

# **SICHE INFRASTRUCTURE SURVEY REPORT**



## **PHASE II – ARULIGHO CAMPUS POITETE CAMPUSE**

**JULY 2005**

## Executive Summary

This report is Phase II of SICHE Infrastructure survey, an extension to survey two additional SICHE campuses, Aruligho and Poitete. Term of Reference of the survey is very much similar to the Phase I, conducting infrastructure survey of the topography where necessary replace permanent boundary marks together with the production of maps to standard scales, compilation of buildings register identifying academic and residential buildings, conduct valuation of all buildings estimating their market value, replacement cost and depreciation value and an assessment of physical and structural condition of all buildings.

Aruligho SICHE Campus is located approximately 30km west of Honiara. It has about 83 hectares of registered land area and virtually no existing infrastructure. Most facilities have been believed to be destroyed during the ethnic. The detailed survey of Aruligho SICHE campuses took seven days to complete, the final output from the survey is the production of maps plotted at standard scale of 1:3,500.

Lesson learnt from Aruligho surveys is the issues of illegal settlement, a family is currently settling inside SICHE property. Secondly is evidence that people have extract timber inside SICHE.

In land rental, SICHE currently owes Solomon Islands Government (SIG) a total of **\$698.95** in land rents since 2004. Land Lease records show SICHE as title holder to parcel number **190-072-084** with fixed term title of 75 years. To date SICHE has about **58 years** before terms of the fixed term title expires.

Poitete Campus is 43km from Gizo and 68km from Munda. Surveys took seven days to complete. A topographical map was produced a scale of 1:2,000. Lessons learnt from the survey is that currently Poitete Campus is located withing parcel number 081-003-106, and record shows that the commissioner of Lands as the title holder. SICHE management to quickly consult commissioner of Land office to sub divide parcel 081-003-106, creating a new parcel in order for SICHE to have a legal title to its Poitete campus.

Valuation of buildings was mainly conducted to Poitete Campus. 5 Academic and 11 Residential buildings, Based on valuation assessments the following figures were derived, the total market value of all SICHE building is **\$508,101**, total depreciation value of **\$498,691** and a total replacement cost of **\$940,927**.

A general checklist was used to assess buildings physical and structural condition. The overall assessments indicate that most buildings general condition is satisfactory apart from signs of rust and corrosion on iron.

There is evidence that people have extract timber out the property mainly milling timber.

| TABLE OF CONTENTS                | PAGES |
|----------------------------------|-------|
| 1.0 TITLE                        | 4     |
| 1.1 SCOPE OF SURVEY              | 4     |
| 1.2 LOCATION                     |       |
| 1.3 TOTAL REGISTERED LAND AREA   | 4     |
| 2.0 ARULIGHO SURVEY REPORT       | 4     |
| 2.1 TOPOGRAPHICAL SURVEY         | 4     |
| 2.2 LANDS SURVEY DATA            | 4     |
| 2.3 BUILDINGS                    | 4     |
| 2.4 UTILITIES DATABASE           | 5     |
| 2.5 ARULIGHO BOUNDARY DEFINITION | 5     |
| 2.6 LESSON LEARNT                |       |
| 3.0 POITETE SURVEY REPORT        | 5     |
| 3.1 TOPOGRAPHICAL SURVEY         | 5     |
| 3.2 LANDS SURVEY DATA            | 6     |
| 3.3 BUILDING DATABABASE          | 6     |
| 3.3.1 ANALYSIS                   | 7     |
| 3.4 UTILITIES DATABASE           | 7     |
| 3.5 KUKUM BOUNDARY DEFINITION    | 7     |
| 3.6 LESSON LEARNT                | 7     |
| 4.0 PLAN PRODUCTION              | 7     |
| 5.0 VALUATION                    | 8     |
| 6.0 BUILDING PHYSICAL CONDITION  | 8     |
| 7.0 ISSUES IDENTIFIED            | 9     |
| 7.1 RECOMMENDATIONS              |       |
| 8.0 CONCLUSIONS                  | 13    |
| APPENDICES                       |       |
| SICHE CAMPUSES MAPS              | 1     |
| SICHE BOUNDARY COORDINATES LIST  | 2     |
| SICHE BUILDING DETAILS           | 3     |
| SICHE VALUATION ASSESSMENTS      | 4     |
| SICHE BUILDING ASSESSMENT        | 5     |
| SICHE LAND RENTS                 | 6     |
| CONTRACTOR TERMS OF REFERENCE    | 7     |

## **SICHE SURVEY REPORT PHASE II**

### **1.0 Title: Infrastructure Survey of SICHE Outer Campuses: -**

- (a) Aruligho SICHE Campus
- (b) Poitete SICHE Campus

### **1.1 Scope of Survey**

To carry out detail site surveying of Aruligho SICHE and Poitete SICHE Campuses Identifying, and re-establishing permanent boundary marks. The surveys includes identify topography and the location and size of all permanent buildings

### **1.3 Total Registered Land Area**

| <b>No</b> | <b>Campus Name</b> | <b>Parcel Number</b> | <b>Land Area (Ha)</b> |
|-----------|--------------------|----------------------|-----------------------|
| 1         | Aruligho           | 190-001-072          | 83Ha                  |
| 2         | Poitete            | 081-003-106          | (1.161) Ha            |

## **2.0 ARULIGHO SURVEY REPORT**

### **2.1 Topographical Survey**

The survey of Aruligho SICHE Campus took seven days to complete. The surveying method used is GPS. Data collected from GPS was integrated with aerial photography images to form models where topography of the area is then generated.

All data collected were post processed using specialized GPS software. Mapping software (MapInfo) is also used to tabulate other needed data.

### **2.2 LANDS SURVEY DATA**

Aruligho Campus legal boundaries and survey corner marks are kept within the Department of Lands and Survey. The coordinated of Aruligho SICHE campus was integrated in the plan, which forms the boundary layer. From the data the area of Ranadi campus is calculated.

### **2.3 BUILDINGS**

From the surveying data collected, no SICHE building exists within the 83 hectares of land. There is however new illegal settlement in the property.

## **2.4 UTILITIES DATABASE**

No utilities and services found in the area. Previous utilities believed to be destroyed during the ethnic tension.

## **2.5 ARULIGHO BOUNDARY DEFINITION**

A total of seventeen (17) corner marks enclosed Aruligho SICHE campus. The northern boundary marks run along the centerline of the main and no permanent marks were placed. All other marks along the southern part of the boundary have been located using GPS and found to be in stable condition. Fence posts have already been placed over these marks therefore no marks were replaced.

## **2.6 LESSON LEARNT**

From the survey the following lesson were learnt

- Currently there a new illegal settlement, a family settled inside SICHE property.
- There is evidence that people have extract timber out the property mainly milling timber.
- Two boundary marks on the northern border (TL4 & GP57) which indicated extend of the property need to be clearly demarcated or signs erected in order to clearly indicate SICHE boundary.

## **3.0 POITETE SURVEY REPORT**

### **3.1 Topographical Survey**

The survey of Poitete SICHE Campus took seven days to complete. GPS surveying method is used. Data collected from GPS was integrated with map data; this is also used to verify their features positions and accuracy.

All GPS data collected were post processed using specialized GPS software later the data is exported to a Mapping software (MapInfo) for compilation of maps output.

