



NATIONAL SUSTAINABLE TOURISM INVESTMENT FORUM

Heritage Park Hotel, Honiara, Solomon Island
13 – 14th July 2017

“INVEST TO PRESERVE”

LAND TENURE SYSTEM IN THE CASE OF FIJI

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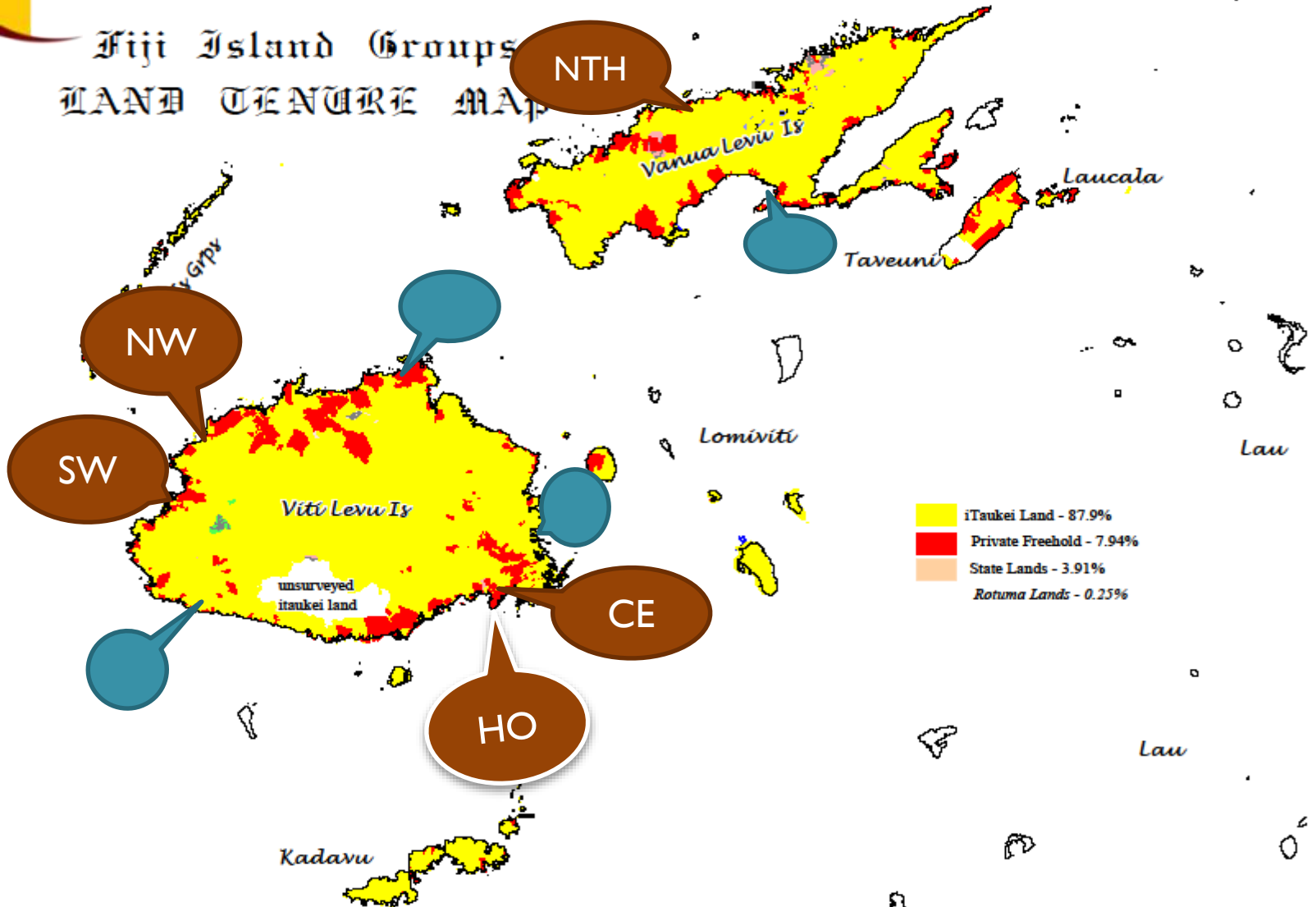
Website: www.tltb.com.fj

