

Appendix-9

Land Acquisition Cost (MOL)

NADI RIVER IMPROVEMENT

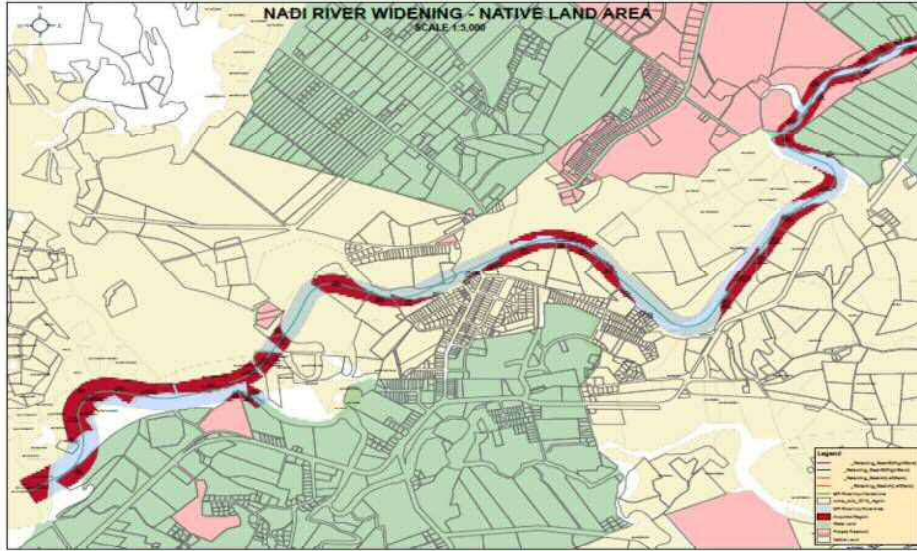


Ministry of Land-Geospatial Division,2015

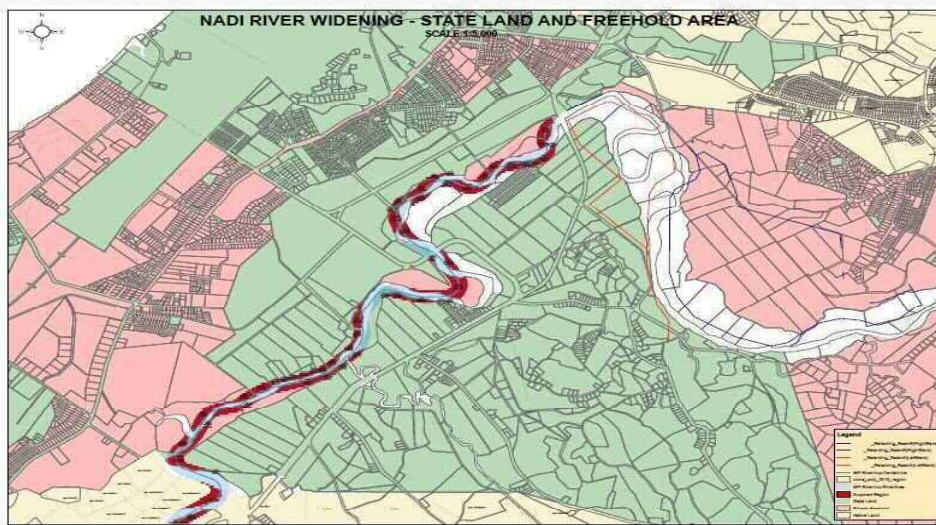
AREARS AFFECTED

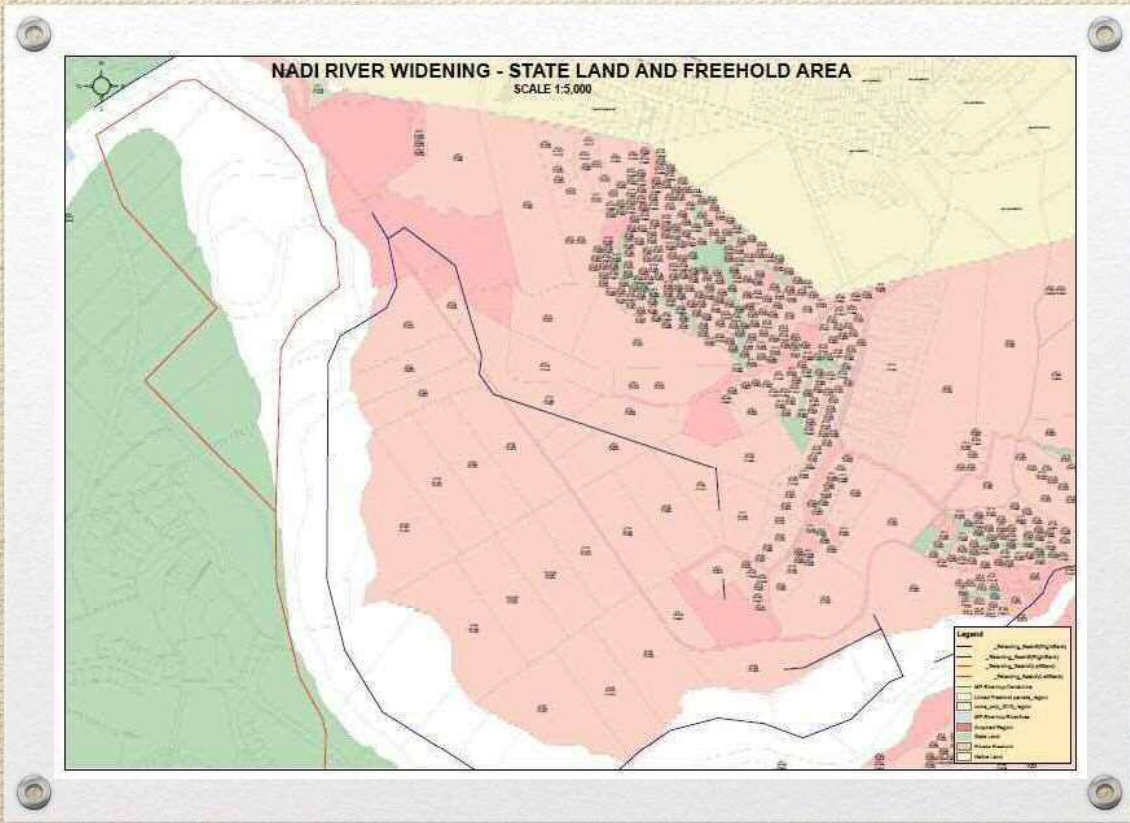
- Native Land
- State Land
- Freehold

NATIVE LAND AREA



STATE LAND & FREEHOLD AREA