### 3.2 LANDS SURVEY DATA

The data from Lands Department is used to check Poitete SICHE boundary extends. It was found that Poitete SICHE campus has legal boundary. The campus is located within Parcel number 081-003-106, the commissioner of lands as the title holder. A temporary boundary is demarcated as shown on the maps to show extend of SICHE properties and assets.

### 3.3 SICHE BUILDING DATABABASE

From the survey a building list was compiled. House numbers were allocated with unique codes and class according to their type.

|    | A  | B               | C        | D     | E       | F            | G           | H         | I                                |
|----|----|-----------------|----------|-------|---------|--------------|-------------|-----------|----------------------------------|
| 1  | No | Occupants       | Bld Code | Owner | Area(m) | Perimeter(m) | Bld Type    | Bld Class | Description                      |
| 2  | 7  | SP Vazu         | PC01     | SICHE | 65.622  | 35.565       | RESIDENTIAL |           | 4 Gavl Post, Timber Wall & Floor |
| 3  | 8  | Trence Titulu   | PC02     | SICHE | 65.622  | 35.565       | RESIDENTIAL |           | 4 Gavl Post, Timber Wall & Floor |
| 4  | 5  | Classrooms      | PC03     | SICHE | 65.622  | 35.565       | ACADEMIC    |           | 4 Gavl Post, Timber Wall & Floor |
| 5  | 6  | Office/Library  | PC04     | SICHE | 65.622  | 35.565       | ACADEMIC    |           | 4 Gavl Post, Timber Wall & Floor |
| 6  | 2  | Boys Dormitory  | PC05     | SICHE | 65.622  | 35.565       | RESIDENTIAL |           | 5 Gavl Post, Timber Wall & Floor |
| 7  | 3  | Girls Dormitory | PC06     | SICHE | 65.622  | 35.565       | RESIDENTIAL |           | 5 Gavl Post, Timber Wall & Floor |
| 8  | 4  | Dinning Hall    | PC07     | SICHE | 128.011 | 59.218       | ACADEMIC    |           | 4 Gavl Post, Timber Wall & Floor |
| 9  | 1  | Abilution Block | PC08     | SICHE | 65.622  | 35.565       | RESIDENTIAL |           | 6 Concrete Floor, Timber Wall    |
| 10 | 9  | Under Repair    | PC09     | SICHE | 65.622  | 35.565       | RESIDENTIAL |           | 5 Gavl Post, Timber Wall & Floor |
| 11 | 10 | Ben Papo        | PC10     | SICHE | 35.702  | 23.903       | RESIDENTIAL |           | 7 Gavl Post, Timber Wall & Floor |
| 12 | 12 | Farm Shed       | PC12     | SICHE | 21.262  | 19.283       | RESIDENTIAL |           | 8 Galv Post, Iron Roof           |
| 13 | 11 | Generator House | PC11     | SICHE | 13.325  | 14.606       | RESIDENTIAL |           | 8 Concrete Floor, Timber Wall    |
| 14 | 16 | Manager House   | PC14     | SICHE | 61.176  | 32.395       | RESIDENTIAL |           | 4 Concrete Floor, Timber Wall    |
| 15 | 13 | Staff House     | FD11     | SICHE | 46.541  | 27.862       | RESIDENTIAL |           | 8 Wooden Post, TimberWall & Floo |
| 16 | 15 | Excutive House  | PC15     | SICHE | 62.511  | 32.284       | RESIDENTIAL |           | 4 Concrete Floor, Timber Wall    |
| 17 | 14 | Staff house     | PC16     | SICHE | 47.006  | 27.973       | RESIDENTIAL |           | 8 Wooden Post, TimberWall & Floo |

The building data was integrated into the Poitete surveyed data using the Building number as link. Building areas and perimeter are generated automatically using MapInfo SQL queries. The buildings are also classified and photographed. Refer to appendix 5 for complete list of buildings list.

Figure 1.0 Poitete Campus Buildings





### **3.3.1 Analysis**

After analyzing the building list, the following results were obtained. A total of 16 buildings were found of which 5 Academic and 11 residential houses. Four of the residential buildings were currently occupied by KFPL staff.

### **3.5 Poitete Boundary Definition**

Poitete is within Parcel 081-003-106, the commissioner of lands as the title holder of that parcel. A temporary boundary was demarcated on the map to show extent of SICHE properties and assets

### **3.6 LESSON LEARNT**

From the survey the following lesson were learnt

- SICHE management to apply to the commissioner of lands office to further subdivide portion of parcel 081-003-106. This will give SICHE a secure land title.
- Water and Electricity are currently supplied by KFPL Company.
- Four buildings currently being occupied by KFPL staff and rented by KFPL are located outside of Poitete campus boundary.

### **4.0 PLAN PRODUCTION**

A total of 10 maps were printed 5 copies of each.

### **5.1 Map Scales**

Plans are plotted at standard scales. A4 versions of the plans were also done in PDF format.

|            |              |
|------------|--------------|
| <b>Map</b> | <b>Scale</b> |
| Aruligho   | 1 : 3,500    |
| Poitete    | 1 : 2,000    |

#### 4.0 Valuation

The valuation of all SICHE buildings was based on data generated from GIS. The determining factor and bases of valuation calculation is the Net Floor Area of a building. The building area generated by GIS is the building outline. Calculations therefore was done to identify Net floor area, this done by subtracting the roof overhang of a building.

Based on requirements the following valuation summaries were obtained. A complete listing of all valuation calculations can seen in Appendix 5

**Table 4.0**      *Valuation Summaries*

| <b>SICHE Campus</b> | <b>Market Value</b> | <b>Depreciation Value</b> | <b>Replacement Cost</b> | <b>Academic Buildings</b> | <b>Residential Buildings</b> |
|---------------------|---------------------|---------------------------|-------------------------|---------------------------|------------------------------|
| Poitete             | \$508,101           | \$498,691                 | \$940,927               | 5                         | 11                           |
| Aruligho            | N/A                 | N/A                       | N/A                     | -                         | -                            |
| <b>Total</b>        | \$508,101           | \$498,691                 | \$940,927               | 5                         | 11                           |
|                     |                     |                           |                         |                           |                              |

#### 6.0 Building Physical Condition

A checklist questionnaire form was used to assess building physical and structural conditions.

From analysis the following observations were noted

- Few Buildings have recently been renovated.
- Most have shown signs of decay and corrosions mainly on roofs
- Most buildings haven't got smoke detectors and fire alarms
- Most Academic buildings haven't got standby powers



## **7.0 ISSUES IDENTIFIED**

The following issues were identified during the exercise:-

- Currently there an illegal settlement, a family settled inside Aruligho SICHE property.
- There is evidence that people have extract timber out the property mainly milling timber for cash
- Two boundary marks on the northern border (TL4 & GP57), indicating extend of the property needs to be clearly demarcated or signs erected in order to clearly indicate extend SICHE boundary.
- All previous SICHE building has been destroyed during the ethnic tension.
- There is no legal boundary enclosing Poitete SICHE campus. SICHE management to apply to the commissioner of lands office to further subdivide portion of parcel 081-003-106. This will give SICHE secure land title.
- Water and Electricity are currently supplied by KFPL Company. There will be issues arising with cost sharing and SICHE Management need to address it
- From valuation assessments it was found that to replace all Poitete Campus building would cost around **\$940,927** including both Academic and Residential buildings.