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Land tenure maps & our offices

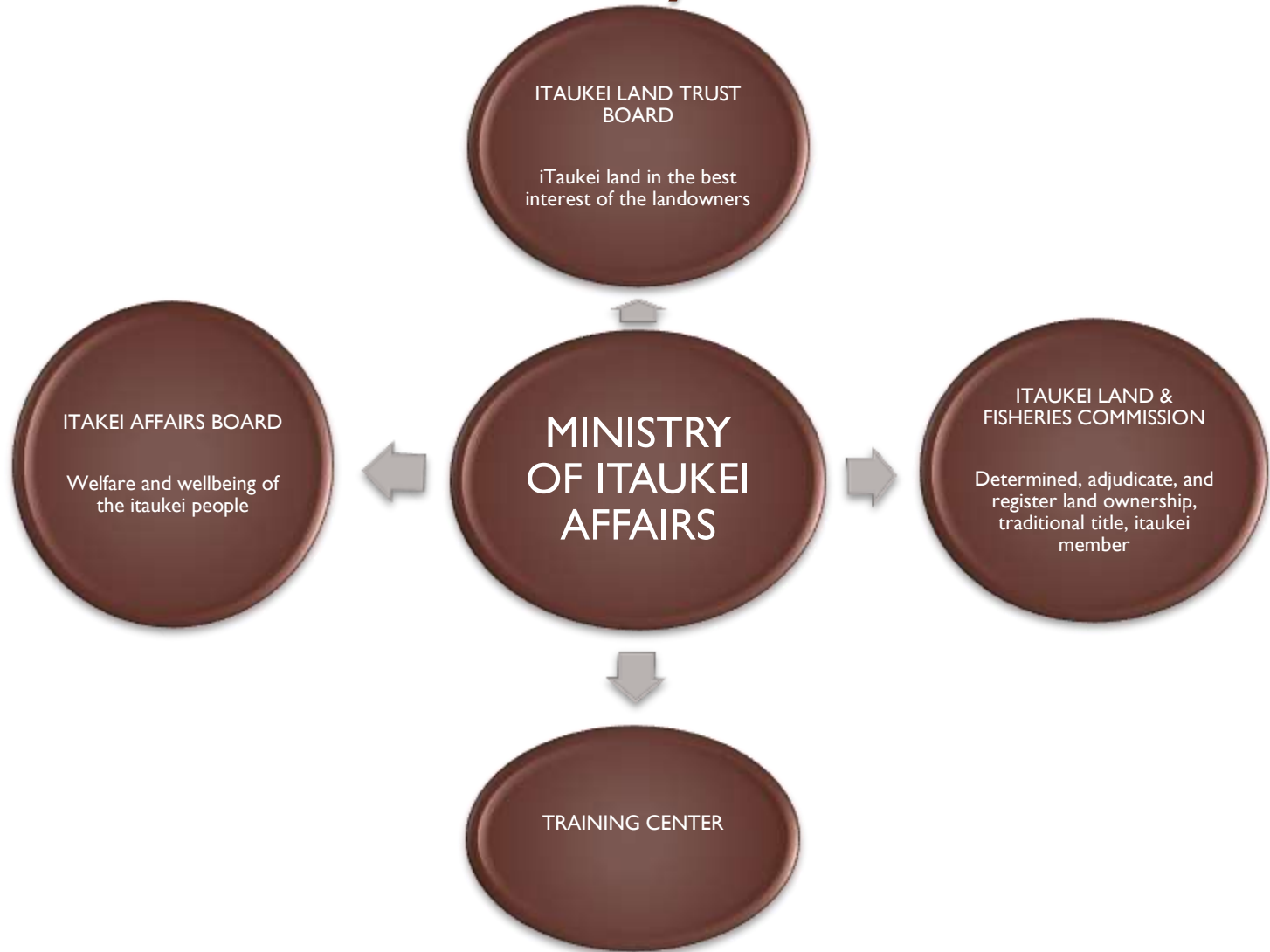
Fiji Island Groups
LAND TENURE MAP



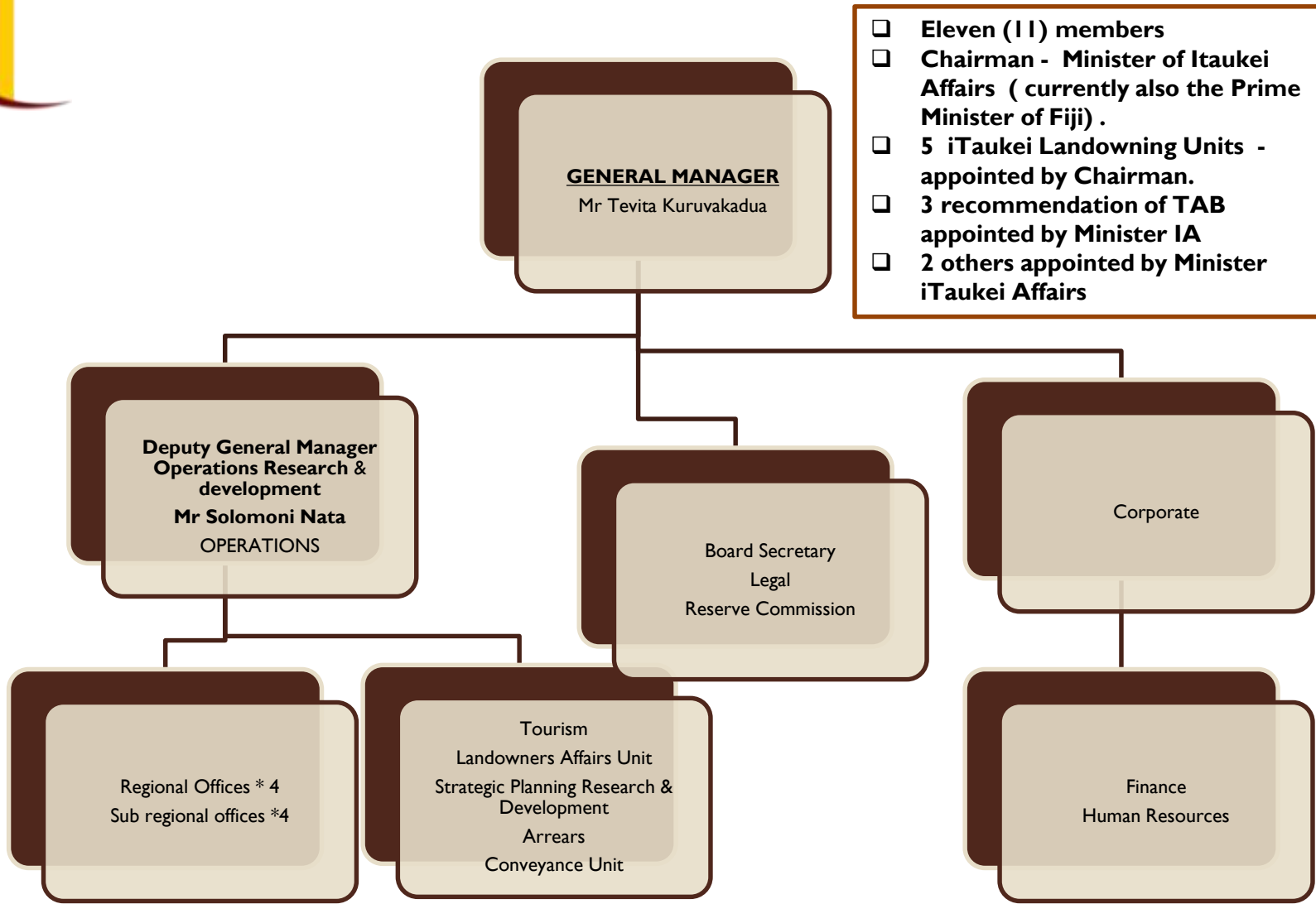
Land legislations

Legislations	Tenure	Percentage
iTaukei Land Act, Cap 132	iTaukei land	91%
iTaukei Land Trust Act Cap 134 <input type="checkbox"/> iTaukei Leases and Licence Regulations <input type="checkbox"/> iTaukei Forest Regulations <input type="checkbox"/> iTaukei Gravel Regulations	iTaukei land	91%
Crown Lands Act	State land	4%
Land Sales Act	Freehold	6%
Land Use Decree, 2010	iTaukei land	0.02%

