



ADB

# Developing a blockchain-based land registry system for Fiji

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How could we create a platform which assures indigenous land owners that their **investments are secure** and offers investors **a hassle-free leasing process** ?

Our Approach:



Human-centered



Possibility Driven



Welcome the "Unknowns"

# In-depth research and ideation workshop with key personnel

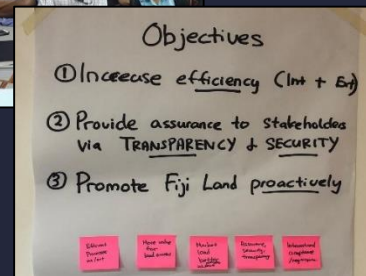
## Understanding TLTB's key challenges

1



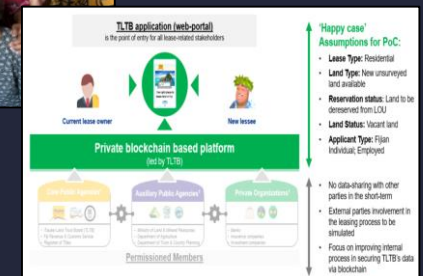
## Defining the solution objectives

2



## Aligning on the solution concept and 'happy case'

3

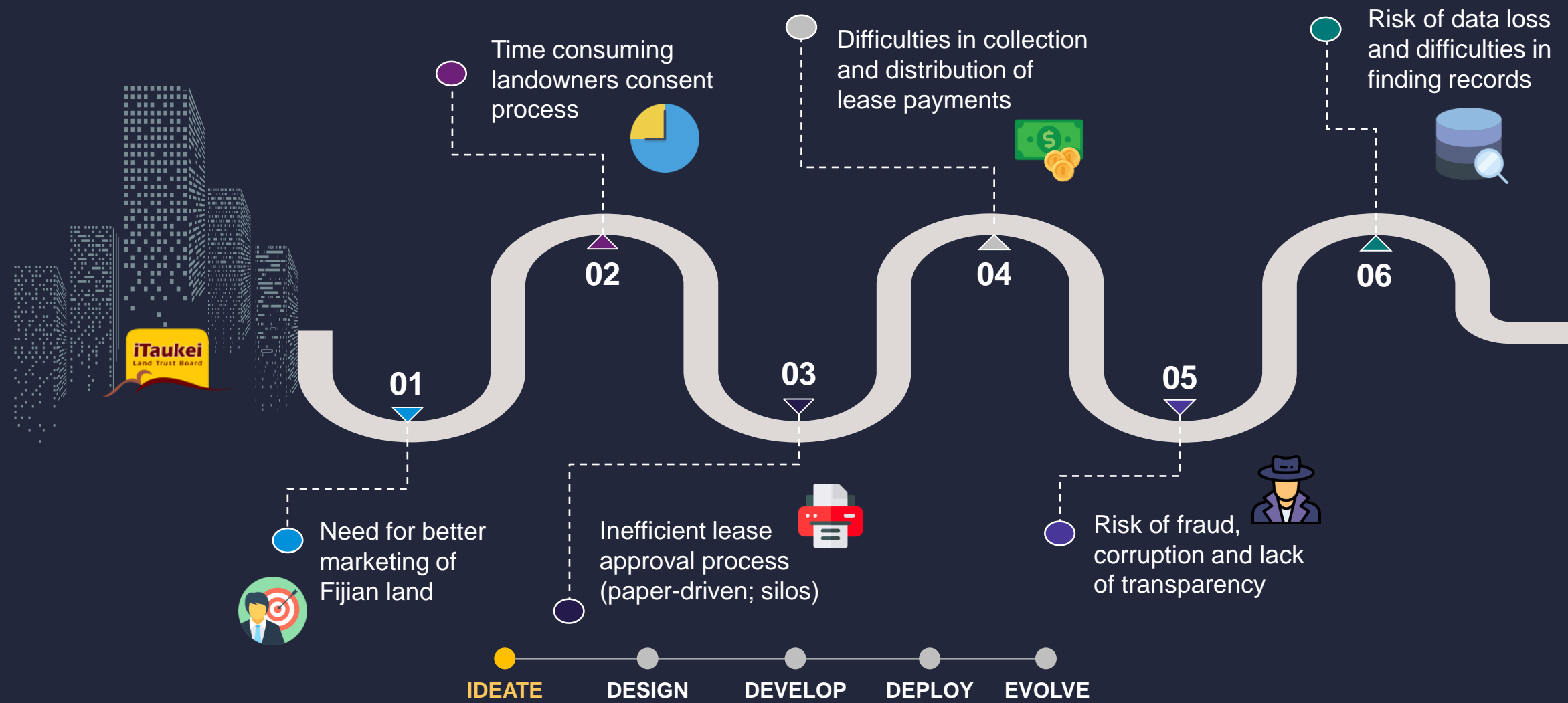


1

# 6 key challenges were found across the leasing process

KPMG  
Digital Village™

ADB



2

# 3 key objectives of the solution were identified



Proactively promote iTaukei land

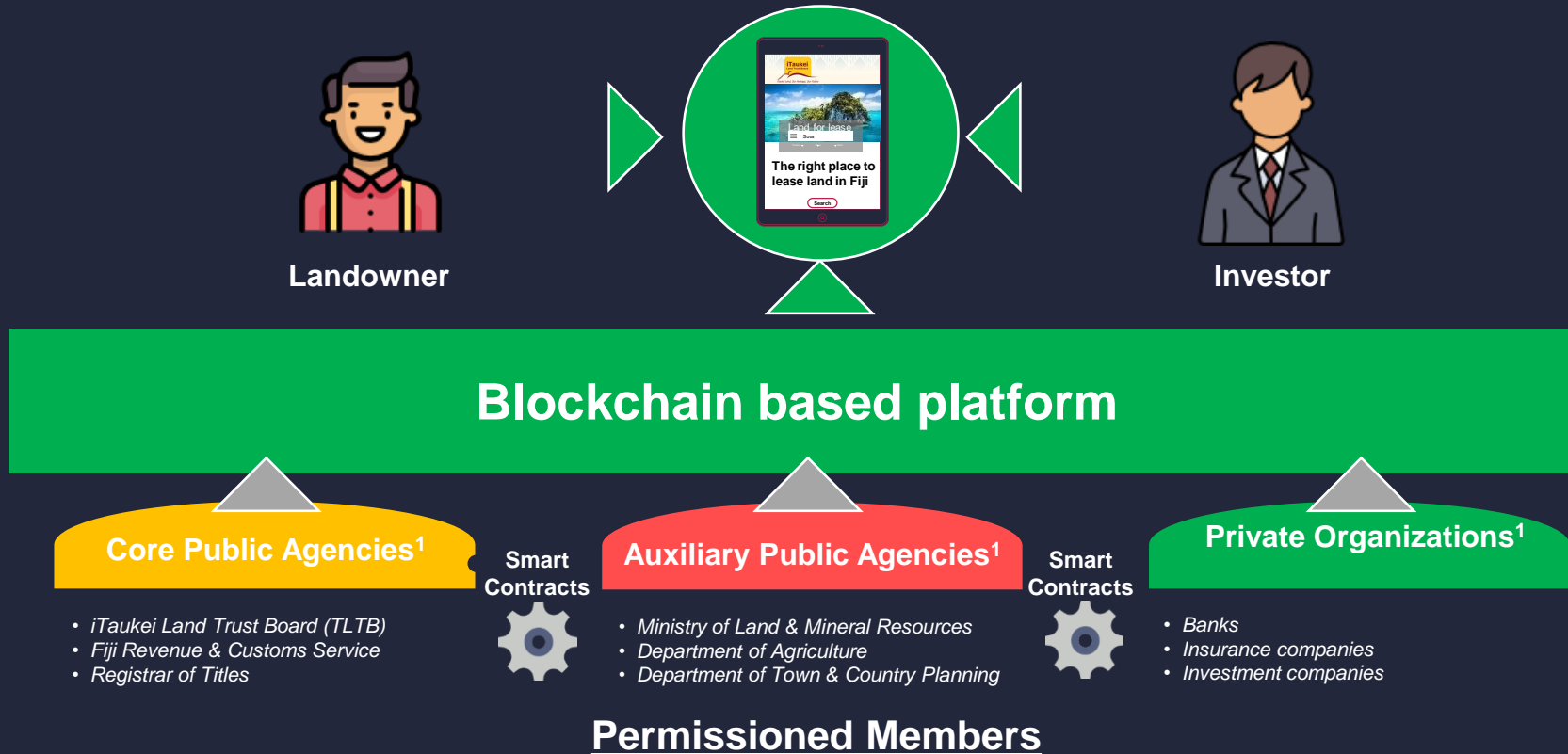
Assure stakeholders of their investments