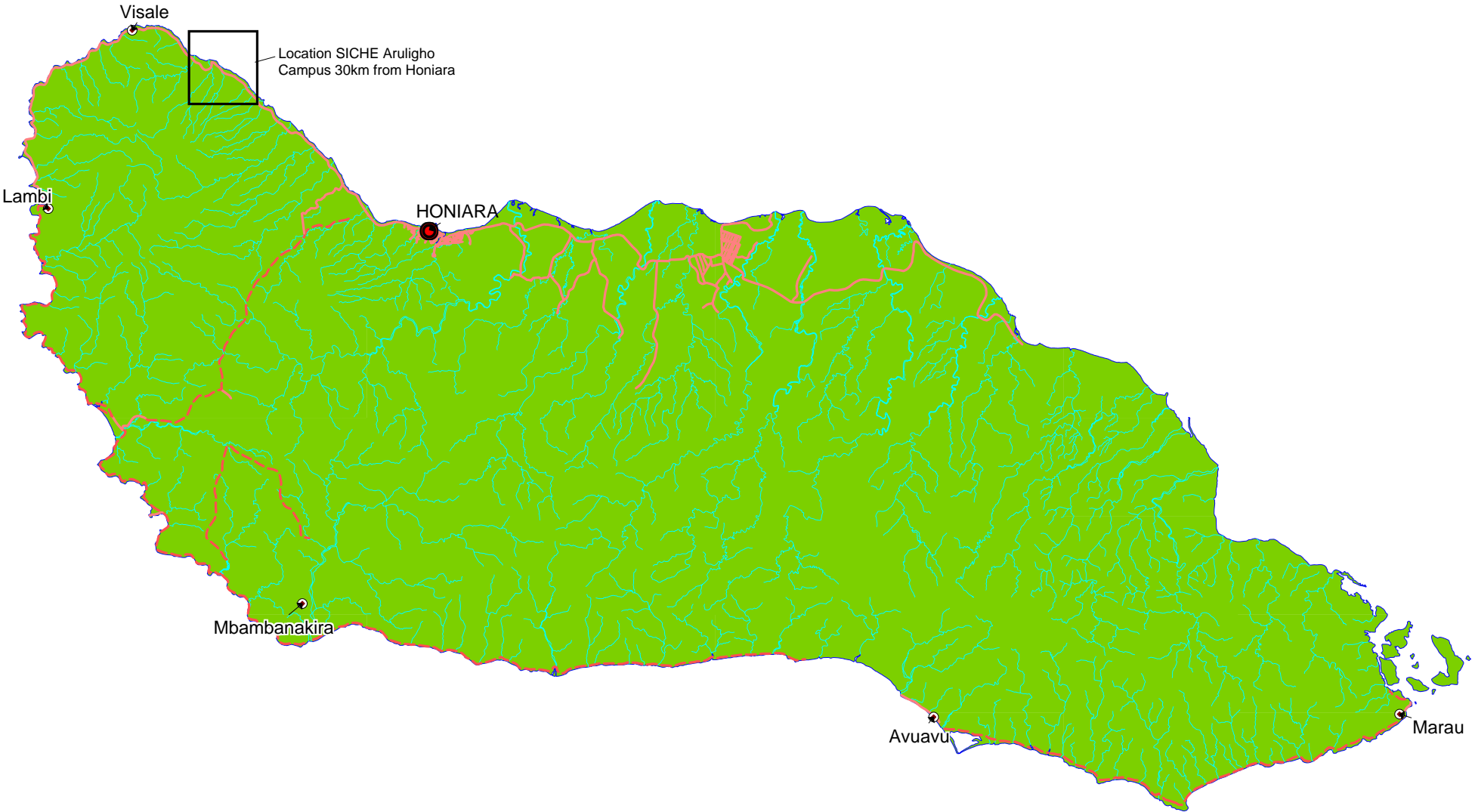
## **7.1 Recommendations**

- SICHE management to erect sign posts on the northern boundary (TL4 & GP57), indicating extend of SICHE property and boundary.
- There is no legal boundary enclosing Poitete SICHE campus. SICHE management to apply to the commissioner of lands office to further subdivide portion of parcel 081-003-106. This will give SICHE secure land title.

## **8.0 CONCLUSIONS**

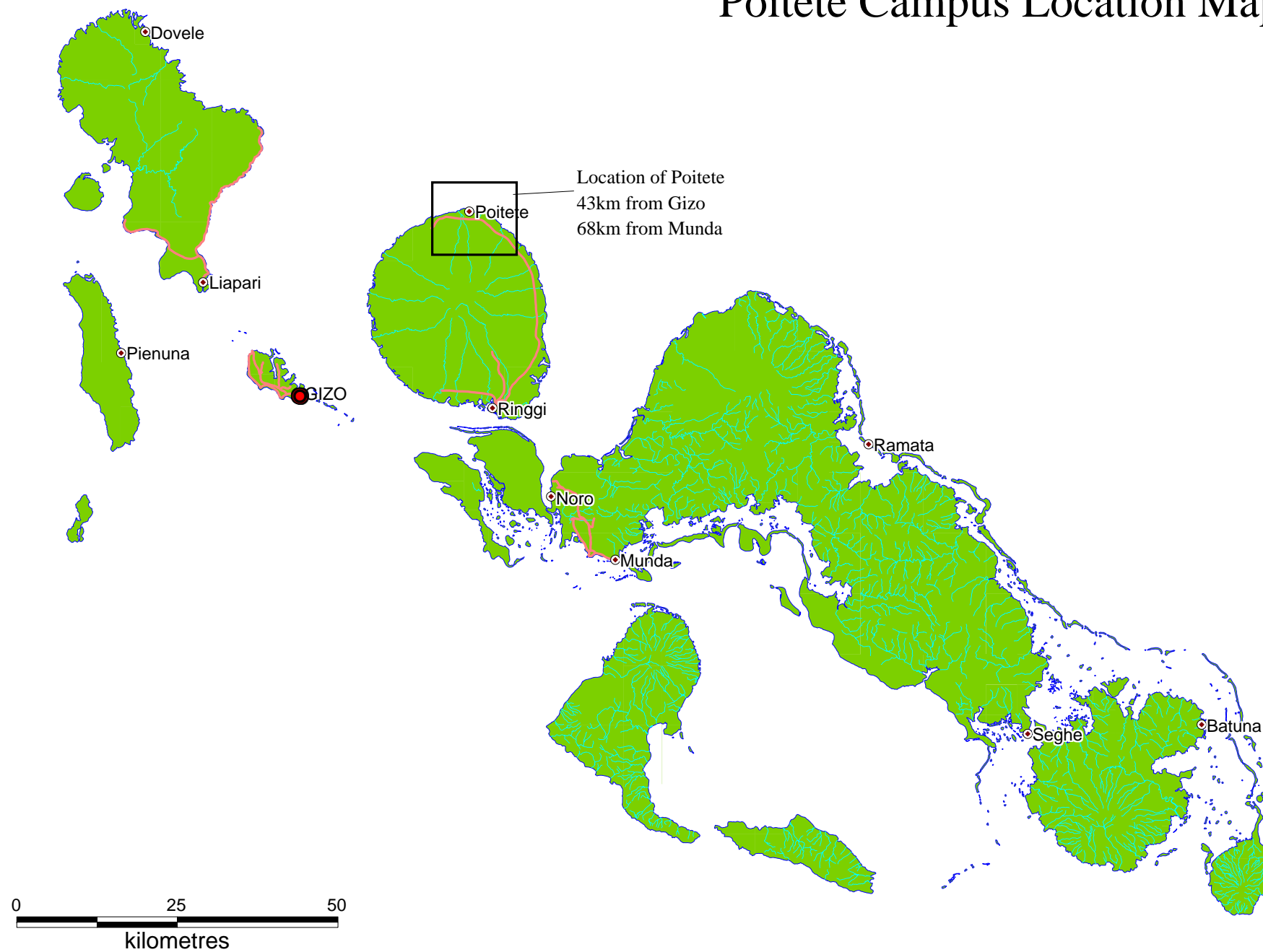
Overall the surveying exercise went well and tasks were completed within timeframe.