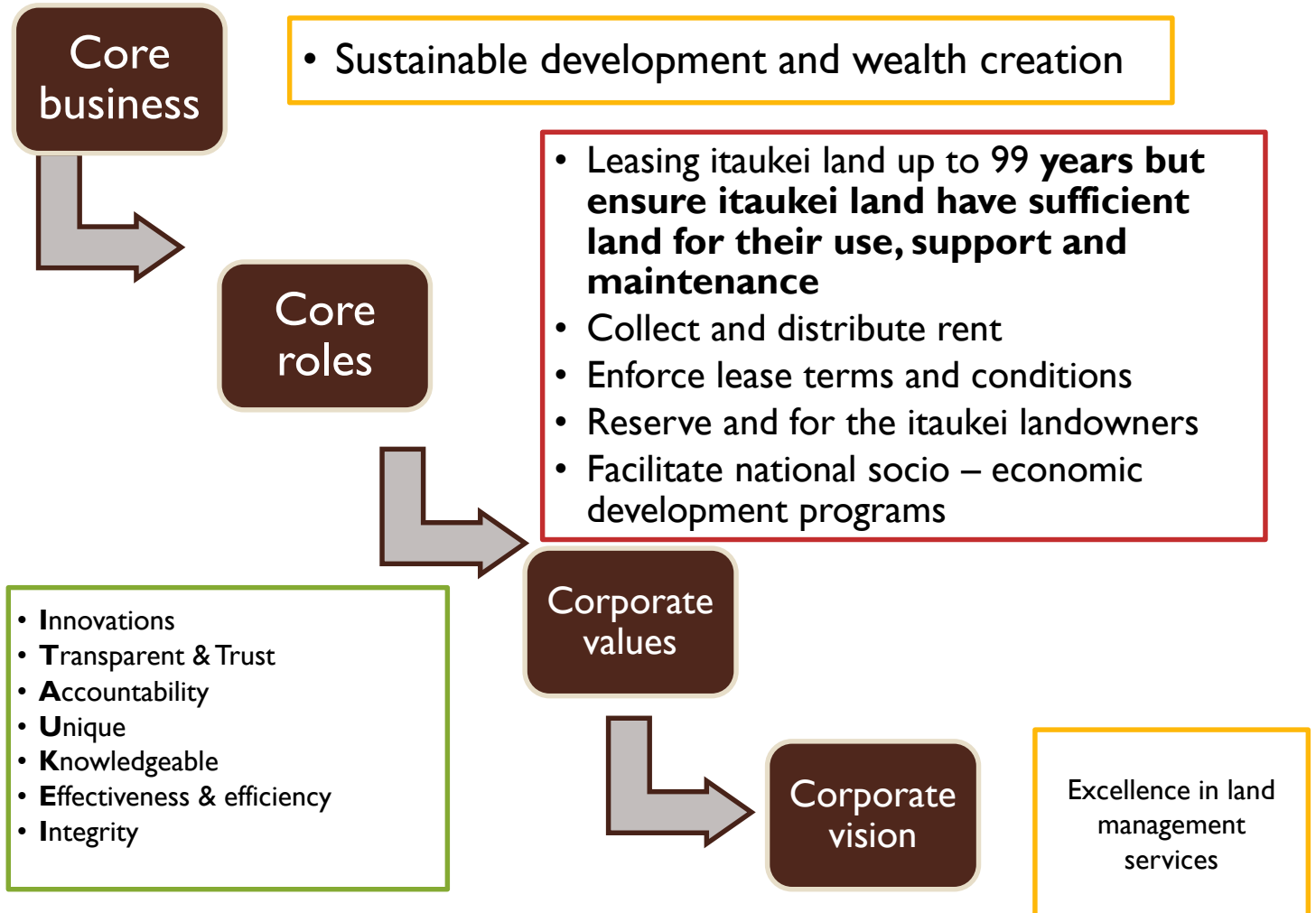
iTaukei Affairs Ministry and Institutions



