



## LAND TENURE IN FIJI , ITS CATEGORIES & LEGALITIES

	Category - Tenure	Description	Reference
1	Crown Land (Titled) <i>State Land</i>	<ul style="list-style-type: none"> <li>i. All crown land or public lands, Land acquired excepting in Category 3.</li> <li>ii. Unclaimed property reverted to state</li> </ul>	<p>Crown Land Act Cap 132 Sect 4 (1)</p> <p>Public Trustees Act Cap 64 Section 31</p>
2	Crown land (Without Title) <i>State Land</i>	<ul style="list-style-type: none"> <li>(i.) Land Reverting to State due to non taking up of original grants or CT.</li> <li>(ii) Freehold land acquired by Crown where title is cancelled by the Registrar of Titles on transfer of title to the Director of Lands.</li> <li>(iii) Freehold land transferred to State (by negotiation).</li> <li>(iv) Native Land acquired by Crown and transferred to crown absolutely. (utility)</li> </ul>	<p>Public Trustees Act Cap 64 Section 31</p> <p>Crown Land Act Cap 132 Section 4(2)</p> <p>Crown Lands Act Cap 132. Sect 4 (1)</p> <p>Crown Acquisition of Lands Department Cap 135 Sec. 3</p>
3	Reclaimed Land	Reclaimed Land	Crown lands Act. Cap 132. Sect.(23.2)
4	Freehold Land or Native land acquired for a term of years	Acquisition procedures carried out.	Crown Lands Act. Cap 132. Sect. Sec. 5
5	Crown Land Utilities	Native Land acquired for roads, reservoirs, pipelines, quays, wharves, railways, aerodromes, burial grounds, sewage, and other public utility purposes	Crown acquisition of Land Act. Cap 135. Sec (3)

	<b>Category - Tenure</b>	<b>Description</b>	<b>Reference</b>
6	Crown <i>Tiri</i> and Foreshore	Land permanently under water and rivers and streams.	Rivers & Streams Act. Cap 136 Sec. (2)
7	<i>Schedule "A" Land</i>	<i>Extinct mataqali land</i>	<i>Native Land Trust Act, Cap 134, Sec. 19 (1)</i>
8	<i>Schedule "B" Land</i>	<i>Land unclaimed at time of Native Land Commission Surveys.</i>	<i>Native Land Act, Cap 133, Sec. 19</i>
9	Crown Land leased as Parks and Open Space	Crown land leased to Public Bodies for Parks, Playing fields. Etc. and designated open space or green strip reserve.	Crown Land Act. Cap 132. Sec. 10.
10	Freehold (Private)	Land privately owned being subject to Crown Grant or Native Grant or Certificate of Title.	Land Transfer Act. Cap. 131, Sec. 10 & 11
11	Freehold (Private) dedicated park	Land privately owned dedicated as Park or Public Reserve to Crown.	Crown Lands Act Cap 132, Sec 4(1) & (2)
12	Freehold (Private)	Land privately owned being Crown Grant to Religious Body etc.	Crown lands Act Cap 132. Sec. 9
13	Leased Land	Crown, Native or Freehold land leased	Crown lands Act Cap 132, Sec. 10  Native land Trust Act Cap 134, Sec 8 (1)  Property Law Act Cap 131, Sec 54 (1 & 2)
14	Native Reserve	Crown Land Proclaimed as Native Reserve	Native Land Trust Act Cap 134, Sec 19
15	Roads	Roads, Access and Access Reserve (Surveyed)  Roads, Access and Access Reserve (Unsurveyed),	Roads Act Cap. 175