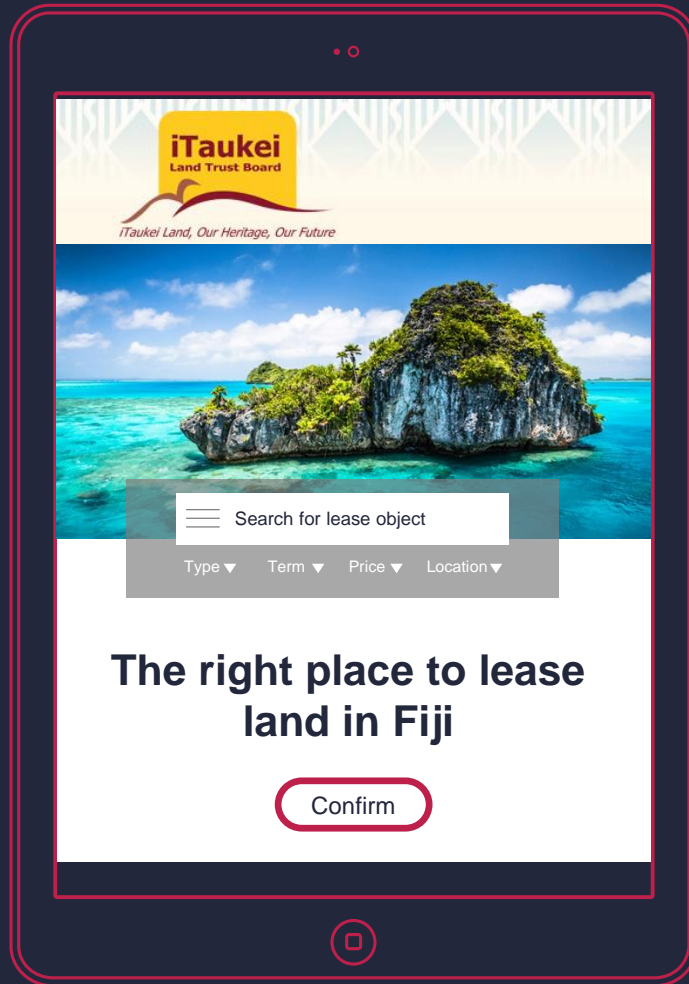
Speed up the leasing process

## TLTB application (web-portal)

is the point of entry for all lease-related stakeholders



# Proposed product



## Decentralized **Market Place**

Potential lessees can search easily for lease objects, request for leases, receive required approvals from different entities and complete the leasing process seamlessly

## Tamper-proof **Archive**

TLTB's lease records are protected against natural disasters and human manipulation attempts. Lease approvals and data edits can be managed easily and securely