TLTB ORGANISATIONAL STRUCTURE



Core business, roles, values & vision



TLTB Revenue receivables and distributions

Premium, rent, royalties and fees

90% distributable

10% poundage
To fund operations

Fees for services
100%

Distribution of lease monies

Equal rent distribution
to each member

Assignment to fund
landowners
community
development, business,
etc



Operation processes & procedures, Information system

Estates
Operation
Manual

Landsoft
LIS

Epicore
Financials

ArcGIS
GIS

Linksoft
HR

*Subject to
continuous
review*

Lease portfolio



<u>Region</u>	<u>Count</u>	<u>Land Area</u>	<u>Total Rental</u>
Central/Easter	11,046	90,393	\$6,732,969
North Western	12,153	86,383	\$7,972,315
Northern	9,471	145,484	\$6,470,037
South Western	8,559	93,095	\$6,687,032
Tourism	238	2,923	\$6,979,651
TOTAL:	41,467	418,278	\$34,842,004

<u>Lease Type</u>	<u>Count</u>	<u>Land Area</u>	<u>Total Rental</u>
Agricultural	14,062	166,598	\$8,367,523
Commercial	1,935	14,723	\$4,076,605
Educational	553	2,350	\$517,646
Forestry	265	167,298	\$1,606,725
Government	474	17,628	\$1,981,997
Industrial	711	820	\$1,795,118
Other	1,117	36,810	\$1,617,875
Residential	22,076	6,091	\$7,595,134
Tourism	233	2,862	\$6,962,451
Water/Mineral	41	3,098	\$320,930
TOTAL:	41,467	418,278	\$34,842,004

