



Government of the Kingdom of Tonga

MINISTRY OF LANDS, SURVEY, PLANNING AND NATURAL RESOURCES

Land Valuation Report – Resumption for Public Purpose

Property: 5 Acres 0 Rood 38.6 Perches, Umusi, Tongatapu

Landholder: Mrs. Mesia Fauolo (Widow of Registered Holder)

Date: 27 September 2025

Prepared by: Mr. Taaniela Kula, CEO, Ministry of Lands, Survey, Natural Resources and Environment

1. Legal Basis

This valuation is undertaken pursuant to:

- **Clause 109 of the Constitution of Tonga**, which provides for resumption of land for public purposes with payment of fair compensation.
- **Sections 141–143 of the Land Act (Cap. 132)**, which empower His Majesty's Government, with Cabinet approval, to resume land for roads, bridges, and other public purposes.
- **National Spatial Planning and Management Act 2012**, requiring consideration of land use and development planning.

The purpose of this valuation is to determine fair compensation for land resumed for the **Fanga'uta Lagoon Bridge Project** (Umusi northern landing site).

2. Property Details

- **Registered Holder:** Late [Name of Estate Holder]; current life estate held by **Mrs. Mesia Fauolo (Widow)**.
- **Location:** Umusi, Tongatapu.

- **Area:** 5 acres 0 rood 38.6 perches (approx. **20,462 m²**).
- **Boundaries:**
 - North-East: Residential allotments.
 - South-West: Residential allotments.
 - North-West: Niutoua Local Road (143 m frontage).
 - South-East: Fanga'uta Lagoon (117 m frontage).
- **Access:** Adjacent to **Niutoua Local Road (Collector Road / Secondary Road)**, connecting to Alaivahamama'o Primary Road within 1 km west and through Houmakelikao within 1.3 km north-west.
- **Elevation:** Less than 1 metre above mean sea level (high tide).
- **Soils:**
 - *Sopu Soil* (sandy loam) covering approx. two-thirds of allotment towards Niutoua Road.
 - *Nuku'alofa Soil* (sandy loam phase) covering approx. one-third towards lagoon side.
- **Land Use:**
 - Part of allotment under lease (4 acres, Lease No. 9093, expiring 2037).
 - Developed by lessees with buildings and some crop planting.
 - Balance land (approx. 1 acre 38.6p) remains undeveloped.

3. Methodology

This valuation adopts the **statutory principle of fair compensation** under the Constitution and Land Act.

The approach taken:

1. **Landholder's Estate:** Compensation based on the land value, excluding buildings and crops (valued separately by MOI and MAFF).
2. **Benchmarking:** Reference to peri-urban allotments exchanged in Nuku'alofa fringe at T\$50–66/m² (hearsay transactions at T\$30k–50k per 30p).
3. **Supporting Evidence:** 2020 Blue Pacific valuation of leasehold interests in adjacent land (indicating T\$50–74/m²), cited only as corroboration.
4. **Adopted Rate:** Taking into account location, access to major roads, proximity to CBD (~4 km), lagoon frontage, and existing use, the adopted rate for the **landholder estate is T\$60 per m²**.

4. Valuation

Item	Area (m ²)	Rate (T\$/m ²)	Total Value (T\$)
Landholder Estate (5A 0R 38.6P)	20,462	60	1,227,720.00

Total Landholder Valuation: T\$1,227,720

Notes:

- Crop valuation is undertaken separately by MAFF (reports dated 25–26 September 2025).
- Building valuation (supermarket, storage, and dwellings) undertaken by MOI (September 2025).
- Compensation to leaseholder will be determined based on leasehold improvements, in accordance with the Land Act and lease terms.

5. Observations

- The landholder (Mrs. Mesia Fauolo) has not developed the allotment; improvements have been carried out by successive lessees.
- Compensation for crops and buildings will therefore be payable to lessees in accordance with established practice.
- This valuation is confined to the **landholder estate value only**.

6. Recommendation

It is recommended that Cabinet approve the adoption of **T\$60/m²** as the statutory valuation rate for the landholder's estate over the 5 acres 0R 38.6P at Umusi (20,462 m²), resulting in a **landholder compensation value of T\$1,227,720**, with separate valuations and compensations to be processed for crops and buildings.

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