

Appendix E – Lease Document, Etas

DO NOT REMOVE THIS DOCUMENT – IT IS HERE FOR
REFERENCE – READ HERE – DO NOT REMOVE

This is Annex E of the Environmental Impact Assessment (EIA) Report has been prepared for the VARS project, Component 1 Etas Subdivision, in accordance with the **Environmental Protection and Conservation Act [CAP 283]** and the **EIA Regulations Order No. 175 of 2011**.

Submission of Comments:

Written comments and concerns about the project or the EIA report can be submitted to the VARS Project Management Unit (PMU):

Physical Address:

Ministry of Lands and Natural Resources – Resource Centre – Project Management Unit - George Pompidou

Email: eso@vars.vu

Phone: 555 1551 or 774 9233 – for information

Deadline for submissions:

Written comments and concerns about the project or the EIA **report MUST BE SUBMITTED NO LATER THAN 15 AUGUST 2025**

For further information or clarification please contact the VARS PMU through the email or phone numbers above

LANDS REGISTRY
BUREAU DE L'ENREGISTREMENT ET DES HYPOTHEQUES

SAC POSTAL PRIVE 9026
 PORT VILA – VANUATU

PRIVATE MAIL BAG 9026
 PORT VILA – VANUATU

ADVICE OF REGISTRATION OF A DEALING
AFFECTING REGISTERED LAND
AVIS D'ENREGISTREMENT D'UNE OPERATION
INTERESSANT UN FONDS DE TERRE IMMATRICULE

Application Number : 1204/2008 & 1205/2008

No. de la demande :

Name of Registered Proprietor(s) : 1. STELLA MARE LIMITED
Non du / des Propriétaires 2. GOVERNMENT OF REPUBLIC OF VANUATU represented
 By THE MINISTRY OF JUSTICE & SOCIAL WELFARE (FOR
 DEPARTMENT OF CORRECTIONAL SERVICES

Title(s) affected :

Titre(s) intéressé(s) :


| | |
|-------------|--|
| 12/0923/602 | |
| | |
| | |

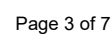
Particulars of dealing or other
 matters registered :

Renseignements concernant l'opération ou
Les autres dispositions enregistrées :

| Priority <i>Ordre des Inscriptions</i> | Nature <i>Nature</i> | Other Particulars <i>Renseignements complémentaires</i> |
|---|-------------------------|---|
| 1 | Special Lease | Dated 17 th March 2008 made between THE MINISTER OF LANDS AND NATURAL RESOURCES and STELLA MARE LIMITED. Lease for 75 Years. |
| 2 | Transfer of Lease | Dated 18 th March 2008. FROM (1): STELLA MARE LIMITED TO (2): GOVERNEMENT OF REPUBLIC OF VANUATU REPRESENTED BY THE MINISTRY OF JUSTICE & SOCIAL WELFARE (FOR DEPARTMENT OF CORRECTIONAL SERVICES) . |

Date Registered 23rd of April 2008
Date d'enregistrement : de


 Director of Lands Records
Directeur de l'enregistrement et des Hypotheses



LANDS REGISTRY
BUREAU DE L'ENREGISTREMENT ET DES HYPOTHEQUES

SAC POSTAL PRIVE 9026
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ADVICE OF REGISTRATION OF A DEALING
AFFECTING REGISTERED LAND
AVIS D'ENREGISTREMENT D'UNE OPERATION
INTERESSANT UN FONDS DE TERRE IMMATRICULE

Application Number : 5425/2024
No. de la demande :

Name of Registered Proprietor(s) : GOVERNMENT OF REPUBLIC OF VANUATU represented
Non du / des Proprietaires by THE MINISTRY OF JUSTICE & SOCIAL WELFARE (FOR
DEPARTMENT OF CORRECTIONAL SERVICES)

