

NATIVE LAND TRUST ACT
(CAP. 134)

NATIVE LAND TRUST (LEASES AND LICENCES)
(AMENDMENT) REGULATIONS 2006

IN exercise of the powers conferred upon me by section 33 of the Native Land Trust Act, I make these Regulations—

Short title and commencement

1. These Regulations may be cited as the Native Land Trust (Leases and Licences) (Amendment) Regulations 2006, and come into force on the 15th day of March 2006.

Schedule 3 substituted

2. The Native Land Trust (Leases and Licences) Regulations are amended by revoking Schedule 3 and substituting the following Schedule—

“SCHEDULE 3

Part 1 – Fees and Charges

New Lease	Agriculture/ Residential	Commercial/ Industrial	Tourism	Fijian- Eco-Tourism	Forestry/ Gravel/ Mining	Special Leases & Other Land Development Project	Concessions
(A) Lease/License							
Application	56.25	112.50	562.50	112.50	562.50	562.50	562.50
Processing	1125.50	2250.00	5906.25	1125.50	2250.00	5906.25	5906.25
Documentation	281.25	281.25	1125.00	562.50	562.50	562.50	562.50
Dereservation	281.25	562.50	2250.00	562.50	562.50	1125.00	1125.00
Late Compliance	If 1 month late than 5% of initial fees charged and 2 months or more 10% of initial offer						
Lease Administration	56.25	56.25	562.50	56.25	56.25	56.25	562.50
(B) Dealings							
Mortgage	112.50	225.00	1125.00	112.50	N/A	562.50	562.50
Transfer	112.50	225.00	1125.00	112.50	N/A	N/A	562.50
Subletting	112.50	225.00	1125.00	112.50	N/A	N/A	562.50
Miscellaneous	112.50	225.00	1125.00	112.50	225.00	225.00	562.50

(C) Extension/ Renewals							
APPLICATION	56.25	112.50	562.50	112.50	562.50	562.50	562.50
Processing	1125.50	2250.00	5906.25	1125.50	2250.00	5906.25	5906.25
Documentation	281.25	281.25	1125.00	562.50	562.50	562.50	562.50
(D) Variation							
Application	56.25	56.25	562.50	56.25			562.50
Processing	112.50	112.50	1125.00	562.50			562.50
Documentation	112.50	112.50	562.50	112.50			562.50
(E) Surrender							
Application	56.25	56.25	562.50	56.25			562.50
Processing	562.50	562.50	1125.00	562.50			1125.50
Documentation	281.25	281.25	562.50	112.50			281.25
(F) Arrears							
Collection Fee	168.75	168.75	562.50	168.75	168.75	168.75	168.75
Interest	12% pa	12% pa	12%pa	12%pa	12%pa	12%pa	12%pa
(G) Miscellaneous							
Search Service	56.25	56.25	1125.00	56.25	56.25	56.25	562.50
Water Meter Connection Fee	33.75	33.75	1125.00	56.25	N/A	N/A	N/A
FEA Meter Connection Consent Fee	33.75	33.75	1125.00	56.25	N/A	N/A	N/A
Building Consent Fee	112.50	225.00	1125.00	562.50	N/A	N/A	1125.00
Penalty Fees for Breach of Conditions	2953.12	2953.12	11812.50	5906.25	5906.25	5906.25	11812.50
Photocopy Fee	0.50/copy	0.50/copy	0.50/copy	0.50/copy	0.50/ copy	0.50/copy	0.50/copy
(H) Court Action/Tribunals							
Costs Amounts subject to the Legal Practitioner's Act or Order of any court action/ tribunal.							