Case management

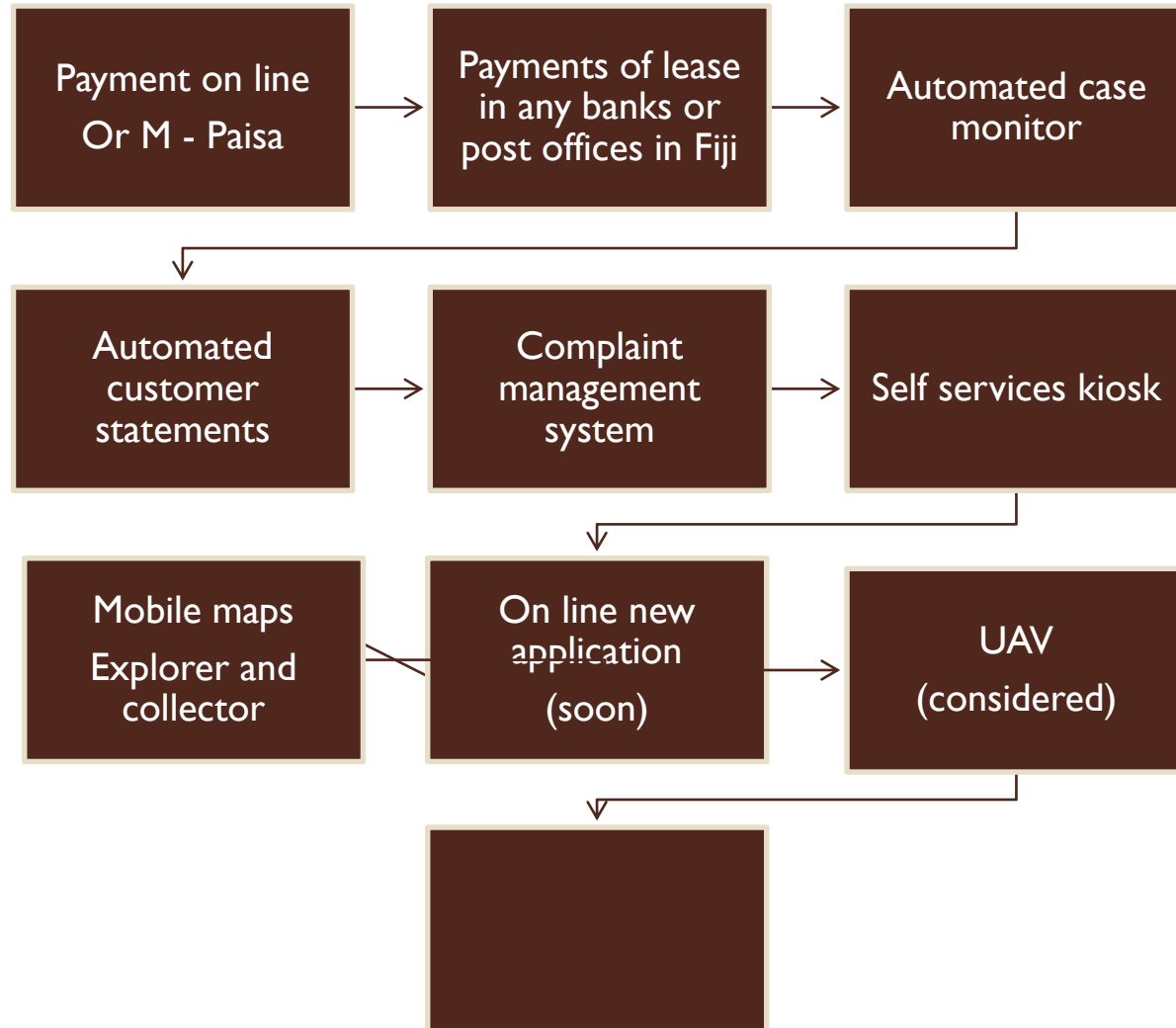


Case Type	2009			2010			2011			2012			2013			2014			2015			2016			2017			Total		
	Opened	Closed	Pending	Opened	Closed	Pending	Opened	Closed	Pending	Opened	Closed	Pending	Opened	Closed	Pending	Opened	Closed	Pending	Opened	Closed	Pending	Opened	Closed	Pending	Opened	Closed	Pending	Opened	Closed	Pending
Allotment				1	1		2	2		1	1				58	16	42	62	25	37	1280	59	1221	32		32	1436	104	1332	
Arrears	450	450		7408	7413	15	5699	5687	62	3593	3554	39	11927	10004	1723	6233	5590	643	2465	1636	830	2401	1264	1137	2681	457	2224	42878	36205	6673
Breach	5	5		83	55	28	69	62	7	160	148	12	166	102	64	123	106	17	95	65	30	214	101	113	66	12	54	981	656	325
Dealing - General/B	50	50		333	333		382	382		517	517		683	683		875	875		1048	1048		767	729	38	243	210	33	4898	4827	71
Dealing - Mortgage	187	187		593	593		892	892		1184	1184		1627	1627		1601	1601		1321	1321		977	936	41	413	365	58	8805	8706	99
Dealing - Sublease	16	16		68	68		177	177		202	202		221	221		264	264		334	334		219	191	28	113	58	55	1614	1531	83
Dealing - Transfer	217	217		748	748		759	759		805	805		947	947		1001	1001		1393	1392	1	1180	1079	101	451	341	110	7501	7289	212
Deserestation	22	22		238	238		172	148	24	175	123	52	220	144	76	350	178	172	299	102	197	329	28	301	132		132	1937	983	954
Event/Lease/Premi	37	37								5	5																	42	42	0
Expiry	235	235		365	365		545	544	1	576	574	2	286	284	2	235	227	8	257	148	109	177	45	132	1665	4	1661	4341	2426	1915
Generic	27	27		485	473	12	551	547	4	620	601	19	1282	1076	206	1131	991	140	1745	1439	306	1660	1258	402	537	208	329	8038	6620	1418
Land Development P	1	1		3	3		6	6		3	2	1	16	5	11	102	11	91	150	6	144	186		186				467	34	493
Lease Application	854	854		4196	4194	2	3715	3709	6	4005	3994	11	4796	4711	85	4241	3880	361	5692	4829	863	4630	1706	2924	1580	51	1509	33689	27928	5761
Lease Variation	52	52		93	91	2	88	86	2	181	147	34	239	121	118	107	39	68	216	78	138	401	90	311	83		83	1460	704	756
Legal	402	336	66	2327	2170	157	2705	2592	113	865	811	54	3359	2816	543	3298	2605	689	1279	881	398	854	478	416	195	45	150	15324	12734	2590
Rent Reassessment	4342	4342		2916	2916		3644	3644		6194	6191	3	3025	3023	2	6540	4763	1777	5463	3059	2394	5839	2559	3300	1894	395	1498	38877	30903	8974
Reserve Claim												1	1								1		1					2	0	2
Sales Analysis				65	65		135	134	1	12	10	2				22	1	21	153	149	4	185	127	58	81	30	51	663	516	137
Surrender	32	32		209	197	12	100	94	6	128	116	12	363	223	140	274	145	129	268	179	89	308	171	137	137	18	119	1819	1175	644
Grand Total	6929	6863	66	20151	19923	228	19641	19415	226	19226	18985	241	29158	26187	2971	26455	22293	4162	22241	16701	5540	21668	10821	10847	10293	2195	8098	175762	149383	32379