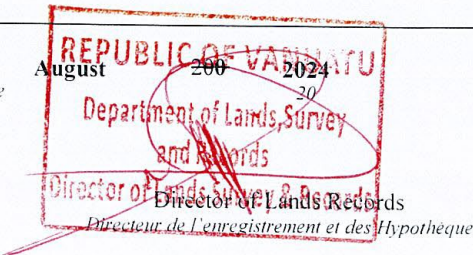
Title(s) affected :
Titre(s) intéressé(s) :

| | |
|-------------|--|
| 12/0923/602 | |
| | |
| | |

Particulars of dealing or other matters registered :
Renseignements concernant l'opération ou
Les autres dispositions enregistrées :

| Priority Ordre des Inscriptions | Nature Nature | Other Particulars Renseignements complémentaires |
|---------------------------------------|--------------------------|---|
| 1 | Change of name of Lessor | Dated 02nd of July 2019 pursuant to the Certificate of Registered in Land of the Customary Land Management Office to: FAMILY KALMET, FAMILY KALTATAK & FAMILY MASEIMERMAN represented by Andrew Willy Laklokai, Samuel Andrew, Jack Norris Kalmet, Kalkot Kaltatak, Joseph Kaltapas, Charles Kalkot, Charlot Nawen Maseimerman, Kalserei Yonah Rutau, Kalwat Joseph and John Markal. |

Date Registered: 20th of August 2024
Date d'enregistrement :



PUBLIC OF VANUATU

LEASE REGISTER

Land Records Office

Edition No.

23rd April 2008

PART A - PROPERTY SECTION

TITLE NO. 12/10923/602
1981 OF 12/10921/106

Date Opened

Location

Lease(s)

Approx. Area:

ha

m

m

ca

Easements Appurtenant

Jans. Vila 1 Eme
The Minister of LAND AND NATURAL RESOURCES.

Term

75 YEARS

from 1st JANUARY 1997

To 2nd NOV 9.A

Class

E. Special

Entry No.

PART B - PROPRIETORSHIP SECTION

NAME AND ADDRESS IN VANUATU OF PROPRIETOR AND RESTRICTIONS AFFECTING RIGHT OF DISPOSITION

Applc. No.

Year

M

D

Nature of Instrument
Consideration etc.Director's
Signature

Restriction: No disposition by the proprietor shall be registered without the written consent of the Lessor

1204/08

2008

4

23

Lease Ss 35 and 47 (2)
Land Leases Act No. 4 of 1983

Quill

Stella MARE Limited - c/o P.O. Box 112, P.O. Box 112

1204/08

2008

4

23

LEASE

Quill

GOVERNMENT OF REPUBLIC OF VANUATU (INCORPORATED IN THE
MINISTRY OF TURKICE AND SOCIAL WELFARE (FOR
DEFINITION OF FOREIGNERIAL SERVICES) - P.O. Box 3082.
P.O. Box 112

1204/08

2008

4

23

Transfer of
LEASE FOR
2d. 100 100 11

Quill

Change of name of lessor dated 16th February
2019 to KATINAK FAMILY, KATINAK FAMILY &
FAMILY MASEMERUAKIAN. Represented by
ANDREW BAKA KATINAK, KATINAK KATINAK &
JACK KATINAK - Satepa Village

1204/08

2008

4

23

Transfer of
LEASE FOR
2d. 100 100 11

Quill

Change of name of lessor dated 2nd July 2019 to KATINAK
FAMILY, KATINAK FAMILY & FAMILY MASEMERUAKIAN represented by
ANDREW BAKA KATINAK, KATINAK KATINAK &
JACK KATINAK - Satepa Village

1204/08

2008

4

23

Transfer of
LEASE FOR
2d. 100 100 11

Quill

Change of name of lessor dated 2nd July 2019 to KATINAK
FAMILY, KATINAK FAMILY & FAMILY MASEMERUAKIAN represented by
ANDREW BAKA KATINAK, KATINAK KATINAK &
JACK KATINAK - Satepa Village

1204/08

2008

4

23

Transfer of
LEASE FOR
2d. 100 100 11

Quill

EDITION CLOSED - SATEPA VILLAGE (AND KATINAK FAMILY)

IPV Printers

LEASE REGISTER REGISTRE DES BAUX

Land Records Office

Bureaux de l'Enregistrement
Title No. 12/0923/602

Tire NO.