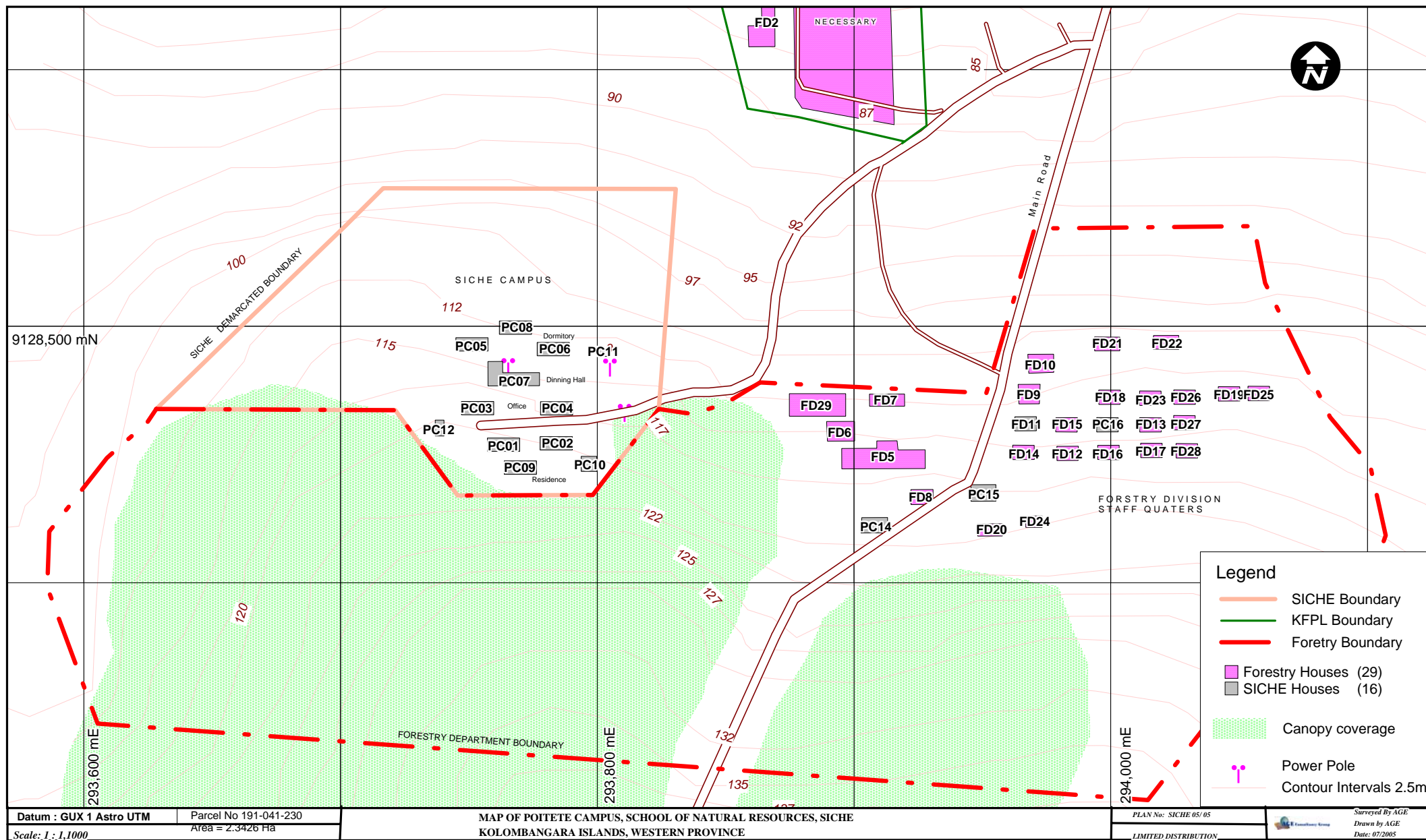
# Aruligho Location Map





# Poitete Campus Location Map





Datum : GUX 1 Astro UTM

Parcel No 191-041-230

Scale: 1 : 1,000

Area = 2.3426 Ha

MAP OF POITETE CAMPUS, SCHOOL OF NATURAL RESOURCES, SICHE  
KOLOMBANGARA ISLANDS, WESTERN PROVINCE

PLAN No: SICHE 05/ 05

LIMITED DISTRIBUTION



Surveyed By AGE  
Drawn by AGE  
Date: 07/2005

| <b>Station</b> | <b>Easting</b> | <b>Northing</b> |
|----------------|----------------|-----------------|
| MD5            | 581155.040     | 8973594.780     |
| MD9            | 581331.840     | 8973986.960     |
| MD59           | 581144.810     | 8973399.830     |
| P75            | 581430.990     | 8973403.740     |
| AKI            | 581829.250     | 8972944.790     |
| GP55           | 581938.130     | 8973967.030     |
| GP56           | 581917.010     | 8974230.380     |
| GP57           | 581452.520     | 8974415.630     |
| C29            | 581959.610     | 8973942.280     |
| C30            | 581947.770     | 8973968.660     |
| C31            | 581940.890     | 8973997.850     |
| C38            | 581910.770     | 8974205.420     |
| C39            | 581898.680     | 8974232.600     |
| C40            | 581875.360     | 8974251.440     |
| C41            | 581847.340     | 8974261.980     |
| V1             | 581520.040     | 8974389.470     |
| MDX            | 581487.240     | 8974402.180     |
| TL4            | 582025.610     | 8973852.630     |
| P76            | 581433.000     | 8972939.000     |

