The Regulation, Registration, and Representation of Surveyors in the Pacific Island Countries

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Pacific Island Nations in context

- 12 nations – 22 nations
- Unique (geographic, biological, sociological & economic)
- 30 million km² ocean
- 550,000 km² land & 7.5 million pop.
- (87,587 km² land & 2.7 million pop.)
- 2,000 languages
Existing Land Tenure Systems

- Sort of Feudal
- Chiefly system
- Birthright
- Custom - no written records
- No transfer
- Western “ownership”

Land Surveying Rules & Regulations (New Zealand)

- Influence of New Zealand & Australia
- New Zealand - 1840 Treaty of Waitangi
- Local Survey systems
- Torrens influence
- Implementation of ‘control’ delayed due to lack of resources & inaccessibility
- NZ Institute of Surveyors - NZIS (1888)
- NZ Institute of Surveyors & Board of Examiners Act 1900
- Surveyors Registration Act 1928
- Surveyors Act 1938
- Surveyors Act 1966
- Survey Act 1986
- Cadetship Otago 1963
- 4-year Bachelor of Surveying
- Technician course at Unitech
- ISA = 3,600 members
- Institute of Cadastral Surveyors = 20

Land Surveying Rules & Regulations (Australia)

- Colonisation 1788
- Indigenous rights not recognised until 1993
- Initially deeds based
- 1858 Torrens system in SA
- 1874 All States adopt Torrens
- ISA = 3,600 members
- AIS, AIQS, API
- Initially profession responsible for education (like NZ)
- Now based in 9 Universities
- 4-year Bachelor Degree in geomatics, surveying, cartography, spatial sciences
- 1022 spatial information students (1999) - yet still a shortage of surveyors
- Establishment of Spatial Science Institute
- ASIBA, ANZLIC, ASIERA
- Role of CASLE, FIG, RICS?
Organisation of the Spatial Data Industry in Australia

• Legislation imported from Australia and New Zealand
• Torrens system more accurate than needed
• Expatriate influence endured after independence (1960s – 1990)
• CASLE influence (1970s)
• To Establish Technician courses
• To Establish member-societies

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Representation – Papua New Guinea

• Surveyors Institute of British PNG (1901)
• Association of Surveyors of PNG (ASPNG)
• 1972 = 102 Surveyors, 4 were PNG
• Surveying Ordinance 1969
• 2003 = 109 Surveyors, 21 overseas
• Despite 1142 graduates from UNITECH
• Doubled population in 30 years
• Demand on prime urban & peri-urban land, & will increase if registration of customary land established
• Customary (97%) Govt (2%) Freehold (1%)

Representation – Fiji Islands

• Fiji Institute of Surveyors (FIS)
• Institute of Valuation & Estate Management of Fiji (FIVEM)
• Fiji Institute of Quantity Surveyors (FIQS)
• Cadetship in 1940, but only two local surveyors by 1957 - 1958 Survey School
• 1951-1977 = 24 students qualified as surveyors
• Surveyors Act 1969
• Population 868,000 (2003)
• 300 islands >2.6 km²

Representation – Fiji Islands

• Viti Levu (10,429 km²) Vanua Levu (5,556km²)
• Native (83.4%) Govt (8.4%) Freehold (8.4%)
• Figures do not stand scrutiny
• Majority of land not surveyed or registered
• No capacity to register / become commercial with 42 members of FIS (25 professional, 3 retired, 11 technicians & 3 students)
• = crisis situation
 Representation – Fiji Islands

- Native Land Trust Board established 1940 to administer all Native land
- University of the South Pacific established 1968
- Dept. Land Management & Development 1981
- Land tenure, Land Value, Land Use & Land Development
- Real Estate, Land Use Planning & Geomatics

 Representation – Solomon Islands

- No regulation or registration of land surveying in Solomon Islands
- Survey School (1964-68) at Solomon Islands College of Higher Education (SICHE)
- 36 survey & 8 survey drafting students
- Development hindered by political instability
- Plans to integrate with USP

 PICs – common characteristics

- Remoteness & geographic isolation
- Environmental fragility
- Rapid population growth
- Limited land resources
- Dysfunctional/immature land markets
- Access to land (83-100% customary)

 PICs – common characteristics...

- Housing
- Dependency on marine resources
- Poverty
- Limited diversification
- Limited capacity
- Vulnerability

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<thead>
<tr>
<th>Country</th>
<th>Land Area km²</th>
<th>200 nautical miles EEZ in km²</th>
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<tr>
<td>Cook Islands</td>
<td>240</td>
<td>3,250,000</td>
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<td>Fiji Islands</td>
<td>18,270</td>
<td>1,135,000</td>
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<td>Kiribati</td>
<td>811</td>
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<td>Marshall Islands</td>
<td>181</td>
<td>431,746</td>
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<td>Nauru</td>
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<td>Tuvalu</td>
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<td>Vanuatu</td>
<td>12,200</td>
<td>870,000</td>
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Finding a way forward

- Regulation, Registration and Representation only in Fiji & PNG
- Other PICs introducing legislation for registration without representation
- Land tenure & land policy issues – donors & member governments forgotten to bring land surveyors into 'development'
- CASLE 1973 identified need for a South Pacific professional body
- Need international NGO support of FIG to assist in evolution of profession

A possible surveying structure for PICs

Source: Curley & Boydell for this research

What is the impact of further inaction?