew Toadep	<u>Andrew</u>	Date	1/04/2014
Committee:		Bulu Eric	<u>Bulu</u>	Date	1/4/14
		James Burn	<u>James</u>	Date	01/04/2014
		Bongian Man	<u>Bongian</u>	Date	01/04/2014
		Tonny Walter	<u>Tonny</u>	Date	01/04/2014

**Lak Landowners Association Inc.**

Chairman	-	Philip Tuanosi	<u>Philip</u>	Date	1/04/2014
Vice Chairman	-	Isidor Tobao	<u>Isidor</u>	Date	01/04/2014
Secretary	-	Tobby Tamlong	<u>Tobby</u>	Date	1/04/2014
Treasurer	-	Philip John	<u>Philip</u>	Date	01/04/2014
Executive Director	-	Issac Tosei	<u>Issac</u>	Date	1/4/2014
Committee:		Mathew Toison	<u>Mathew</u>	Date	01/04/14
		David Wesley	<u>Wesley</u>	Date	01/04/14
		Sirel Tomene	<u>Sirel</u>	Date	01/04/14
		John Kilil	<u>John</u>	Date	1/04/14