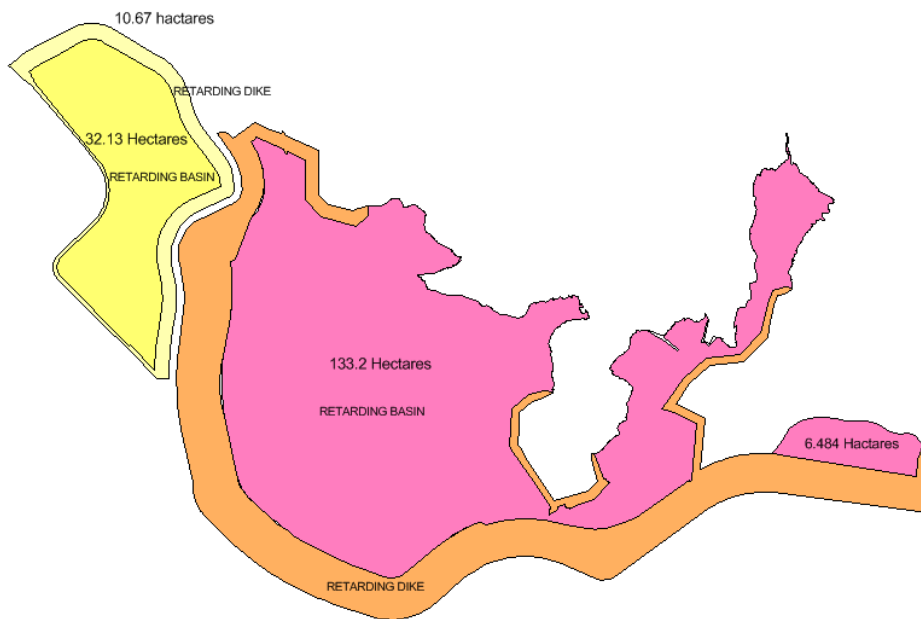
COMPENSATION – NADI RIVER WIDENING

Nadi River Widening		
Land	Area Affected (ha)	Compensation
Freehold	18.66	\$1,748,000.00
State Land	20.14	\$2,241,000.00
Native Land	39.96	\$3,876,000.00
		\$7,865,000.00

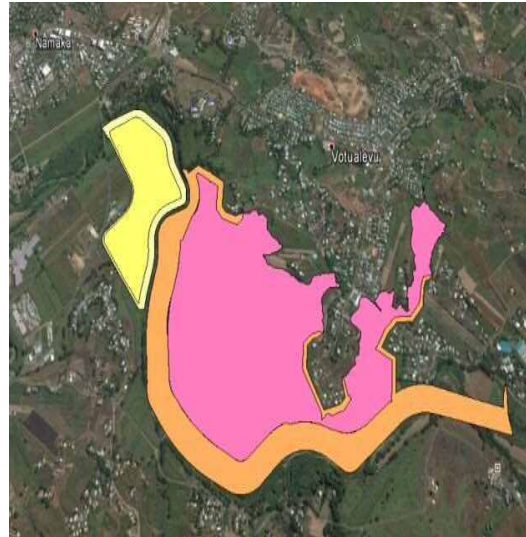
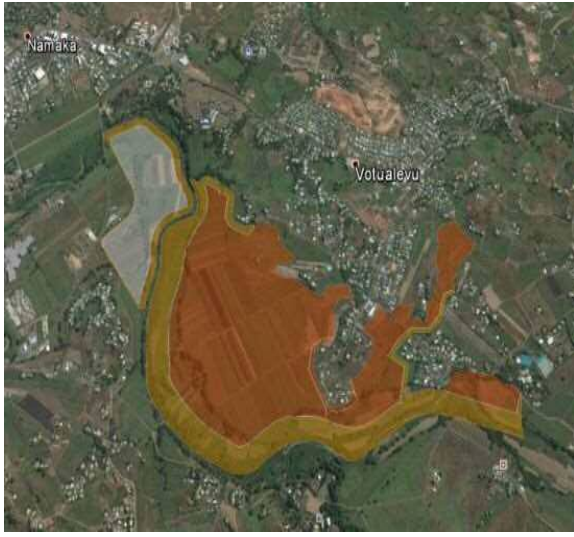
Votualevu Retarding Basin and Dykes