| No | Occupants       | Bld Code | Owner | Area(m) | Perimeter(m) | Bld Type    | Bld Class | Description                    |
|----|-----------------|----------|-------|---------|--------------|-------------|-----------|--------------------------------|
| 7  | SP Vazu         | PC01     | SICHE | 65.622  | 35.565       | RESIDENTIAL | 4         | Gavl Post,Timber Wall & Floor  |
| 8  | Trence Titulu   | PC02     | SICHE | 65.622  | 35.565       | RESIDENTIAL | 4         | Gavl Post,Timber Wall & Floor  |
| 5  | Classrooms      | PC03     | SICHE | 65.622  | 35.565       | ACADEMIC    | 4         | Gavl Post,Timber Wall & Floor  |
| 6  | Office/Library  | PC04     | SICHE | 127.889 | 60.236       | ACADEMIC    | 4         | Gavl Post,Timber Wall & Floor  |
| 2  | Boys Domitory   | PC05     | SICHE | 65.622  | 35.565       | RESIDENTIAL | 5         | Gavl Post,Timber Wall & Floor  |
| 3  | Girls Domitory  | PC06     | SICHE | 65.622  | 35.565       | RESIDENTIAL | 5         | Gavl Post,Timber Wall & Floorr |
| 4  | Dinning Hall    | PC07     | SICHE | 128.011 | 59.218       | ACADEMIC    | 4         | Gavl Post,Timber Wall & Floor  |
| 1  | Abilution Block | PC08     | SICHE | 65.622  | 35.565       | RESIDENTIAL | 6         | Concrete Floor, Timber Wall    |
| 9  | Under Repair    | PC09     | SICHE | 65.622  | 35.565       | RESIDENTIAL | 5         | Gavl Post,Timber Wall & Floor  |
| 10 | Ben Papo        | PC10     | SICHE | 35.702  | 23.903       | RESIDENTIAL | 7         | Gavl Post,Timber Wall & Floor  |
| 12 | Farm Shed       | PC12     | SICHE | 21.262  | 19.283       | RESIDENTIAL | 8         | Galv Post, Iron Roof           |
| 11 | Generator House | PC11     | SICHE | 13.325  | 14.606       | RESIDENTIAL | 8         | Concrete Floor, Timber Wall    |
| 16 | Manager House   | PC14     | SICHE | 61.176  | 32.395       | RESIDENTIAL | 4         | Concrete Floor, Timber Wall    |
| 13 | Staff House     | FD11     | SICHE | 46.541  | 27.862       | RESIDENTIAL | 8         | Wooden Post,TimberWall & Floor |
| 15 | Excutive House  | PC15     | SICHE | 62.511  | 32.284       | RESIDENTIAL | 4         | Concrete Floor, Timber Wall    |
| 14 | Staff house     | PC16     | SICHE | 47.006  | 27.973       | RESIDENTIAL | 8         | Wooden Post,TimberWall & Floor |

| No | Code | Class | Type        | Occupants       | Construction Details   | Area (sqm) | Perimeter |
|----|------|-------|-------------|-----------------|--|------------|-----------|
| 7  | PC01 | 5     | RESIDENTIAL | SP Vazu         | Elevated T&G flooring on galvanized iron posts with timber wall, internal accomodation comprised of 3BDR with adjustable glass louvres with screens and security wire mesh. Internal toilet/bathroom units with floor tiles. Kitchen includes SSSink and bench. Living room with reasonable area next to the verandah. | 65.622     | 35.565    |
| 8  | PC02 | 4     | RESIDENTIAL | Trence Titulu   | Elevated T&G flooring on galvanized iron posts with timber wall, internal accomodation comprised of 3BDR with adjustable glass louvres with screens and security wire mesh. Internal toilet/bathroom units with floor tiles. Kitchen includes SSSink and bench. Living room with reasonable area next to the verandah. | 65.622     | 35.565    |
| 5  | PC03 | 4     | ACADEMIC    | Classrooms      | A servants quarter with concrete foundation, skillion CI roofing and narrow bedrooms. Adjoining toilet/bathroom in reasonably poor condition. An extension to the building comprised of external fibro cement walling and internal timber partitioned rooms. Reasonably fair condition.                                | 65.622     | 35.565    |
| 6  | PC04 | 4     | ACADEMIC    | Office/Library  | Elevated T&G flooring on galvanized iron posts with external timber wall, internal partition rooms screens and security wire mesh.   | 127.889    | 60.236    |
| 2  | PC05 | 5     | RESIDENTIAL | Boys Domitory   | Typical residential house with elevated T&G flooring, external timber walls, internal accomodation consists of partition bedrooms,   | 65.622     | 35.565    |
| 3  | PC06 | 5     | RESIDENTIAL | Girls Domitory  | Typical residential house with elevated T&G flooring, external timber walls, internal accomodation consists of partition bedrooms,   | 65.622     | 35.565    |
| 4  | PC07 | 4     | ACADEMIC    | Dinning Hall    | Elevated T&G flooring on galvanized iron posts with external timber weatherboard walling , Timber walling  | 128.011    | 59.218    |
| 1  | PC08 | 6     | RESIDENTIAL | Abilution Block | Built of concrete block work with reinforced concrete foundation, External timber walls  | 65.622     | 35.565    |
| 9  | PC09 | 5     | RESIDENTIAL | Under Repair    | Elevated T&G flooring on galvanized iron posts with timber wall, internal accomodation comprised of 3BDR with adjustable glass louvres with screens and security wire mesh. Internal toilet/bathroom units with floor tiles. Kitchen includes SSSink and bench. Living room with reasonable area next to the verandah. | 65.622     | 35.565    |
| 10 | PC10 | 7     | RESIDENTIAL | Ben Papo        | Elevated T&G flooring on galvanized timber posts with external timber Timber walling   | 35.702     | 23.903    |
| 12 | PC12 | 8     | RESIDENTIAL | Farm Shed       | Galvnised post with Roofing Iron   | 21.262     | 19.283    |
| 11 | PC11 | 8     | RESIDENTIAL | Generator House | Cconcrete foundation, with Exteral timber walling.   | 13.325     | 14.606    |
| 16 | PC14 | 3     | RESIDENTIAL | Manager House   | Built of concrete block, skillion CI roofing and 3 bedrooms. Adjoining toilet/bathroom. Verandah and good size living room   | 61.176     | 32.395    |
| 13 | FD11 | 8     | RESIDENTIAL | Staff House     | Elevated T&G flooring on galvanized timber posts with external timber Timber walling   | 46.541     | 27.862    |
| 15 | PC15 | 3     | RESIDENTIAL | Excutive House  | Built of concrete block, skillion CI roofing and 3 bedrooms. Adjoining toilet/bathroom. Verandah and good size living room   | 62.511     | 32.284    |
| 14 | PC16 | 8     | RESIDENTIAL | Staff house     | Elevated T&G flooring on galvanized timber posts with external timber Timber walling   | 47.006     | 27.973    |



