RESOURCES ACCESS ISSUES & PRIORITIES IN SAMOA AND THE REGION
1) SOME CONCERNS OF LAND ADMINISTRATION SYSTEM

2) COMPLEX LEGISLATION, REGULATION & PROCEDURES
   (CUSTOMARY LAND LEASE)

3) RISKS AND BENEFITS OF LONG TERM LEASE EXPIRATION (customary land)

4) THE FUTURE

1) SOME CONCERNS

- Weaknesses of existing system for administration of lands (customary land processes)
- Delays and difficulty in development of the un-surveyed lands
- Delays in registration and difficulty in searching land titles—(manual land registration system)
**High incidence of requisitions of survey plans and legal documents**

- Delays in registration of decision from the court of customary lands
  - No backup for all land information,
  - Currently stored manually

- No direct public access to basis land title information (etc)

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**2. Complex Legislation & Procedures of Customary land lease**

- The current land procedures of leases is complicated (*delay Land titles court cases to confirm customary lands issues*)

- Review the current Legislation, Alienation of Customary Lands Act 1965
3) Risks of long term lease expiration *(customary land/leases)*

- There will be a delayed in family development
- Promotion of economic use of land is delayed
  * the encouragement of poverty (e.g.) people are relying on rental money.
- Might dissolve Board of Trust established e.g. (if there is a hotel investment)
- Increase the number of unemployment
  * Downgraded use of land for other purposes, due to the idle presence of hotel facilities without occupation

Benefits of customary owners on lease expiration

* sense of ownership is reverted to customary owners
* there is an opportunity to enter investment is granted to customary owner.
* access to resource prevailed.
* can develop into Units under Unit Titles Act.
* there should be a promotion of investment by Board of Trust to continue
* ties with government, on priority investment issue reviewed.
  (Etc)
Conclusion

4) THE FUTURE
Making Land Work we seek for the particular issues surrounding land use, land reform and land tenure in the region.

• The ability to use the status of leased customary land as collateral for the development of our own people

• Full recognition of the authority of customary land owners to determine their own right in terms of the choices they make to use and benefit from their lands

• Improve the land administration system in terms of plan examination, surveying, valuation and land registration.

* Encourage the reforms and review for new legislations such as Survey Act, Valuation Act, Spatial and Information Act, Customary Land Act and Land Title Registration Acts.

› Clarify the ability for the economic purposes to obtain security over leasehold, subject to the outcome of court’s decision on a case seeking a declaration judgement on the validity of mortgages taken over customary land leases.(consent from Minister/trustee
THANK YOU &
FAAFETAI LAVA