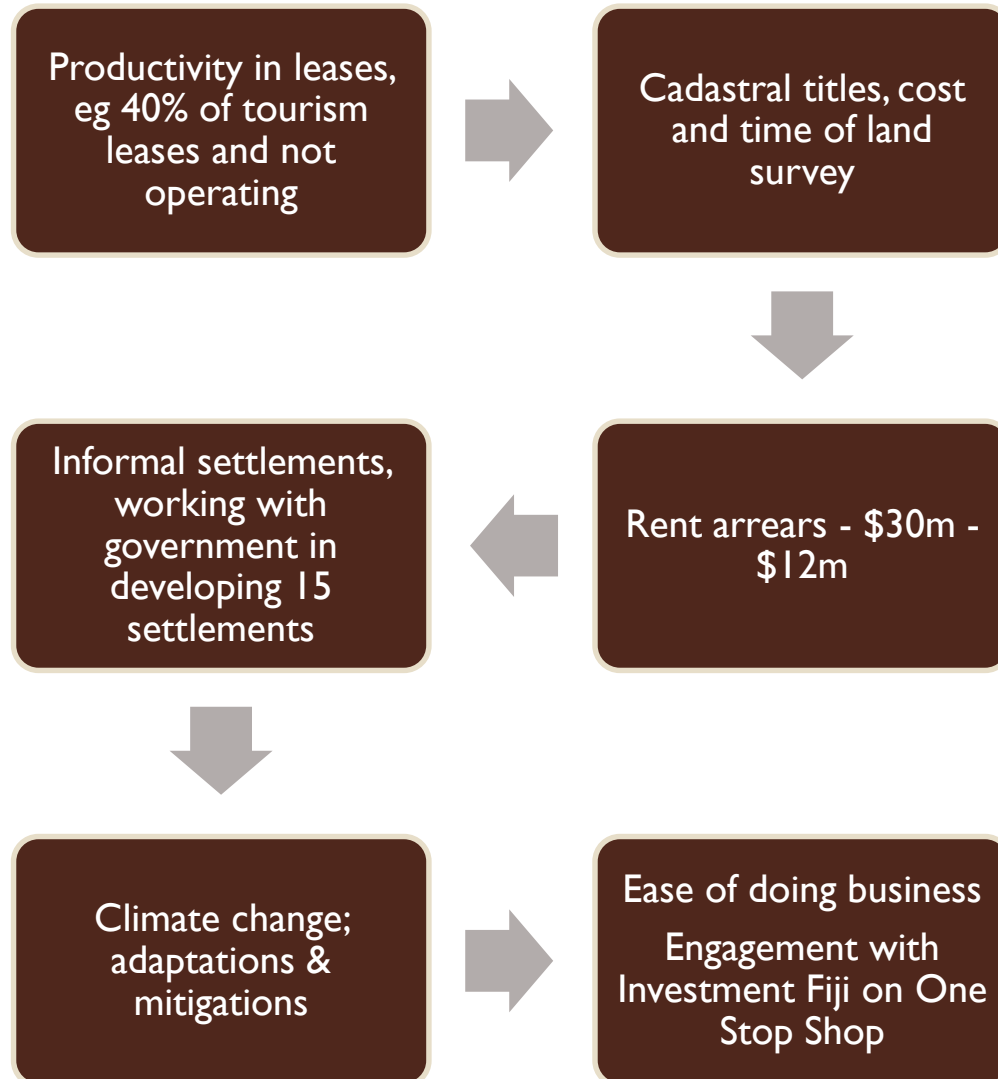
Corporate targets - 2017

Collect Trust monies	\$85m	\$80m in 2016
Operation fund	\$16m	\$14m in 2016
New leases	1600	
New tourism leases	10	
New lease processing time	Below 6 months	
Reduce ret arrears	By 65%	\$17m to \$6m
Reassess rent	Every 5 years	
Clean energy		
Formalise informal settlements		
Attend to lease renewal 5 years before expiry		
Employment costs	Below 40%	