1. Polygon map of area affected (Hectares)

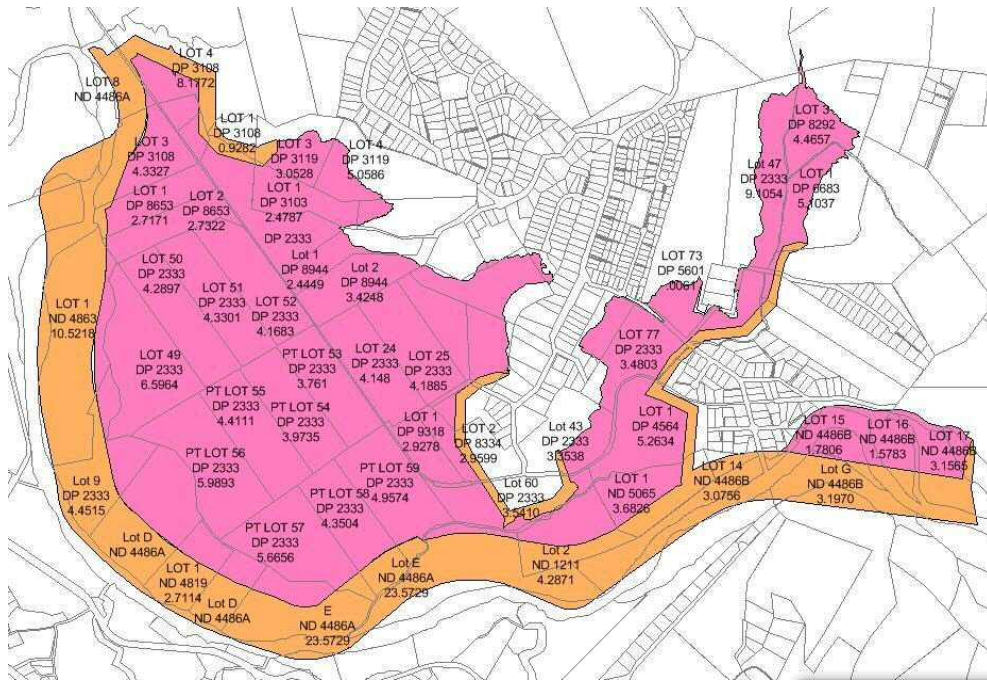


GOOGLE OVERLAY



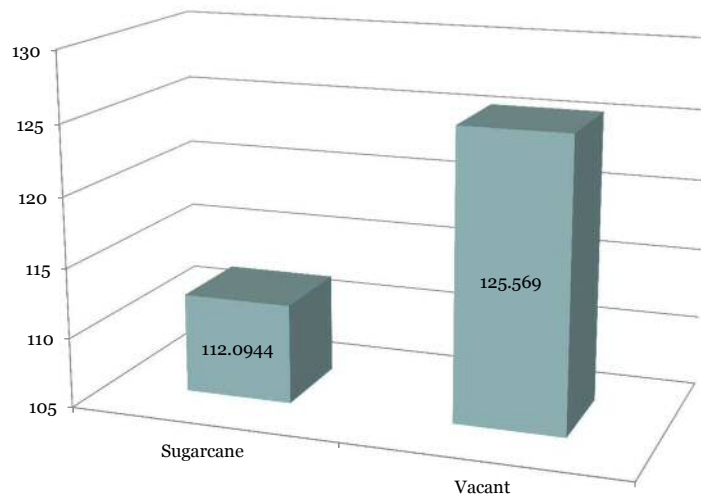
LOTS AFFECTED



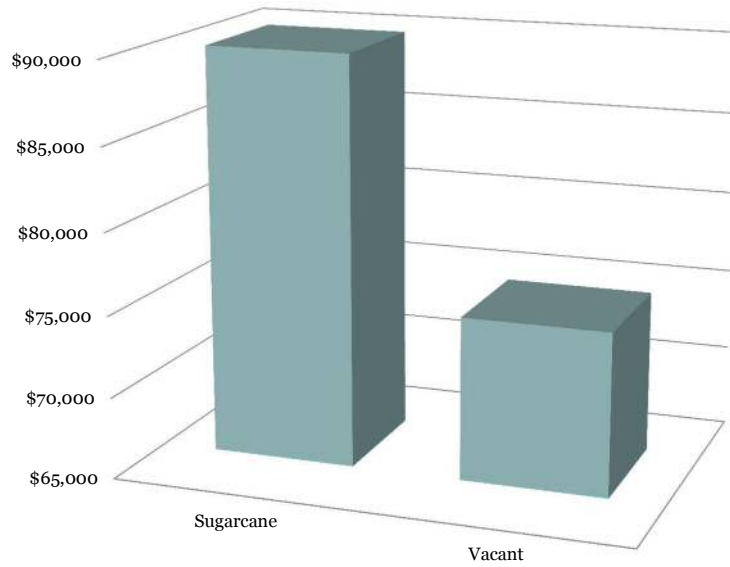


ANALYSIS

Land Use



Land Rates



ACQUISITION ESTIMATES

Retarding Basin A	32.13
Retarding Dike A	10.67
Retarding Basin B	139.684
Retarding Dike A	61.024
TOTAL AREA	243.508

Total Computed Acquisition Area	Land	237.6634
	Offset	= 243.508-237.6634
		5.8446 Ha