Date opened 26th August 2004
Ouvette April

PART A – PROPERTY SECTION
PREMIERE PARTIE – DESCRIPTION DE L'IMMEUBLE

(Former title No. Part of 12/09/2011/106
(Ancienement) Parité de

| Location | EFATE / VATE | Approx. Area | 10 | ha | 00 | 00 | a | 00 | 00 | sq |
|--|--|----------------|----|----|----|----|---|----|----|----|
| Situation lessor(s) Baillieur(s) | THE MINISTER OF LANDS & NATURAL RESOURCES LE MINISTRE DE TERRES & DES RESSOURCES NATURELLES | Superf. Approx | | | | | | | | |


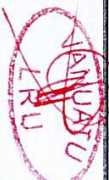
Easement Appurtenant

Lessee(s) STELLA MARIE LIMITED
Locataire(s)

| Term | From | Rent | Class | Category |
|-----------------|------------------|---------------|-------|----------|
| 25 Years / Ann. | 1st January 1997 | £ 220,000 PA. | £ | SPECIAL |
| Durée | du | Loyer | | |

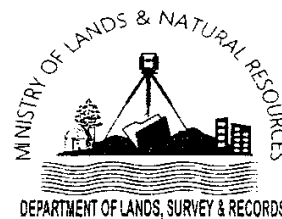
PART B – PROPRIETORSHIP SECTION

DEUXIEME PARTIE -- INDICATIONS RELATIVES AU PROPRIETAIRE ET LA NATURE DE SON DROIT

| d'inscrip. | NAME AND ADDRESS IN VANUATU OF PROPRIETOR(S) AND RESTRICTIONS AFFECTING RIGHT OF DISPOSITION NON ET ADRESSE AU VANUATU DU PROPRIETAIRE ET RESTRICTIONS AFFECTANT LE DROIT DE JOUISSANCE | Applic. No. No de la Dde | Date | | Nature of Instrument Nature de l'Acte | Director / Directeur signature |
|------------|---|-----------------------------|---------------|-------|--|---|
| | | | Year année | M D/J | | |
| 1. | GOVERNMENT OF REPUBLIC OF VANUATU represented by THE MINISTRY OF JUSTICE and SOCIAL WELFARE (FOR DEPARTMENT OF CORRECTIONAL SERVICES) - P.O BOX 3082 - POPT VUA | 1205/2008 | 2008 | 04 23 | Transfer of lease for VT 20,000,000 |  |
| 2. | Change of Name of Cessor to KALINET, FRONIS, KALINATIS, FRINIS of FAMILY MASEIN NORMAN represented by MASEIN William, MASEIN Sam ANDREW, TACK MASEIN KALINET, KALIKOT KALINAT, JOSEPH KALINATAS, ELIAS KALIKOT, CHARLOT, MYRIEN MASEIN NORMAN, KALISEREI, JONAH KALIKOT, KALINET JOSEPH, MASEIN JONATHAN, the Cessionary and Benefi- ciaries 28 January 2014. Eratap Village - ETTHE | 5425/2024 | 2024 | 08 20 | Change of Name of Cessor |  |
| 3. | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |



THE REPUBLIC OF VANUATU
LA RÉPUBLIQUE DE VANUATU



Ministry of Lands and Natural Resources
Ministère des terres, et des Ressources Naturelles
DEPARTMENT OF LANDS, LAND SURVEY AND LAND RECO
Département des Terres, de l'Arpentage et des Dossiers fonciers
Private Mail Bag 9090
Port Vila
Telephone (678) 33140 Vanuatu Gov. VOIP: 2600

N-O / Ref: 096/LRU – 2025 / DOL. wk.

Date: 22nd May 2025

V-Y / Ref:

Letter to Lessee(s):

- **GOVERNMENT OF REPUBLIC OF VANUATU represented by THE MINISTRY OF JUSTICE & SOCIAL WELFARE (FOR DEPARTMENT OF CORRECTIONAL SERVICES) - P.O Box 3082 - PORT VILA**

Dear Sir/Madame,

RE: CHANGE OF NAME OF LESSOR AGAINST THE LEASHOLD TITLE(S) – 12/0923/602.

We write to inform you concerning the above reference.

This letter is served to inform you as Lessee and registered proprietor of the said leasehold title(s) that the Land Registry Office has received a Change of name of Lessor which has been processed for registration and entered on the Register.

The Change of Name of Lessor is to **FAMILY KALMET, FAMILY KALTATAK & FAMILY MASEIMERMAN** represented by **Andrew Willy Laklokai, Samuel Andrew, Jack Norris Kalmet, Kalkot Kaltatak, Joseph Kaltapas, Charles Kalkot, Charlot Nawen Maseimerman, Kalserei Yonah Rutau, Kalwat Joseph and John Markal.** and this change is done through the Certificate of recorded interest in Land from the Customary Land Management Office dated 02nd July 2019 in accordance with Section 100A of Land Leases Amendment Act.32 of 2013.

We enclose herewith a copy of the advice for registration of this change.

Thank you for your understanding regarding this matter.