Technology ; New innovations



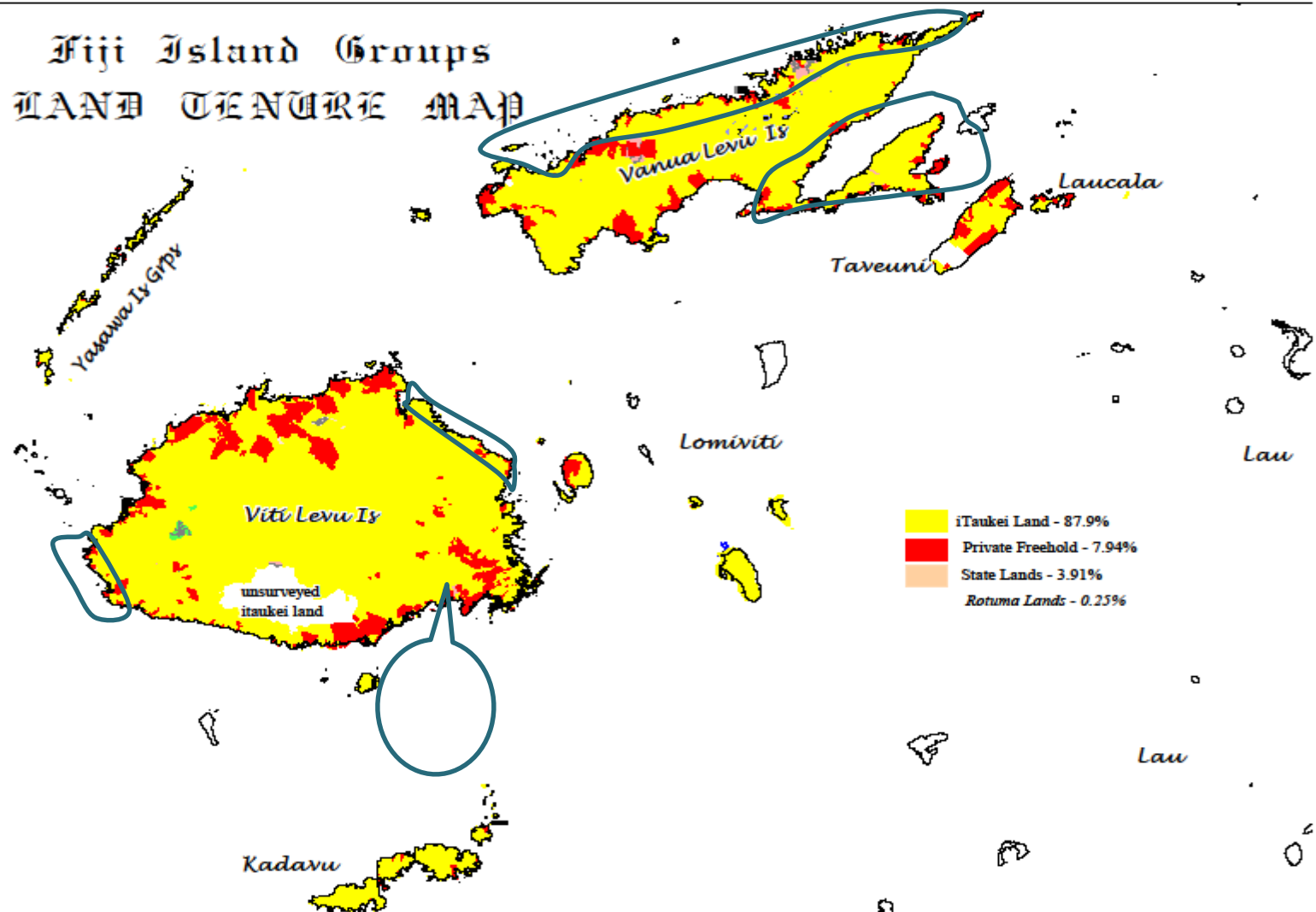
Challenges



Moving forward



Tourism potential areas



Thank you

Vinaka vakalevu