# Redefined investor journey



New lessee

**Roy Bobo**

**Age:** 54

**Nationality:** Fijian

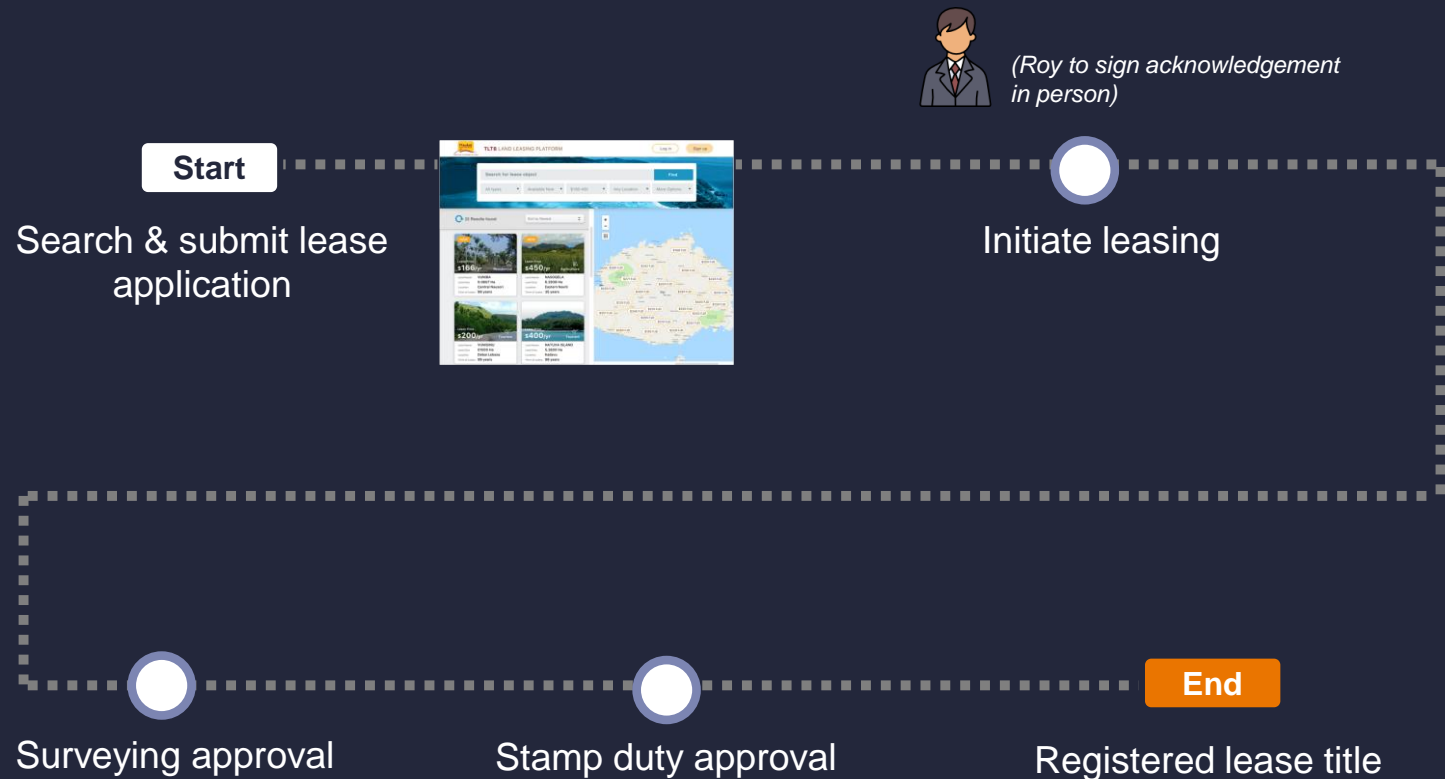
**Occupation:** Property developer

**Lease type:** Residential

**Land type:** Unsurveyed, reserved  
and vacant land

Roy works for a property developer firm,  
and is looking to build rental apartments  
on leasehold land.

He is hoping for a **quick** and **convenient**  
way to invest in a lease land in Fiji that  
**does not require him to travel** down to  
TLTB offices on multiple occasions,  
**collect landowners' signatures**  
**manually** and **assure his investment**



## KEY FEATURES

Instant search  
functions, indicative  
quotes and application



Investor

IDEATE

DESIGN

DEVELOP

DEPLOY

EVOLVE

**TLTB Land Leasing Platform**

**Nakelo** **Find**

All Lease types ▾ \$100 - \$450 ▾ Any District ▾ More Options ▾

8 Results found Sort by Newest

**NEW**

Min. Lease Price  
**\$166/yr**

Residential

Land name : VALEKUMA LOT 1  
Land area : 0.0607 ha (607 m<sup>2</sup>)  
District : Nakelo  
Term of lease : 99 years  
Reserve status : Reserved

