



MINISTRY OF LOCAL GOVERNMENT

HON. MACIU K. NALUMISA

WRITTEN QUESTION FOR THE MINISTER FOR HOUSING & LOCAL GOVERNMENT

Thursday 2 October 2025

QUESTIONS: 178/2025:

Hon. Jovesa Vocea to ask the Minister for Housing & Local Government- Can the Minister inform Parliament on the number and types of development approvals granted by the Department of Town & Country Planning over the past year, including building approvals, subdivision applications and rezoning requests.

Mr Speaker Sir,

The Department of Town and Country Planning (DTCP), under the Ministry of Local Government, operates under the Town Planning Act 1946 and the Subdivision of Lands Act 1937. Its role is to guide Fiji's land use and development so that it is well-planned, sustainable, and aligned with our national interest. In doing so, the Department supports Fiji's 5-Year and 20-Year National Development Plans while enabling investment, housing, and jobs for our people.

Mr Speaker Sir,

For the 2024 calendar year, DTCP's data reflects a strong year of development activity, with consistent investor confidence, delivery of new housing and services, and growing demand for both residential and commercial development across Fiji. These outcomes are further supported by municipal councils, which issue building completion certificates confirming projects that have been physically delivered on the ground.

1. Building Applications and Completions

Mr Speaker Sir,

In 2024, DTCP received **835 building applications**, of which **759 were processed**. A total of **635 approvals** were granted, with an estimated investment value of **\$701.3 million**.

- **Central Division:** 402 applications received, 269 approvals worth **\$268.6 million**
- **Western Division:** 231 applications received, 195 approvals worth **\$319.6 million**
- **Northern Division:** 202 applications received; 171 approvals worth **\$113.2 million**

There were 83 applications that were received late in 2024 and carried forward to 2025.

Alongside these, municipal councils issued **338 building completion certificates** valued at **\$131 million**, meaning many approved projects have already been built and are benefitting communities.

Mr Speaker Sir,

These are not just numbers, but there are impacts on the ground. The impacts include:

- Strong levels of investment, especially in tourism, commercial, and industrial projects, show confidence in Fiji's economy.
- Completed projects translate approvals into real jobs, homes, and services.
- These developments directly stimulate local economies and contribute to GDP growth.

2. Subdivision Applications

Mr Speaker Sir,

The DTCP received **1,947 subdivision applications** in 2024, of which **1,708 were processed**, creating **1,546 new lots**.

- **Residential:** 1,195 lots (meeting housing demand)
- **Commercial:** 54 lots
- **Industrial:** 16 lots
- **Tourism:** 10 lots
- **Rural and other categories:** 271 lots

Mr Speaker Sir, these translate to:

- More residential lots increase the supply of land for housing.

- Commercial, industrial, and tourism lots enable business expansion and job creation.
- Rural lots support balanced development across the country, not only in urban centres.

3. Rezoning and Scheme Amendments

Mr Speaker Sir,

In 2024, Department of Town and Country Planning received **374 rezoning applications**, processed **345**, and approved **252**.

Breakdown of approvals by use:

- Residential: 93
- Commercial: 96
- Industrial: 24
- Civic: 10
- Tourism: 20
- Other: 9

Rezoning is done for the following reasons:

- Residential rezonings accommodate population growth and housing demand.
- Commercial and tourism rezonings encourage private sector investment.
- Industrial rezonings expand opportunities for manufacturing and logistics.

4. Applications Received but Carried Forward

Mr. Speaker Sir,

The difference between applications received and processed in 2024 was largely due to late submissions in December, which were then carried forward for processing in early 2025. These have been reflected in the 2025 statistics rather than in the 2024 processed figures

Conclusion

Mr Speaker Sir,

The Department's 2024 statistics reflect a **robust year of development activity**:

- **\$701.4 million** in building approvals,
- **1,546 new lots** created through subdivision approvals,
- **252 rezonings** supporting housing, jobs, and urban growth, and
- **\$131 million** worth of construction works completed.

These achievements demonstrate that Fiji is not only attracting new investment but is also seeing projects through to completion. This means more housing for our families,

more spaces for businesses, and more opportunities for communities across the country.

Mr. Speaker, Sir, I thank you for the opportunity to provide a written response to the question.