



# PSUP (PARTICIPATORY SETTLEMENT UPGRADING PROJECT) Nius

## State Grants Portion 939 for Development

Portion 939 is a vacant Government Land which was formerly leased under creational purpose held by Papuan Acquisitorial Association Inc and operated the Turf Club /Race Course .

This time around the State granted the access of above land to a Not-for-Profit Organization or NGO known as DS International Inc. (DSI).

The Land is under a city standard sub-division planning conforming to physical planning requirement of Department of Lands & Physical Planning and the NCD Physical Planning Board.

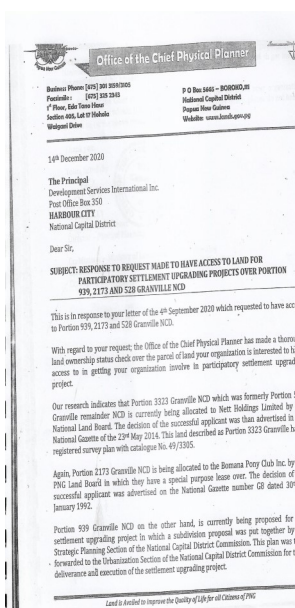
This is the single biggest achievement ever thus DSI is very proud to help in addressing the acute in-security of urban ten-

ure and the chronic complexities of unplanned growth of unplanned settlements in urban PNG.

The Portion 939 Model would be the cheapest development model result DSI aims to achieve to market to the Government and the Donors.

The end product will be a game changer to reverse the trend and close the gaps of urban divides between the well planned, built and serviced neighborhood to the unplanned, poorly build and non-serviced neighborhood.

Thus with the consent of the State, DSI is progressing consultation, mobilization, engagement and participation of key stakeholders especially block-holders in



Consent Letter from the Chief Physical Planner of PNG

accessing the regulatory approvals for land board, physical planning, valuation, surveying and state leases.

rectedand reactivated to process the interest and development needs of the settlers. With the guidance of DSI and Mr Peter Simbakua , the Principal consultant, minimum criteria and process was put in place which seems effective.

DS International Inc.

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### Special points of interest:

- State Grants Access to Portion 939 for Development
- DS International Inc. is the sole implementer of urban development project of Portion 939
- The outcome of Portion 939 Participatory Settlement Upgrading Project or PSUP will shape the development model DSI is promoting and advocating

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## Community Awareness & Mobilization

DSI organized series of community awareness and meetings after receipt of the Letter from the Chief Physical Planner of PNG dated 14th of December 2020.

Interested block-holders residing on Portion 939

have organized themselves within their own local Associations of Southern Zone Block-holders Association, Kusambuk and Kere-waka.

The three sister Associations were resur-

## Portion 939 Field Office

DSI has opened a new field Office on Portion 939 to administer the land access approval granted by the State and to progress the PSUP Project on Portion 939 to secure land titles for the vulnerable and disadvantaged Block-Holders and their families. The core function is awareness, consultation, advise and coordination of PSUP Project. The key activities are project registration, file creation, social marketing, project mobilization, connect Department of Lands & Physical Planning and land access regulations, link up resource people and organizations and ongoing liaison, communication and coordination of Project amongst key partners and stakeholders.

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Mr Patrick Halpie, Department of Lands & Physical Planning at Portion 939 Meeting

## Zoning & Sub-Division Plan

There is a proposed Zoning and Sub-Division Plan for Portion 939 done initially by the Office of the Chief Physical Planner. That old Plan was revisited and updated by DSI as the Project Proponent and Implementer and in consultation with the facilitator, the Department of Lands & Physical Planning through the Office of the Chief Physical Planner. The GIS Unit of the Development Planning Division are active facilitator of this Project. Once the proposed Planned is ap-

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successful applicants. Current block holders are given the first choice or preference over others.

Hence, given the lack of Government Policy and institutional gaps, DSI is filling up the voids as the voice, hope and driver.

proved, planning permission is issued then the cadastral survey commences followed by titles creations. Until then individual leases would be granted to

## Project Agreement: Linking Object to Subject

A Clear State Lease Title over a space of land on Portion 939 will seal the lifelong and generational bond/covenant between a person, his/her families and the land on which they reside. Nevertheless, Portion 939 is set to become the permanent house of residence and home to many average PNG families. The fear of eviction is being extinguished for now pending engagement with the statutory regulatory land access process. Therefore

the Project Agreement is the sole legal instrument to enable and transform a mere settler without land titles and decent houses into a bankable title holder and an instantaneous gain of wealth and improve standard of living.



Project Agreement signed between Blockholders' and DSI on 16<sup>th</sup> of May 2021

## Community Association Membership

Each of the block-holders registered themselves as members to their respective Local Community Association. Three active ones are Portion 939 Southern Zone Block Holders Association, Kerewaka and Kusambuk Associations. Hence, DSI has a Memorandum of Understanding or MOU with the first. A MOU was signed on 29th of September 2016 during the launch of the Association in partnership with DSI. The Membership of this Association grew exponentially commencing in February 2021. By end of April its numerical strength surpassed 150 Members which made it the largest local Association within Portion 939 compared to

Kerewaka 54 and Kusambuk 36. It is encouraging that the Meetings of the first Association has been promptly attended to by the other two sister Associations.



## Block-Inspection & Verification

The strength of this Project is on the integrity of the process. The process is very simple, easy to follow and is very effective. This ensures that only the genuine block-holders are accounted, their blocks confirmed and their registration is verified and validated by the leaders of the local Association. The Official Register is updated and presented to the DSI Project Office with the bio-data of each of the registered members.

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## Project Participation Registration

DSI has analyze the complex cost structure of the Project over the years and therefore is able to simplify and cut-down the cost into three components of planning permission, cadastral survey and state lease application. The cost of each is K1,000.00 thus a simple K3,000.00 is the unit cost per person (blockholder). Each person is qualified to sign a Project Agreement with DSI once her/she passes K1000 mark. A receipt with a

PSUP Project Number is issued as a unique Project ID followed by file creation.





