

LAND GOVERNANCE IN LAND TENURE ADMINISTRATION.

STRENGTHENING LAND GOVERNANCE IN FIJI ISLANDS.

FORMAT OF DISCUSSION.

- ❖ **Background.**
- ❖ **Good Governance Best Practice.**
- ❖ **Area of Weak Land Governance.**
- ❖ **Way Forward**

Background

- **Types of landholdings.**
- **Land Tenure System.**
- **Customary Land Tenure System.**
- **Principal legislations.**
- **Percent Distribution of Land Tenure.**

GOOD GOVERNANCE BEST PRACTICE.

- ❖ **Application of the principal legislations and other legislations.**
- ❖ **Reserved communal native land.**
- ❖ **Native Land Trust Board and Native Lands Act.**
- ❖ **Individualise land ownership for native owners & others.**

LAND TENURE AND ADMINISTRATION OF LAND RIGHTS.

- ❖ Land Regulating legislations.
- ❖ Land Use Planning and Management.
- ❖ Taxation – rental /rating.

PHYSICAL PLANNING SYSTEM.

- ❖ Procedures on physical planning.
- ❖ Consultation and participation.
- ❖ Transparent Measures.

EFFICIENT LAND USE PLANNING PROCESS

Hierarchy of Plans & Policies.

- National Strategic Policies:
 - Peoples Charter & Road Map

Sectoral Policies

- National Urban Policy Action Plan.
- Land Use Policy on Agriculture.
- Tourism Master Plan.

Physical Plans & Policies.

- Regional Plans.
- Town Planning Schemes.
- Advisory Plans.
- Integrated Resort Developments.

PREDICTABILITY OF LAND USE.

- ❖ Enforcement.
- ❖ Legislations.
- ❖ Development approval.
- ❖ Reforms and Improvements.

LAND TAXATION / RATING.

- ❖ Land Valuation.
- ❖ Source of Revenue
- ❖ Municipal rates.

AREA OF WEAK GOVERNANCE.

- ❖ Release of land – preference for customary release.
- ❖ Informal developments.
- ❖ Registration of landowning units –exclude family units.
- ❖ Disadvantages.
 - Partial gain by land owning units & tenants.
 - Loss to NLTB & other LOU members.
 - Loss to municipal councils.
 - Loss to Government –tax.
- ❖ Insecure tenure.

TOURISM DEVELOPMENT.

- ❖ **Emphasis on Economic Development.**
- ❖ **Attraction to fly by night investors.**
- ❖ **Land speculation.**
- ❖ **Incomplete projects**

WAY FORWARD

- ❖ **Implementation of National Policies on land.**
past & present Strategic plans & policies.
- ❖ **Implementation of Sectoral land policies.**
Agriculture land Use Policy.
Urban Policy Action Plan.
Tourism Master Plan.
Local Government Review/ Reform.
Town Planning Capacity Building.
Real Estate Act.
- ❖ **Land Reform.**