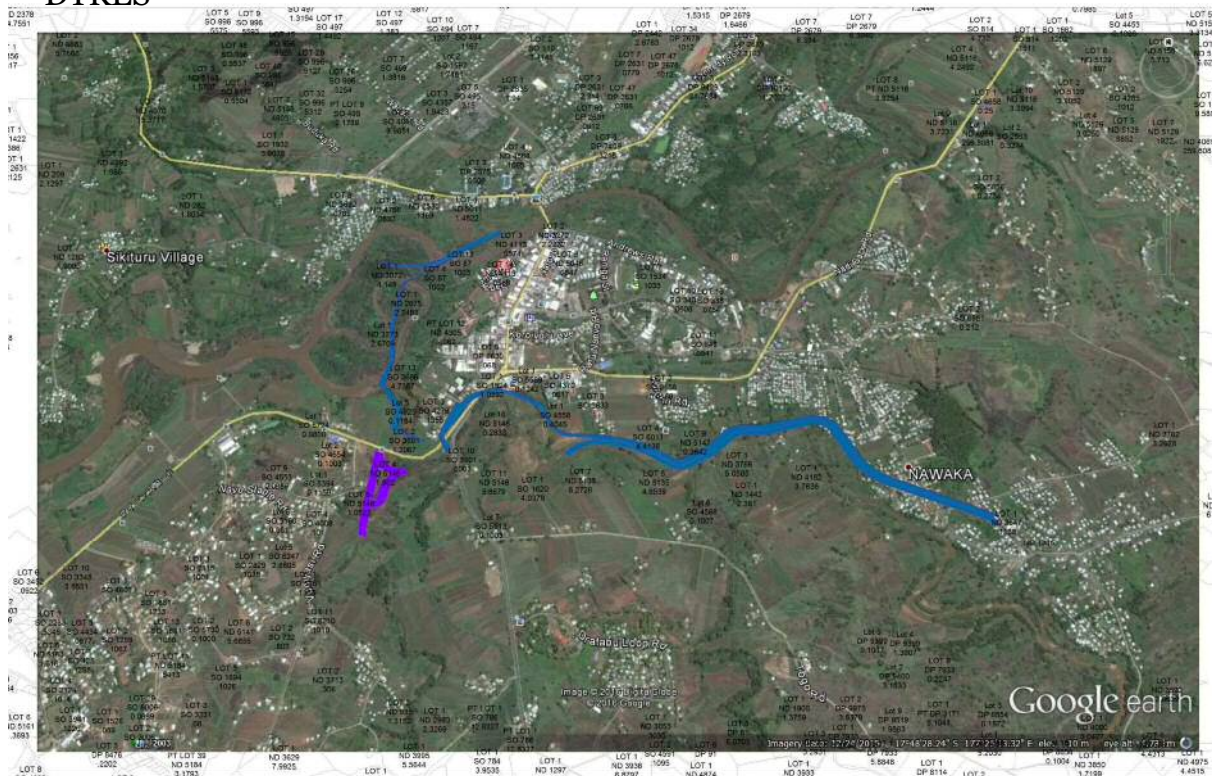
Sugarcane	112.094	@ \$90,000	\$10,088,496.00
Vacant	125.569	@ \$75,000	\$9,417,675.00