| No                      | Occupants       | Bld Code | Owner | Description                      | Bld Type    | Bld Class | Net Floor Area(sq m) | Market Value      | Depreciation Cost | Replacement Cost    |
|-------------------------|-----------------|----------|-------|----------------------------------|-------------|-----------|----------------------|-------------------|-------------------|---------------------|
| 7                       | SP Vazu         | PC01     | SICHE | Gavl Post, Timber Wall & Floor   | RESIDENTIAL | 4         | 44.283               | \$ 35,869         | \$ 35,205         | \$ 66,425           |
| 8                       | Trence Titulu   | PC02     | SICHE | Gavl Post, Timber Wall & Floor   | RESIDENTIAL | 4         | 44.283               | \$ 35,869         | \$ 35,205         | \$ 66,425           |
| 5                       | Classrooms      | PC03     | SICHE | Gavl Post, Timber Wall & Floor   | ACADEMIC    | 4         | 44.283               | \$ 35,869         | \$ 35,205         | \$ 66,425           |
| 6                       | Office/Library  | PC04     | SICHE | Gavl Post, Timber Wall & Floor   | ACADEMIC    | 4         | 91.747               | \$ 74,315         | \$ 72,939         | \$ 137,621          |
| 2                       | Boys Dormitory  | PC05     | SICHE | Gavl Post, Timber Wall & Floor   | RESIDENTIAL | 5         | 44.283               | \$ 35,869         | \$ 35,205         | \$ 66,425           |
| 3                       | Girls Dormitory | PC06     | SICHE | Gavl Post, Timber Wall & Floor   | RESIDENTIAL | 5         | 44.283               | \$ 35,869         | \$ 35,205         | \$ 66,425           |
| 4                       | Dinning Hall    | PC07     | SICHE | Gavl Post, Timber Wall & Floor   | ACADEMIC    | 4         | 92.480               | \$ 74,909         | \$ 73,522         | \$ 138,720          |
| 1                       | Abilution Block | PC08     | SICHE | Concrete Floor, Timber Wall      | RESIDENTIAL | 6         | 44.283               | \$ 35,869         | \$ 35,205         | \$ 66,425           |
| 9                       | Under Repair    | PC09     | SICHE | Gavl Post, Timber Wall & Floor   | RESIDENTIAL | 4         | 44.283               | \$ 35,869         | \$ 35,205         | \$ 66,425           |
| 10                      | Ben Papo        | PC10     | SICHE | Gavl Post, Timber Wall & Floor   | RESIDENTIAL | 7         | 21.360               | \$ 17,302         | \$ 16,981         | \$ 32,040           |
| 12                      | Farm Shed       | PC12     | SICHE | Galv Post, Iron Roof             | RESIDENTIAL | 8         | 9.692                | \$ 7,851          | \$ 7,705          | \$ 14,538           |
| 11                      | Generator House | PC11     | SICHE | Concrete Floor, Timber Wall      | RESIDENTIAL | 8         | 4.562                | \$ 3,695          | \$ 3,626          | \$ 6,842            |
| 16                      | Manager House   | PC14     | SICHE | Concrete Floor, Timber Wall      | RESIDENTIAL | 4         | 41.739               | \$ 33,809         | \$ 33,183         | \$ 62,609           |
| 13                      | Staff House     | FD11     | SICHE | Wooden Post, Timber Wall & Floor | RESIDENTIAL | 8         | 29.824               | \$ 24,157         | \$ 23,710         | \$ 44,736           |
| 15                      | Excutive House  | PC15     | SICHE | Concrete Floor, Timber Wall      | RESIDENTIAL | 4         | 43.141               | \$ 34,944         | \$ 34,297         | \$ 64,711           |
| 14                      | Staff house     | PC16     | SICHE | Wooden Post, Timber Wall & Floor | RESIDENTIAL | 8         | 30.222               | \$ 24,480         | \$ 24,027         | \$ 45,333           |
| <b>Total Valuations</b> |                 |          |       |                                  |             |           |                      | <b>\$ 546,547</b> | <b>\$ 536,425</b> | <b>\$ 1,012,123</b> |

| Code | Occupants       | Class | Location | FloorArea(sqm) | Replacement C | Building Type | Space Adequacy |                | Site Utilities   |               | Type Service     | Overall      |
|------|-----------------|-------|----------|----------------|---------------|---------------|----------------|----------------|------------------|---------------|------------------|--------------|
|      |                 |       |          |                |               |               | Space          | Overall Rating | Water            | Site Sanitary | Electrical       |              |
|      |                 |       |          |                |               |               |                |                | Type Service     |               | Service Provider | Condition    |
| PC01 | SP Vazu         | 4     | Poitete  | 44.283         | \$ 66,425     | RESIDENTIAL   | Good           | Satisfactory   | Utility Provided | Satisfactory  | Utility Provided | Satisfactory |
| PC02 | Trence Titulu   | 4     | Poitete  | 44.283         | \$ 66,425     | RESIDENTIAL   | Good           | Satisfactory   | Utility Provided | Satisfactory  | Utility Provided | Satisfactory |
| PC03 | Classrooms      | 4     | Poitete  | 44.283         | \$ 66,425     | ACADEMIC      | Good           | Satisfactory   | Utility Provided | Satisfactory  | Utility Provided | Satisfactory |
| PC04 | Office/Library  | 4     | Poitete  | 91.747         | \$ 137,621    | ACADEMIC      | Good           | Satisfactory   | Utility Provided | Satisfactory  | Utility Provided | Satisfactory |
| PC05 | Boys Dormitory  | 5     | Poitete  | 44.283         | \$ 66,425     | RESIDENTIAL   | Good           | Satisfactory   | Utility Provided | Satisfactory  | Utility Provided | Satisfactory |
| PC06 | Girls Dormitory | 5     | Poitete  | 44.283         | \$ 66,425     | RESIDENTIAL   | Good           | Satisfactory   | Utility Provided | Satisfactory  | Utility Provided | Satisfactory |
| PC07 | Dinning Hall    | 4     | Poitete  | 92.480         | \$ 138,720    | ACADEMIC      | Good           | Satisfactory   | Utility Provided | Satisfactory  | Utility Provided | Satisfactory |
| PC08 | Abilution Block | 6     | Poitete  | 44.283         | \$ 66,425     | RESIDENTIAL   | Good           | Satisfactory   | Utility Provided | Satisfactory  | Utility Provided | Satisfactory |
| PC09 | Under Repair    | 5     | Poitete  | 44.283         | \$ 66,425     | RESIDENTIAL   | Good           | Satisfactory   | Utility Provided | Satisfactory  | Utility Provided | Satisfactory |
| PC10 | Ben Papo        | 7     | Poitete  | 21.360         | \$ 32,040     | RESIDENTIAL   | Fair           | Satisfactory   | Utility Provided | Satisfactory  | Utility Provided | Satisfactory |
| PC12 | Farm Shed       | 8     | Poitete  | 9.692          | \$ 14,538     | RESIDENTIAL   | Fair           | Satisfactory   | Utility Provided | Satisfactory  | Utility Provided | Satisfactory |
| PC11 | Generator House | 8     | Poitete  | 4.562          | \$ 6,842      | RESIDENTIAL   | Fair           | Satisfactory   | Utility Provided | Satisfactory  | Utility Provided | Satisfactory |
| PC14 | Manager House   | 4     | Poitete  | 41.739         | \$ 62,609     | RESIDENTIAL   | Good           | Satisfactory   | Utility Provided | Satisfactory  | Utility Provided | Satisfactory |
| FD11 | Staff House     | 8     | Poitete  | 29.824         | \$ 44,736     | RESIDENTIAL   | Fair           | Satisfactory   | Utility Provided | Satisfactory  | Utility Provided | Satisfactory |
| PC15 | Excutive House  | 4     | Poitete  | 43.141         | \$ 64,711     | RESIDENTIAL   | Good           | Satisfactory   | Utility Provided | Satisfactory  | Utility Provided | Satisfactory |
| PC16 | Staff house     | 8     | Poitete  | 30.222         | \$ 45,333     | RESIDENTIAL   | Fair           | Poor           | Utility Provided | Poor          | Utility Provided | Satisfactory |

