

# LAND MANAGEMENT & DEVELOPMENT

## Fact Sheet

### BACKGROUND

Increasing population over the last 50 years has increased the demand for land and this has put significant pressure on arable agriculture land and those situated along the coast and near the town and city areas. Land is a crucial natural resource, sustaining our lives, providing life-support systems, and forming the foundation of our economy and society. It is essential for development of agriculture, fisheries, mineral resources, forestry, tourism, and construction.

### CURRENT STATUS

Almost 90% percent of Fiji's land is under customary ownership with TLTB as the custodian. The Ministry of Lands and Mineral Resources administers a total of 19,800 state land leases covering about 4 percent of the total land mass while the remaining 6% is privately owned (MLMR SDP, 2023).

Region	Land Area (HA)	Tenure	
		I-Taukei	State/Freehold
Greater Suva Area	105,907	76,406	26,925
Greater Western	399,334	303,494	59,900
Greater Northern	607,105	529,004	78,101

Agriculture is the dominant land use type compared to commercial, industrial and residential leases. The urban areas comprise commercial, industrial and residential land use types (2%).

Finding appropriate locations for future commercial, industrial, and residential activities will be one of the government main objectives.

## CHALLENGES

1. *Arable Land conversion:* Fiji's aim to guarantee food and nutrition security in the medium to long term could be compromised by the potential permanent loss of agricultural land to other uses.
2. *Legislative reforms and regulations:* outdated institutional framework and legislation that govern land administration is main hindrance for exploiting the full potential of land.
3. *Illegal activities:* Vakavanua development and the illegal gravel sand extraction is also a growing concern.
4. *Data management:* there is duplication and overlapping of data and continuous changes in Fiji's land scape makes current data outdated.
5. *Land demarcation and survey:* absence of surveying exacerbated by the shortage of surveyors hinders development activities and there is no clear demarcation of landowners' boundaries.

## OPPORTUNITIES

1. *Establishment of the Land Task Force:* allows government to deal with land lease, renewal and premium issues that surrounds agriculture and non-agriculture.
2. *I-Taukei wealth Trust Fund:* Established for enhancing the economic potential and prosperity of iTaukei communities.

## FUTURE POLICIES AND STRATEGIES

- **Review institutions and legislations:**
  - ✓ To formulate, implement and review legislations and policies.
- **Digitalize the services provided by Ministries and Agencies**
- **Ensuring adequate supply of land that will be available to facilitate urban development:**
  - ✓ Fast tracking lease applications and subsidizing cost for development of utilities by developer.
  - ✓ Survey and supply urban lands for urban development opportunities.
- **Initiate iTaukei land legislation reforms to empower iTaukei resource owners to utilize their land as equity in business opportunities:**
  - ✓ Adoption of the “Solesolevaki framework to stimulate equity ownership and participation to maximize their Land resources utilization for business creation.
  - ✓ Prepare Land Lots under the TLTB Master Plan.
  - ✓ Facilitate infrastructure connectivity.
  - ✓ Continue to develop sound land use practices.
- **Increase public awareness on land resources which needs to be sustainably managed in an integrated way where individual land users and community have a sole responsibility for preventing and mitigating land degradation:**
  - ✓ Assess community and sectoral attitudes to land degradation and develop appropriate education and awareness programmes for sustainable resource management.
  - ✓ Conduct a programme to further public awareness and adoption of a sound land use practice ethic.

- ✓ Create opportunities for community and land users’ involvement in planning and implementing sound land use practice and program.
- **Create vibrant and environmentally sustainable urban centers:**
  - ✓ Prepare hazard maps for vibrant, informed and environmentally sustained Towns and Cities.
  - ✓ Avail hazards information, evacuation routes and centers for urban dwellers and decision making for future development by approving authorities and potential investors.