TOTAL ACQUISITION COST
\$19,506,171

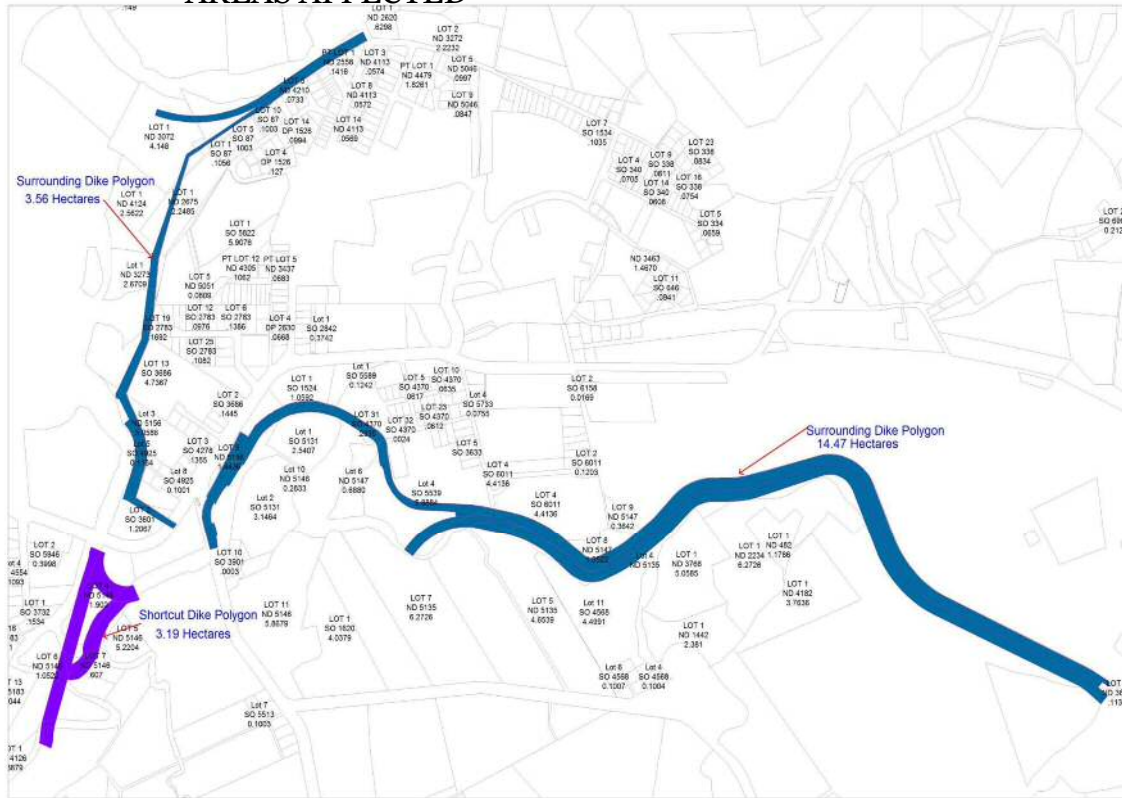
NADI TOWN, NAWAKA BACKROAD, DRATABU SHORTCUT AND MOALA DYKES





GOOGLE OVERLAY FOR NADI TOWN BACKROAD AND SHORTCUT DYKES







AREAS AFFECTED







NADI TOWN DYKES DESCRIPTIONS





NO.	IMAGE	LEGAL DESCRIPTIONS	FILE REFS	LESSOR	LESSEE	LEASE DETAILS	TOTAL AREA (SQM)	AREA AFFECTED (SQM)	CURRENT STATUS
1		NL 11284 Lot 7 ND 2563	4/10/2839	TLTB	DULCINEA LTD	Term: 75 years wef 1962 Rent: \$7000 wef 1/1/2014 Zoning: Com B Tenure: Native Landname: Vunalofo	1139	488.9	Subject improvement will be affected by the installation of the dike. Exist at the site is a partial concrete/wooden building structure currently used as a restaurant.
2		NL 11840 Lot 6 ND 2562	4/10/2885	TLTB	TAPOO HOLDINGS LTD	Term: 75 years wef 1/10/1961 Rent: \$9,000 wef 2012 Zoning: Com B Tenure: Native Landname: Vunalofo	1189	456.9	Subject property will be affected by the installation of the dike. Structure is a multi unit commercial complex which is currently let out to various businesses
3		Lot 5 ND 2561	4/10/2653	TLTB	SOO WAH KWONG & SOA MEE KWONG	Term: 75 years wef 1/7/74 Rent: \$9,380 wef 2012 Zoning: Com B Tenure: Native Landname: Vunalofo	1240	417.9	Dyke will take up portion of the rear lot which contains no improvement. Exist at the site is a commercial building which situated at the frontage approximately 30- 40 meters away from the affected portion.

NADI TOWN DYKES DESCRIPTIONS





4		Lot 4 ND 2560	4/10/2883	TLTB	DHANSUKHLAL	Term: 75 years wef 1/1/1962 Current rent: \$9,000 wef 2013 Zoning: Com B Tenure: Native Landname: Vunablo	1390	380.3	Dyke will take up portion of the rear lot which contains no improvement. Exist at the site is a commercial building which situated at the frontage approximately 30-40 meters away from the affected portion.
5		NL 12342 Lot 1 & 2 ND 2558	4/10/11	TLTB	RAMAKRISHNA MISSION	Term: 75 years wef 1/1/1961 Rent: \$2,268.00 wef 2013 Zoning: Com B Tenure: Native Landname: Vunablo	1417	439.4	Subject improvement will be affected by the installation of the dyke. Exist at the site is an on going building construction right at the rear lot where the dyke is expected to be installed.
6		Lot 5 ND 4210	4/10/2507	TLTB	JACKS HANDICRAFT	Lease Type: MOL Exiry Date: 31/12/2104 Current rent: \$3,000 Zoning: Com Tenure: Native Landname: Wavudra pt of.	7330	131.3	Site currently used as Nadi Farmers Club. Dyke will be installed at the rear of the lot affecting the fencing structure of the the building.
7		Lot 14 SO 87	4/10/7915	TLTB	NAKOVACAKE DEVELOPMENT TRUST	Lease Type: Registered Lease Exiry Date: 30/6/2107 Current rent: \$3,000 Zoning: Com Tenure: Native Landname: Wavudra pt of.	2218	1317	Entire rear portion of this property will be affected by the dyke installation.

8		Lot 8 SO 87		TLTB	OPEN SPACE RESERVE	Term: Current rent: Zoning: Tenure: Native	3279	12486	Site is currently vacant and covered with grassland. Site seems to be neglected for sometime.
9		Lot 1 SO 6493	4/10/348	TLTB	SHARVIN SUBHARSH CHAND	Lease Type: Agreement for Lease Exiry Date: 30/12/2050 Current rent: \$400.00 Zoning: Res B Tenure: Native	1128	243.9	Site is currently vacant and covered with grassland. Site seems to be neglected for sometime.
10		Lot 1 ND 3072	4/10/6468	TLTB	ILJASERI VARO & SAVINACA WAQA	Lease Type: Instrument of Tenancy Exiry Date: 30/12/2050 Current rent: \$199.30 Zoning: Agriculture - Cane Tenure: Native	4148	0.435398867	Exist at the site is a 3 x 4 meters lean to wooden dwelling with pine post and a make shift toilet. Also at the site are sugar cane farms, coconut trees and subsistence farming for own consumption. Dyke will be installed approximately 30-40 meters away from the improvement partially affecting the sugar cane and the subsistence farming.
11		Lot 1 ND 2675	4/10/6846	TLTB	CHALLENGE ENGINEERING LTD	Lease Type: Instrument of Tenancy Exiry Date: 30/6/2050 Current rent: \$500 Zoning: Agriculture Tenure: Native	22485	0.553515018	Two structures exist within this lot but away from the dykes installation path. Dyke to be installed approximately 50-60 meters away from the two houses. Also seen at the site are subsistence farms, standing trees and grassland. Site is flood prone area.

NADI TOWN DYKES DESCRIPTIONS

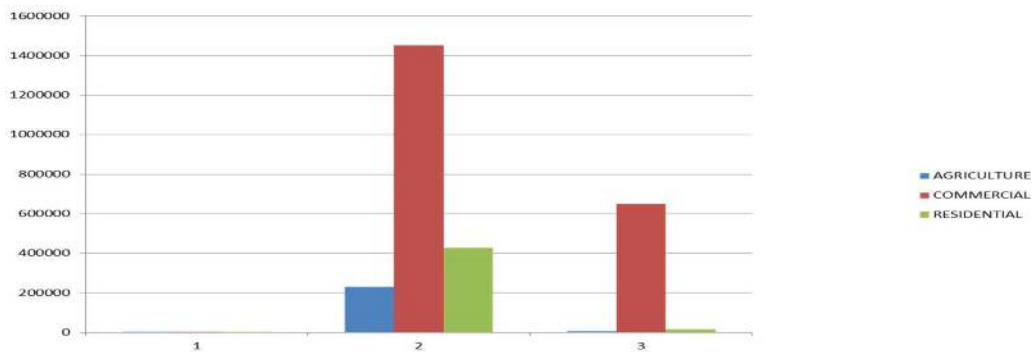
12		Lot 1 ND 4124	EXPIRED LEASE			25622	0.072204057	Site seems to be neglected for sometime due to floods. Lands belong to Dratabu village.
13		Lot 1 ND 3273	EXPIRED LEASE			26708	0.435645972	Site seems to be neglected for sometime. Lands belong to Dratabu village.
14		Lot 13 SO 3686	4/10/1527	Director Lands	Melbourne Place Ltd	47365	0.831013842	Dyke will take up portion of the rear lot which contains no improvement but swampy and covered with grassland.
15		Lot 3 ND 5156	4/10/1528			50585	3.207421846	Dyke will take up portion of the rear lot which contains no improvement but only palm trees and grassland.