(I) Survey							
Instruction Fee	112.50	112.50	225.00	112.50			112.50
Approval Fee	112.50	112.50	225.00	112.50			112.50
(J) Improvement Compensation							
Processing Fee	112.50	225.00	562.50	112.50			562.50
(K) Finance/Trust							
Advance Fee	20.00						
Credit Note Request Fee	5.63/copy						
Income Statement Fee	3.00						
Rent Distribution Fee	250.00						
Other - dishonored cheque	60.00						
Others	A fee to commensurate with the work involved.						
(L) Spatial Information Unit							
Locality Plans							
A4 - 80GSM	18.50						
A4 - 120GSM	18.70						
A3 - 80GSM	19.00						
A3 - 120GSM							
Land Tenure Map							
80GSM	60.91						
120GSM	65.00						
Others	To commensurate with work involved						

Part 2 – Clarification on the nature of the work involved in respect of Part 1 are as follows—

TYPE OF FEES	NATURE OF WORK INVOLVED
(A) LEASE/LICENSE	
1. Lease Application	For the receipt, perusal and acceptance of application a Lease, Instrument of Tenancy Approval to Lease, License.
2. Processing	For processing application including the opening of a case; preparation of sketch plans, confirmation of availability of land; verification of native owners consent, physical inspection traveling expenses to site to attend to inspection, confirmation of native owners view and consent verification.
3. Documentation Fee	For the preparation of letter of offer; drafting legal documents for execution by the parties; perusal of documents; stamping and registration.
4. Lease Administration	For maintenance of leases and administrative costs for the year.
(B) DEALINGS	
5. Consent Fee	Mortgage – for processing application including perusal of application for mortgage; processing of application.
	Transfer - for processing application including perusal of application for transfer; Processing.
	Subletting – For perusal of application for subletting, processing of application; inspection
	Miscellaneous – for processing of application including the perusal of any other application to a matter which amounts to a dealing.
(C) EXTENSION/ RENEWAL	
6. Application Fee	For acceptance; perusal and consideration of application for renewal of any Lease, License or any agreement.
7. Processing Fee	For processing application, including confirmation of Native Owners consent; Travelling and inspection of site
8. Documentation Fee	For drafting renewal document; perusal; stamping and registration.
(D) VARIATION	
9. Application Fee	For the receipt of any request to vary any condition of lease
10. Processing Fee	For processing application
11. Documentation	For drafting various documents for extension by both parties.

TYPE OF FEES	NATURE OF WORK INVOLVED
(E) SURRENDER	
12. Application Fee	For receipt and acceptance of application
13. Processing Fee	For processing application including inspection.
14. Documentation	For drafting surrender document, stamping and registration
(F) ARREARS	
15. Collection Fees	For work and task performed in any effect to recover arrears.
(G) MISCELLANEOUS	
16. Approval Fee	For approval or endorsement of any building plans
17. Search Fee	For the conduct of the search of title pursuant to any application or matter for a tenant
18. Service Fee	For the issue of certified copy, photocopy and advertising
19. Provisional Approval Fee	For receipt of any application for issue of Certified Copy, Lost PAN, Agreement for Lease, Instrument of Tenancy, Extension, Provisional Title.
20. Processing Fee	For processing application including advertising, Notification, Drafting and Executing Statutory Declaration
(H) COURT ACTION/TRIBUNALS	
21. Costs	For any action taken pursuant to any court action or tribunal.
(I) SURVEY	
22. Instruction Fees	For perusal survey agreement, preparation of Survey Instruction with sketch of boundaries.
23. Approval Fee	Perusal of survey plan, consultation and resolution, site inspection and approval of plan.
(J) IMPROVEMENTS/COMPENSATION	
24. Processing Fee	For processing of and claim for compensation for improvements including, consultation, site inspections.

TYPE OF FEES	NATURE OF WORK INVOLVED
(K) FINANCE / TRUST	
25. Advance Approval Fee	For processing any application for advance, documentation, attendance to NLC for the confirmation of membership.
26. Credit Note Request Fee	For attendance to request for any Credit Note
27. Income Statement Request Fee	For attendance to request for Statement of income
28. Rent Distribution Fee	For attendance to special request for distribution of rent, royalty etc, including travelling
29. Other Dishonored Cheque	Attendance of tenant to recover dishonored cheques.
30. Others	A fee to commensurate with the work involved.
(L) SPATIAL UNIT	
31.	For collecting, maintaining and managing data, computerizing existing hard copy data into digital format and for supplying the user at the time of service."

Dated this 2nd day of March 2006.

L. QARASE
 Prime Minister and
 Minister for Fijian Affairs,
 Culture and Heritage