**NEW**

Min. Lease Price  
**\$450/yr**

Agriculture

Land name : NASOQELA, LOT 2  
Land area : 0.0629 ha (629 m<sup>2</sup>)  
District : Nakelo  
Term of lease : 35 years  
Reserve status : Reserved

Min. Lease Price  
**\$200/yr**

Tourism

Land area : 0.1000 ha (1000 m<sup>2</sup>)

Min. Lease Price  
**\$400/yr**

Tourism

Land area : 0.0535 ha (535 m<sup>2</sup>)

**Map:** Naloto, Kasavu, Cautota, Nausori, Nasinu, Suva. Price markers: \$177 FJD, \$200 FJD, \$400 FJD, \$166 FJD, \$450 FJD, \$122 FJD, \$227 FJD, \$235 FJD.

## KEY FEATURES

Detailed land, lease  
and price  
information



Investor

IDEATE

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**TLTB Land Leasing Platform**

**VALEKUMA, LOT 1**

Min. Lease Price  
**\$166/yr**  
Subject to review every five years

[Apply for lease](#)

RESIDENTIAL

8 Results found

**NEW**

Min. Lease Price  
**\$166/yr**

Land name: VALEKUMA LOT 1  
Land area: 0.0607 ha (607 m<sup>2</sup>)  
District: Nakelo  
Term of lease: 99 years  
Reserve status: Reserved

**Details**

Land Name: VALEKUMA LOT 1  
Term of Lease: 99 Years  
Land Area: 0.0607 ha (607 m<sup>2</sup>)  
Yasania (Province): Tailevu  
Tikina (District): Nakelo  
Koro (Village): Tumavia  
TLC Lot No.: LOT 1  
Improvements Made: None (Vacant land)  
Closing Date for Submission: 20 November 2018  
Reserve Status: The land is within reserve and will require the majority consent of 51% of members of the landowning unit above the age of 18.  
Description: The site is within a high density residential area, within a short distance from the main junction. It is one of the most well-connected lands in Nakelo.

**Amenities**

**Map**

**Lease Price Assessment**

This figure indicates the cost per m<sup>2</sup> of VALEKUMA LOT 1 in comparison to the rest of Nakelo.

50.15 50.22 50.34 50.42

This land lease \$0.277 m<sup>2</sup>

## KEY FEATURES

Landowners can vote directly and have full transparency on the lease application status