NADI TOWN DYKES DESCRIPTIONS

16		Lot 5 SO 4925				1184	874	A partial damaged property located at the site that will entirely affected by the dyke.
17		Lot 4 SO 4925	4/10/4787			1340	1019	Currently vacant with chain link fencing around the boundary
18		Lot 1 SO 3601	EXPIRED LEASE			16701	0.534240834	Dyke will take up approximately 30 to 40% of this lot from the rear. Site is neglected for sometime.
19		Lot 2 SO 3601	4/10/2818			12064	0.359784762	Site is vacant and neglected for sometime.

NADI TOWN DYKES DESCRIPTIONS

SUMMARY	AREA	LAND	IMPROVEMENTS	TOTAL
AGRICULTURE	6.429225198	\$ 231,452.11	\$ 5,000.00	236,452.11
COMMERCIAL	3631.7	\$ 1,452,680.00	\$ 650,000.00	2,102,680.00
RESIDENTIAL	2136.9	\$ 427,380.00	\$ 15,000.00	442,380.00



NADI TOWN DYKES SUMMARY

NO.	IMAGE	LEGAL DESCRIPTIONS	TITLE/FILE REFS	LESSOR	LESSEE	LEASE DETAILS	TOTAL AREA	AREA AFFECTED	CURRENT STATUS
1		Lot 5 ND 5156	4/10/1525	Director of Lands	ESTATE OF SUBMMA	Term: Expired Last rent: \$630 Zoning: Agriculture Tenure: Crown	77371	3.207421846	Site is covered with grassland and overgrown trees. Also river bank reserve attached to this lot.
2		Lot 1 SO 1524	4/10/2001	Director of Lands	THE TRUSTEES OF INDIA IKYA (RELIGIOUS)	Term: 99 years wef 1984 Current rent: \$10 wef 1984 Zoning: Special Tenure: Crown	10592	365.9	At the rear of the Nadi Temple. The dykes will be installed along the river bank reserve probably affect the boundary fencing of the this property.
3		Lot 31 SO 437		Director of Lands		Term: 30 years wef 14/12/1990 Current rent: \$400 Zoning: Agriculture Tenure: Crown	2335	0.350888985	Hotel situated within this lot. The dykes will be installed along the river bank reserve probably affect the boundary fencing of the this property.

NAWAKA BACKROAD DESCRIPTIONS

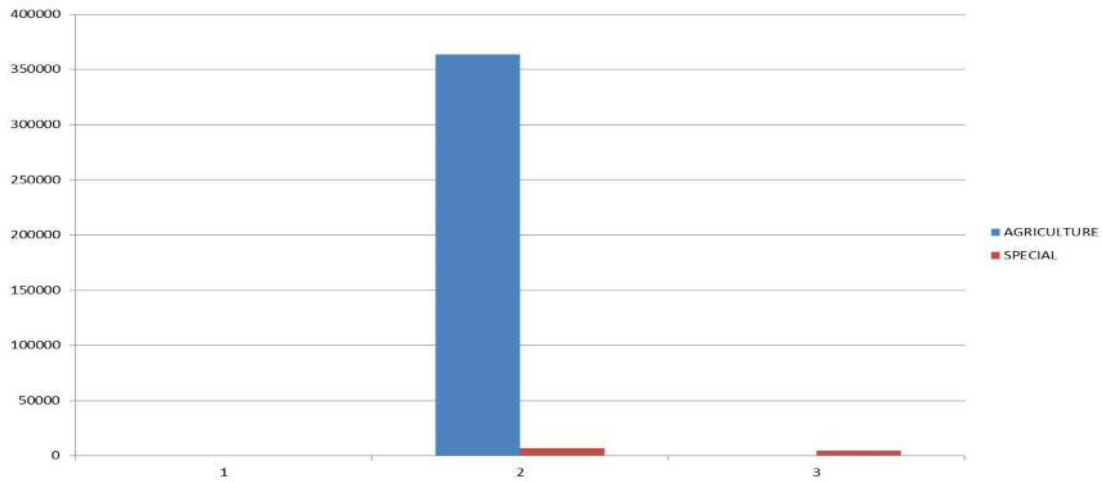
4		Lot 6 ND 5147	4/10/2396	Director of Lands	KK'S HARDWARE	Term: 30 years wef 14/12/1990 Current rent: \$400.00 Zoning: Agriculture Tenure: Crown	688	0.018243756	This is a farm site which seems to be abandoned by the owner. Dyke will run through this lot affecting the farmland.
5		Lot 4 SO 5539	4/10/1523	Director of Lands	RAJ WATI	Term: Expired Current rent: \$740.00 Zoning: Agriculture Tenure: Crown	58884	2.911637258	This is a farm site which seems to be abandoned by the owner. Dyke will run along the river bank partially affecting this farmland.
6		Lot 4 SO 6011 (Lot 7 ND 5147)	4/10/1522	Director of Lands	NARRAIN SINGH	Term: Expired Current rent: \$516.00 Zoning: Agriculture Tenure: Crown	44136	1.170783105	Sugar cane farming with a residential site. Dyke will affect part of the sugar cane field towards the river bank.