|      |                 |       | Substructure     | Evidence of Concern | Decay     | Overall condition | Building Envelop |                            |                            |              |             |              |
|------|-----------------|-------|------------------|---------------------|-----------|-------------------|------------------|----------------------------|----------------------------|--------------|-------------|--------------|
|      |                 |       |                  | Structural Cracks   | Corrosion |                   | Material         | Overall Condition of Walls | Overall Condition of Walls | Safety/Secur | Fire Escape | Windows      |
| Code | Occupants       | Class | Type             | Structural Cracks   |           |                   |                  | Columns                    | Doors                      | Adequate     | Overall     | Overall      |
| PC01 | SP Vazu         | 4     | Glav Post        | No                  | Yes       | Satisfactory      | Wood Deck        | Satisfactory               | Satisfactory               | Yes          | Yes         | Satisfactory |
| PC02 | Trence Titiulu  | 4     | Glav Post        | No                  | Yes       | Satisfactory      | Wood Deck        | Satisfactory               | Satisfactory               | Yes          | Yes         | Satisfactory |
| PC03 | Classrooms      | 4     | Glav Post        | No                  | Yes       | Satisfactory      | Wood Deck        | Satisfactory               | Satisfactory               | Yes          | Yes         | Satisfactory |
| PC04 | Office/Library  | 4     | Glav Post        | No                  | Yes       | Satisfactory      | Wood Deck        | Satisfactory               | Satisfactory               | Yes          | Yes         | Satisfactory |
| PC05 | Boys Domitory   | 5     | Glav Post        | No                  | Yes       | Satisfactory      | Wood Deck        | Satisfactory               | Satisfactory               | Yes          | Yes         | Satisfactory |
| PC06 | Girls Domitory  | 5     | Glav Post        | No                  | Yes       | Satisfactory      | Wood Deck        | Satisfactory               | Satisfactory               | Yes          | Yes         | Satisfactory |
| PC07 | Dinning Hall    | 4     | Glav Post        | No                  | Yes       | Satisfactory      | Wood Deck        | Satisfactory               | Satisfactory               | Yes          | Yes         | Satisfactory |
| PC08 | Abilution Block | 6     | Concrete Footing | No                  | Yes       | Satisfactory      | Wood Deck        | Satisfactory               | Satisfactory               | Yes          | Yes         | Satisfactory |
| PC09 | Under Repair    | 5     | Gav Post         | No                  | Yes       | Satisfactory      | Concrete Slab    | Satisfactory               | Satisfactory               | Yes          | Yes         | Satisfactory |
| PC10 | Ben Papo        | 7     | Timber Post      | No                  | Yes       | Satisfactory      | Wood Deck        | Satisfactory               | Satisfactory               | Yes          | Yes         | Satisfactory |
| PC12 | Farm Shed       | 8     | Gav Post         | No                  | Yes       | Satisfactory      | N/A              | Satisfactory               | Satisfactory               | Yes          | Yes         | Satisfactory |
| PC11 | Generator House | 8     | Concrete Footing | No                  | Yes       | Satisfactory      | Concrete Slab    | Satisfactory               | Satisfactory               | Yes          | Yes         | Satisfactory |
| PC14 | Manager House   | 4     | Concrete Footing | No                  | Yes       | Satisfactory      | Concrete Slab    | Satisfactory               | Satisfactory               | Yes          | Yes         | Satisfactory |
| FD11 | Staff House     | 8     | Timber Post      | No                  | Yes       | Satisfactory      | Wood Deck        | Satisfactory               | Satisfactory               | Yes          | Yes         | Satisfactory |
| PC15 | Excutive House  | 4     | Concrete Footing | No                  | Yes       | Satisfactory      | Concrete Slab    | Satisfactory               | Satisfactory               | Yes          | Yes         | Satisfactory |
| PC16 | Staff house     | 8     | Timber Post      | No                  | Yes       | Satisfactory      | Wood Deck        | Satisfactory               | Satisfactory               | Yes          | Yes         | Satisfactory |

|      |                 |       |                 |                |                |                    | Interior Electical Distribution |              | Plumbing |              | Hot Water Heaters |              | Plumbing Fixtures | Cooling       |
|------|-----------------|-------|-----------------|----------------|----------------|--------------------|---------------------------------|--------------|----------|--------------|-------------------|--------------|-------------------|---------------|
|      |                 |       | Condition Roofs | Interior Walls | Floor Finishes | Ceiling Conditions | Supply Meets                    | Overall      | Pipe     | Overall      | Type of           | overall      | Toilets,Urinals   | Air condition |
| Code | Occupants       | Class | Overall         | Condition      | Condition      | Overall            | Needs                           | condition    | Type     | condition    | Fuel              | Condition    | Lavatories        |               |
| PC01 | SP Vazu         | 4     | Satisfactory    | Satisfactory   | Hard Flooring  | Satisfactory       | Yes                             | Satisfactory | PVC      | Satisfactory | N/A               | N/A          | Satisfactory      | N/A           |
| PC02 | Trence Titiulu  | 4     | Satisfactory    | Satisfactory   | Hard Flooring  | Satisfactory       | Yes                             | Satisfactory | PVC      | Satisfactory | N/A               | N/A          | Satisfactory      | N/A           |
| PC03 | Classrooms      | 4     | Satisfactory    | Satisfactory   | Hard Flooring  | Satisfactory       | Yes                             | Satisfactory | PVC      | Satisfactory | N/A               | N/A          | Satisfactory      | N/A           |
| PC04 | Office/Library  | 4     | Satisfactory    | Satisfactory   | Hard Flooring  | Satisfactory       | Yes                             | Satisfactory | PVC      | Satisfactory | N/A               | N/A          | Satisfactory      | N/A           |
| PC05 | Boys Domitory   | 5     | Satisfactory    | Satisfactory   | Hard Flooring  | Satisfactory       | Yes                             | Satisfactory | PVC      | Satisfactory | N/A               | N/A          | Satisfactory      | N/A           |
| PC06 | Girls Domitory  | 5     | Satisfactory    | Satisfactory   | Hard Flooring  | Satisfactory       | Yes                             | Satisfactory | PVC      | Satisfactory | N/A               | N/A          | Satisfactory      | N/A           |
| PC07 | Dinning Hall    | 4     | Satisfactory    | Satisfactory   | Hard Flooring  | Satisfactory       | Yes                             | Satisfactory | PVC      | Satisfactory | N/A               | N/A          | Satisfactory      | N/A           |
| PC08 | Abilution Block | 6     | Satisfactory    | Satisfactory   | Hard Flooring  | Satisfactory       | Yes                             | Satisfactory | PVC      | Satisfactory | N/A               | N/A          | Satisfactory      | N/A           |
| PC09 | Under Repair    | 5     | Satisfactory    | Satisfactory   | Hard Flooring  | Satisfactory       | Yes                             | Satisfactory | PVC      | Satisfactory | N/A               | N/A          | Satisfactory      | N/A           |
| PC10 | Ben Papo        | 7     | Satisfactory    | Satisfactory   | Hard Flooring  | Satisfactory       | Yes                             | Satisfactory | PVC      | Satisfactory | N/A               | N/A          | Satisfactory      | N/A           |
| PC12 | Farm Shed       | 8     | Satisfactory    | Satisfactory   | Hard Flooring  | Satisfactory       | Yes                             | Satisfactory | PVC      | Satisfactory | N/A               | N/A          | Satisfactory      | N/A           |
| PC11 | Generator House | 8     | Satisfactory    | Satisfactory   | Hard Flooring  | Satisfactory       | Yes                             | Satisfactory | PVC      | Satisfactory | N/A               | N/A          | Satisfactory      | N/A           |
| PC14 | Manager House   | 4     | Satisfactory    | Satisfactory   | Hard Flooring  | Satisfactory       | Yes                             | Satisfactory | PVC      | Satisfactory | Natural Gas       | Satisfactory | Satisfactory      | Satisfactor   |
| FD11 | Staff House     | 8     | Satisfactory    | Satisfactory   | Hard Flooring  | Satisfactory       | Yes                             | Satisfactory | PVC      | Satisfactory | N/A               | N/A          | Satisfactory      | N/A           |
| PC15 | Excutive House  | 4     | Satisfactory    | Satisfactory   | Hard Flooring  | Satisfactory       | Yes                             | Satisfactory | PVC      | Satisfactory | Natural Gas       | Satisfactory | Satisfactory      | N/A           |
| PC16 | Staff house     | 8     | Satisfactory    |                |                | Satisfactory       | Yes                             | Satisfactory | PVC      | Satisfactory | N/A               | N/A          | Poor              | N/A           |