Investor



Landowner

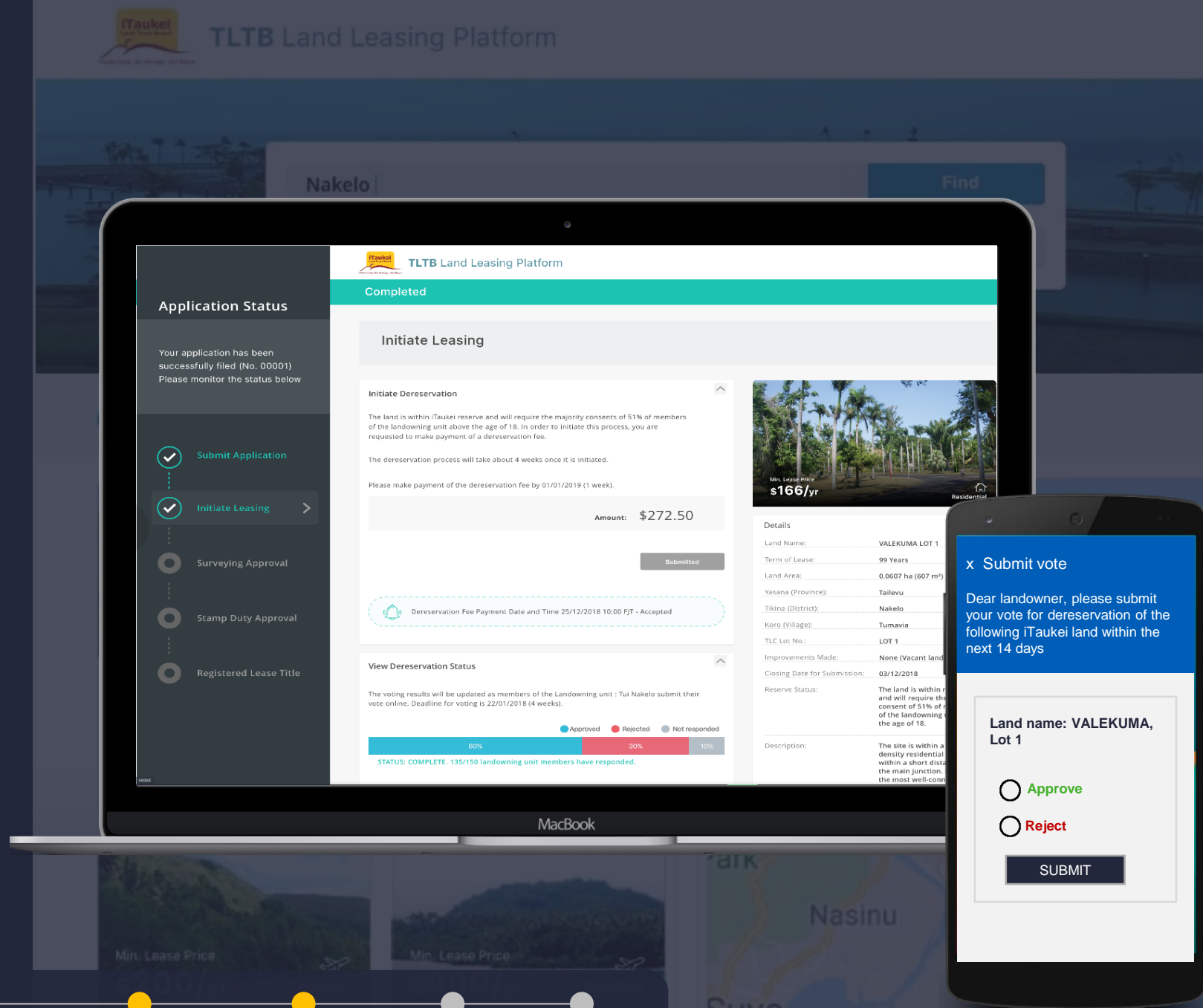
IDEATE

DESIGN

DEVELOP

DEPLOY

EVOLVE



## KEY FEATURES

# Final confirmation and lease title issuance



Investor

## Application Status

Your application has been  
successfully filed (No. 00001)  
Please monitor the status below

- ✓ Submit Application
- ✓ Initiate Leasing
- ✓ Surveying Approval
- ✓ Stamp Duty Approval
- ✓ Registered Lease Title >



## Completed

### Registered Lease Title

Congratulations, Roy! Your lease application is successful!

Your lease has received the following registration number from the Registrar of Titles:

**14/0124**

Your registered lease document is available for download



[Registered Lease Document.pdf](#)

# A joint team structure from ADB, KPMG and TLTB is key To deliver quick and tangible results



## Steering Committee

▪ Manoj Sharma	▪ Paul Kent	▪ Tevita Kuruvakadua
▪ Chee Anne Rono	▪ Jan Reinmueller	▪ Solomoni Nata

## Experts

▪ Edmund Lim	▪ Talal Ikhwan	▪ Reijeli Taylor
▪ Michael Cutler		▪ Epeli Ravula

## Project Team

▪ Keith Toh	▪ Marama Sukani
▪ Lanre Akomolafe	▪ Epeli Nadraihere
▪ Manisha Suryavanshi	▪ Ravi Singh
▪ Raphael Moreno	▪ Additional members to be involved based on task

## Main tasks

- Senior project steering & controlling
- Decision maker on overall directions and key actions
- Project plan setup & milestones tracking
- Set up & lead of workshops, interviews
- Expertise in blockchain technology and best practice sharing
- User journey and workflow development
- User interface design and usability testing
- Backend development and prototyping

Thank you!