NAWAKA BACKROAD DYKES DESCRIPTIONS

7		Lot 8 ND 5147	4/10/1521	Director of Lands	JAI RAM & MOHHA LAL	Term: Expired Current rent: \$600.00 Zoning: Agriculture Tenure: Crown	10522	1.32374105	This is a farm site seems to be abandoned by the owner.
8		Lot 9 ND 5147		Director of Lands		Term: Current rent: Zoning: Agriculture Tenure: Crown	3642	0.044874253	This is a farm site which seems to be abandoned by the owner. Also river bank reserve attached to this lot.
9		Lot 5 ND 5135	4/10/1533	Director of Lands	MUHANNA	Term: Expired lease Current rent: Zoning: Agriculture Tenure: Crown	46539 (1831)	0.452449106	Sugar cane farming with a residential site. Dyke will affect part of the sugar cane field towards the river bank. Also river bank reserve attached to this lot.
10		Lot 4 ND 5135	4/10/1534	Director of Lands	NARAYAN DATT	Term: Expired lease Current rent: Zoning: Agriculture Tenure: Crown	51597 (2534.6)	0.626312127	Sugar cane farming with a residential site. Dyke will affect part of the sugar cane field towards the river bank. Also river bank reserve attached to this lot.

NAWAKA BACKROAD DYKES DESCRIPTIONS

SUMMARY	AREA	LAND	IMPROVEMENTS	TOTAL
AGRICULTURE	10.10635149	\$ 363,828.65	\$ -	\$ 363,828.65
SPECIAL	365.9	\$ 7,318.00	\$ 5,000.00	\$ 12,318.00

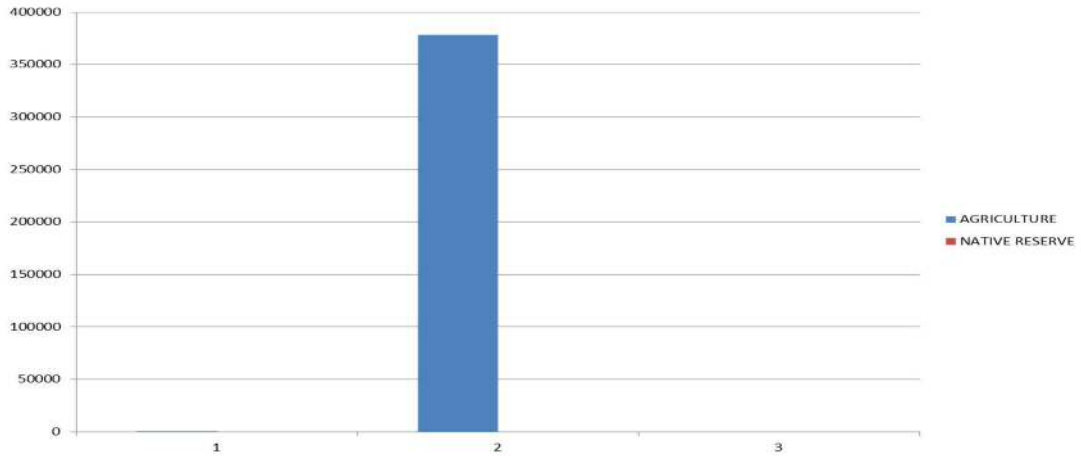


SUMMARY FOR NAWAKA BACKROAD DYKES

NO.	IMAGE	LEGAL DESCRIPTIONS	TITLE/FILE REFS	LESSOR	LESSEE	LEASE DETAILS	TOTAL AREA (SQM)	AREA AFFECTED (SQM)	CURRENT STATUS
1		Lot 5 ND 5146 Cl. 8991	4/10/1544	Director of Lands	Chandra Hands as administrator	Term: 20 years wef 1/1/2000 Current rent: \$307 wef 1/1/2000 Zoning: Agriculture Tenure: Crown	52204 (1248)	0.308386939	2nd Class Arable land Currently covered with grassland
2		Lot 1 SO 380	4/10/2457	Director of Lands	Rajendra Kumar	Term: 30 years wef 26/8/1992 Current rent: \$380 wef 26/8/2007 Zoning: Agriculture(subsistence farming) Tenure: Crown	21144 (25110)	6.20480451	Site is currently abandoned by the owners for sometime. Also site is covered with grassland and overgrown trees.
3		Lot 6 ND 5146	4/10/2417	Director of Lands	Samnogan Mudaliar	Term: 30 years 17/8/1987 Current rent: \$310 wef 1/1/1997 Zoning: Agriculture Tenure: Crown	10522 (1940)	0.479383542	2nd Class Arable land. Covered with sugarcane farming.
4		Lot 4 ND 5146	4/10/1543	Director of Lands	Gaagapia Rajan	Term: 45 years wef 1/4/978 Current rent: \$392 Zoning: Agriculture Tenure: Crown	60703 (11165)	2.758926418	2nd Class Arable land. Covered with sugarcane farming.
5		Lot 7 ND 4156	4/10/1571	Director of Lands	Nazrin Nisha Rehman	Term: 30 years wef 1/7/2003 Current Rent: \$500 wef 1/7/2003 Zoning: Agriculture Tenure: Crown	3670 (3090.7)	0.763727172	2nd Class Arable land. Covered with sugarcane farming.

