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
- 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.

- 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.
- Land Reform.