|      |                 |       |                 | Fire Alarm |           |              |        | Environment/Comfort |               |               |
|------|-----------------|-------|-----------------|------------|-----------|--------------|--------|---------------------|---------------|---------------|
|      |                 |       | Air Ventilation | Systems    | Smoke     | Emergency    | Stanby | General             |               | Leak in roofs |
| Code | Occupants       | Class |                 |            | Detectors | Lighting     | Power  | Appearance          | Visible Leaks |               |
| PC01 | SP Vazu         | 4     | Satisfactory    | N/A        | N/A       | Satisfactory | N/A    | Good                | Yes           | Yes           |
| PC02 | Trence Titulu   | 4     | Satisfactory    | N/A        | N/A       | Satisfactory | N/A    | Good                | Yes           | Yes           |
| PC03 | Classrooms      | 4     | Satisfactory    | N/A        | N/A       | Satisfactory | N/A    | Good                | Yes           | Yes           |
| PC04 | Office/Library  | 4     | Satisfactory    | N/A        | N/A       | Satisfactory | N/A    | Good                | Yes           | Yes           |
| PC05 | Boys Domitory   | 5     | Satisfactory    | N/A        | N/A       | Satisfactory | N/A    | Good                | Yes           | Yes           |
| PC06 | Girls Domitory  | 5     | Satisfactory    | N/A        | N/A       | Satisfactory | N/A    | Good                | Yes           | Yes           |
| PC07 | Dinning Hall    | 4     | Satisfactory    | N/A        | N/A       | Satisfactory | N/A    | Good                | Yes           | Yes           |
| PC08 | Abilution Block | 6     | Satisfactory    | N/A        | N/A       | Satisfactory | N/A    | Good                | Yes           | Yes           |
| PC09 | Under Repair    | 5     | Satisfactory    | N/A        | N/A       | Satisfactory | N/A    | Good                | Yes           | No            |
| PC10 | Ben Papo        | 7     | Satisfactory    | N/A        | N/A       | Satisfactory | N/A    | Good                | Yes           | No            |
| PC12 | Farm Shed       | 8     | Satisfactory    | N/A        | N/A       | Satisfactory | N/A    | Good                | Yes           | No            |
| PC11 | Generator House | 8     | Satisfactory    | N/A        | N/A       | Satisfactory | N/A    | Good                | Yes           | No            |
| PC14 | Manager House   | 4     | Satisfactory    | N/A        | N/A       | Satisfactory | N/A    | Good                | Yes           | No            |
| FD11 | Staff House     | 8     | Satisfactory    | N/A        | N/A       | Satisfactory | N/A    | Good                | Yes           | No            |
| PC15 | Excutive House  | 4     | Satisfactory    | N/A        | N/A       | Satisfactory | N/A    | Good                | Yes           | No            |
| PC16 | Staff house     | 8     | Satisfactory    | N/A        | N/A       | Satisfactory | N/A    | Good                | Yes           | No            |



**SOLOMON ISLAND  
GOVERNMENT**

Telegrams: "MINAL"

Fax (677) 20094

**LANDS DIVISION**

Ministry of  
Lands  
P.O.Box G38  
Honiara  
Solomon Islands

**FROM:** Commissioner Of Lands

Date: 14 June 2005

**TO: SICHE  
P.O. Box G23**

**Client Number: 3101**

**Honiara**

**Re: Cap 93, LTA Schedule 125 - Rent**

As the holder of the under listed estates, our records reveal that you owe the Government the sum(s) set out below, being the annual rent plus compounded interest of 8% per annum on those estates up to and including 1/01/2005. For your convenience the list shows the debt to each estate.

Should you spot any errors in our assessment, you may bring it to the attention of this office with supporting receipts and documents.

**This debt must be settled now, as this is the last and only notice to be served.**

Thank you.

Commissioner of Lands

| Parcel:     | Year: | Rent Due:  | Interest Due: | Total Due For Year: |
|-------------|-------|------------|---------------|---------------------|
| 190-001-072 | 1993  | \$35.00    | \$46.60       | \$81.60             |
| 190-001-072 | 1994  | \$35.00    | \$40.55       | \$75.55             |
| 190-001-072 | 1995  | \$35.00    | \$34.95       | \$69.95             |
| 190-001-072 | 1996  | \$35.00    | \$29.75       | \$64.75             |
| 190-001-072 | 1997  | \$35.00    | \$24.95       | \$59.95             |
| 190-001-072 | 1998  | \$35.00    | \$20.50       | \$55.50             |
| 190-001-072 | 1999  | \$35.00    | \$16.40       | \$51.40             |
| 190-001-072 | 2000  | \$35.00    | \$12.60       | \$47.60             |
| 190-001-072 | 2001  | \$35.00    | \$9.05        | \$44.05             |
| 190-001-072 | 2002  | \$35.00    | \$5.80        | \$40.80             |
| 190-001-072 | 2003  | \$35.00    | \$2.80        | \$37.80             |
| 190-001-072 | 2004  | \$35.00    | \$0.00        | \$35.00             |
| 190-001-072 | 2005  | \$35.00    | \$0.00        | \$35.00             |
| 192-007-031 | 1989  | \$2,000.00 | \$4,344.30    | \$6,344.30          |
| 192-007-031 | 1990  | \$2,000.00 | \$3,874.35    | \$5,874.35          |
| 192-007-031 | 1991  | \$2,000.00 | \$3,439.25    | \$5,439.25          |
| 192-007-031 | 1992  | \$2,000.00 | \$3,036.30    | \$5,036.30          |
| 192-007-031 | 1993  | \$2,000.00 | \$2,663.25    | \$4,663.25          |
| 192-007-031 | 1994  | \$2,000.00 | \$2,317.85    | \$4,317.85          |
| 192-007-031 | 1995  | \$2,000.00 | \$1,998.00    | \$3,998.00          |
| 192-007-031 | 1996  | \$2,000.00 | \$1,701.85    | \$3,701.85          |
| 192-007-031 | 1997  | \$2,000.00 | \$1,427.65    | \$3,427.65          |

Page 1 of 2

**OFFICE USE ONLY**

| Rent | Interest | Total | Receipt |
|------|----------|-------|---------|
|------|----------|-------|---------|

Date.....

Signature.....