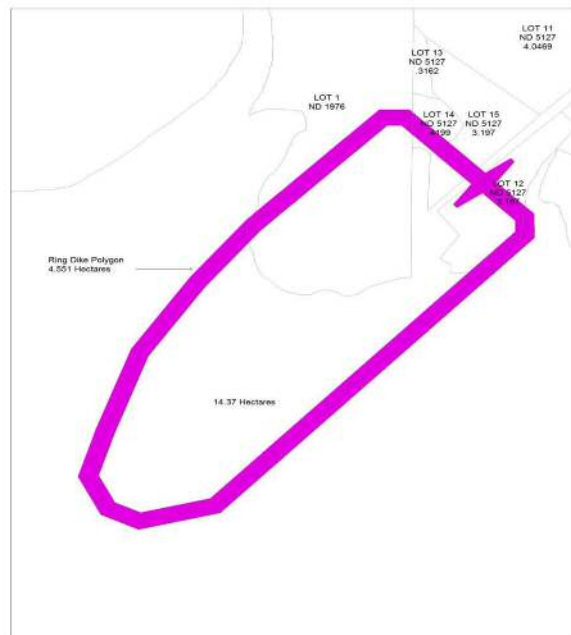
DRATABU SHORTCUT DYKES DESCRIPTIONS

SUMMARY	AREA	LAND	IMPROVEMENTS	TOTAL
AGRICULTURE	10.51522858	\$ 378,548.23	\$ -	\$ 378,548.23
NATIVE RESERVE		\$ 0	\$ -	\$ -



SUMMARY FOR DRATABU SHORTCUT DYKES

GOOGLE OVERLAY

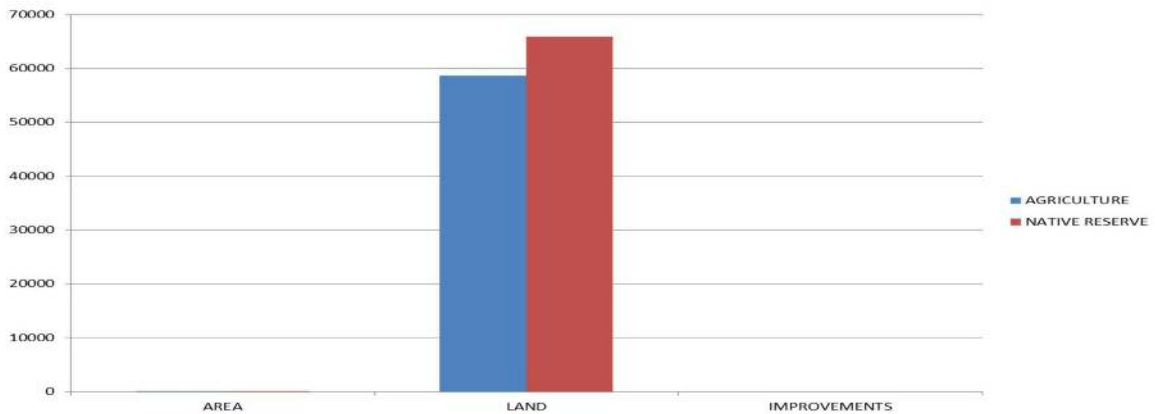


PLANS FOR MOALA DYKES

NO.	IMAGE	LEGAL DESCRIPTIONS	FILE REFS	LESSOR	LESSEE	LEASE DETAILS	TOTAL AREA	AREA AFFECTED	CURRENT STATUS
1		LOT 12 ND 5127 CL. 6775	4/10/1628	Director of Lands	Vinay Vikash Narayan	Term: 20 yrs wef 1/1/1998 Current rent: \$320 wef 1/1/2007 Zoning: Agriculture Tenure: Crown	31969 (3825)	0.945176314	Currently under court case Site covered with grassland and seems to be neglected by the lessee.
2		LOT 14 ND 5127	4/10/1668	Director of Lands	Simione Rasala	Term: 20 yrs wef 01/01/1983 Current Rent: \$120 per annum Zoning: Agriculture Tenure: Crown	4198 (1324)	0.327166912	Lease is expired and currently abandoned. 2nd class Arable Classification
3		LOT 15 ND 5127	4/10/1670	Director of Lands	Semesa Ramomo	Term: 20 yrs wef 01/01/1983 Current Rent: \$120 per annum Zoning: Agriculture Tenure: Crown	8498 (1450)	0.358302132	Lease is expired and currently abandoned.
4		NATIVE LAND BELONG TO MOALA VILAGE						1.831541658	

MOALA DYKES DESCRIPTIONS

SUMMARY	AREA	LAND	IMPROVEMENTS	TOTAL
AGRICULTURE	1.630645359	\$ 58,703.23	\$ -	\$ 58,703.23
NATIVE RESERVE	1.831541658	\$ 65,935.50	\$ -	\$ 65,935.50



SUMMARY FOR MOALA DYKES

DESCRIPTIONS	AGRICULTURAL (ACRE)	COMMERCIAL (SQM)	RESIDENTIAL (SQM)	SPECIAL (SQM)	COSTINGS INCLUDE LAND IMPROVEMENTS AND DISTURBANCES
RETARDING BASIN A	79.39				\$ 19,506,171.00
VOTUALEVU DYKES A	26.37				
RETARDING BASIN B	345.16				
VOTUALEVU DYKES B	150.8				
NADI TOWN DYKES	6.429225198	3631.7	2136.9		\$ 3,337,814.53
NAWAKA BACKROAD DYKES	10.10635149			365.9	\$ 451,375.98
DRATABU SHORTCUT DYKES	10.51522858				\$ 454,257.87
MOALA DYKES	3.462187017				\$ 149,566.48
SUBTOTAL	632.2329923	3631.7	2136.9	365.9	\$ 23,899,185.87
TOTAL COMPENSATION EXPECTED					\$ 23,899,185.87
				SAY	\$ 23,899,200.00
SUMMARY FOR COSTINGS					