



PORTS AUTHORITY TONGA (PAT)

LAND LEASE / LAND RENTAL APPLICATION FORM

Important Note: This form is to be completed by all parties applying to lease or rent land administered by Ports Authority Tonga (PAT). Submission of this form does not constitute approval. PAT reserves the right to request additional information and to approve or decline any application at its sole discretion.

SECTION 1: APPLICANT DETAILS

1. **Legal Name of Applicant / Company:**
 2. **Business Registration Number:**
 3. **Country of Incorporation:**
 4. **Business Address:**
 5. **Postal Address (if different):**
 6. **Primary Contact Person:**
 - Full Name:
 - Position/Title:
 - Email Address:
 - Phone Number:
 7. **Ownership Structure:**
 - Individual
 - Partnership
 - Company
 - Joint Venture
 - Other (please specify): _____
 8. **Shareholding Details (attach if company):**
 - List all shareholders and percentage ownership (foreign and local):
-
-



SECTION 2: PROPOSED LEASE / LAND USE DETAILS

9. **Location of Land Requested:**
(e.g. Vuna Wharf or any other Ports Areas – specify boundaries if known or advertised)
 10. **Estimated Land Area Required (m² or hectares) (if applicable):**
 11. **Proposed Use of Land:**
(e.g. accommodation, tourism, commercial, logistics, mixed-use)
 12. **Description of Proposed Development (if applicable):**
(Provide a summary of buildings/structures, including modular or temporary structures)
 13. **Number of Units / Structures Proposed (if applicable):**
 - Estimated Project Timeline:
 - Expected Start Date:
 - Construction/Installation Period:
 - Expected Operational Date:
 15. **Proposed Lease Term Requested:**
(Years, including any renewal options sought)
-

SECTION 3: BUSINESS & FINANCIAL INFORMATION

16. **Business Model Summary:**
(Explain how the business will operate and generate revenue)
17. **Target Market:**
(e.g. tourists, event visitors, SPC 2030, local market)
18. **Estimated Capital Investment (TOP or USD) (if applicable):**
 - Land preparation:
 - Buildings/structures:
 - Equipment & fit-out:
 - Total investment value:
19. **Proposed Rental / Lease Payment Structure:**
 - Annual fixed rent
 - Escalating rent
 - Revenue-sharing model
 - Combination (please specify): _____



20. Ability to Pay Advance Rent / Lease Premium:

- Yes (specify amount):
- No

21. Funding Source:

- Equity
- Bank financing
- Investor funding
- Other (specify): _____

(Attach financial projections and/or business plan)

SECTION 4: TECHNICAL & OPERATIONAL CONSIDERATIONS

22. Type of Structures Proposed:

- Permanent buildings
- Modular / prefabricated units
- Temporary / relocatable structures

23. Country of Manufacture *(if applicable)*:

24. Utilities Requirements:

- Electricity: Yes No
- Water: Yes No
- Sewerage: Yes No
- Internet/Telecoms: Yes No

25. Responsibility for Utility Connections:

- Applicant
- PAT
- Shared (details): _____

26. Traffic, Access & Parking Requirements *(if applicable)*:

27. Security Arrangements (if within port area):



SECTION 5: REGULATORY & COMPLIANCE

28. **Foreign Investment Approval Required** *(if applicable)*:

- Yes
- No
- Applied (status): _____

29. **Planning & Development Approvals Required** *(if applicable)*:

(List approvals obtained or to be obtained)

30. **Environmental Impact Considerations** *(if applicable)*:

- EIA required
- EIA not required
- Summary of environmental impacts and mitigation measures

31. **Health, Safety & Environmental (HSE) Compliance Plan Attached** *(if applicable)*:

- Yes
- No

SECTION 6: BENEFITS TO PORTS AUTHORITY TONGA

32. **Direct Benefits to PAT:**

(e.g. lease revenue, revenue share, infrastructure improvements)

33. **Strategic Benefits:**

(e.g. tourism growth, SPC 2030 accommodation, port area activation)

34. **Local Employment Opportunities** *(if applicable)*:

- Estimated number of jobs during construction:
- Estimated number of jobs during operation:

35. **Use of Local Contractors / Suppliers** *(if applicable)*:

- Yes
- No

If yes, details: _____

SECTION 7: END-OF-LEASE ARRANGEMENTS

36. **Ownership of Improvements at Lease End** *(if applicable)*:

- Remove all structures



- Structures revert to PAT
- To be negotiated

37. **Site Reinstatement Obligations (if applicable):**
(Describe how land will be returned at lease end)

SECTION 8: DECLARATION

I/We hereby declare that the information provided in this application is true and correct to the best of my/our knowledge. I/We acknowledge that PAT may rely on this information in assessing the application.

Name:

Signature:

Position:

Date:

FOR PAT OFFICIAL USE ONLY

- Application Received Date:
 - Initial Review Completed By:
 - Key Issues Identified:
 - Recommendation: Approve Decline Further Information Required
-

Attachments Checklist (compulsory):

- Business Plan
- Financial Projections (*e.g. financial statements, cash flow projections etc.*)
- Operational Plan
- Site Plan / Concept Drawings (*if applicable*)
- Company Registration Documents & Business License
- Identification of Directors/Owners
- Other Relevant Supporting Documents