



National Parliament of Solomon Islands

Bills and Legislation Committee

Committee Report

Report on the Strata Titles Bill 2017
(No. 6 of 2017)



NP-Paper No 16 of 2018
Presented on 17th July 2018
National Parliament Office

COMMITTEE MEMBERS

The current members of the Bills and Legislation Committee (10th Parliament) are:

Hon. Matthew Cooper Wale, MP (Chairman)

Hon. Dr Derek Sikua, MP

Hon. Manasseh Maelanga, MP

Hon. Douglas Ete, MP

Hon. Peter Tom, MP

Hon. Christopher Laore, MP

Hon. Alfred Ghiro

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CHAIR'S FOREWORD



Hon. Matthew Cooper Wale, MP, Chairman

REPORT OF THE BILLS AND LEGISLATION COMMITTEE

Mr. Speaker,

Pursuant to Standing Orders No. 71 (g) of the National Parliament of Solomon Islands, it is an honour and pleasure for me Sir, to present the Report of the Bills and Legislation Committee on the Inquiry into the **Strata Titles Bill 2017** for laying before Parliament.

A handwritten signature in blue ink, appearing to be 'M. Wale', with a long horizontal stroke extending to the right.

Hon. Matthew C. Wale, MP

Chairman

Bills and Legislation Committee

17th July, 2018.

COMMITTEE FUNCTIONS

Refer to Standing Order 71 of the National Parliament of Solomon Islands.

EXECUTIVE SUMMARY

The Strata Titles Bill 2017 was endorsed by the Speaker on the 12th of Sept 2017. Committee hearings into the Bill were conducted on the 9th to the 11th of September, 28th and 29th of Oct and the 1st of November 2017. The Committee has completed its scrutiny of the Bill.

The object of the Bill is to facilitate higher density development in Solomon Islands while protecting the interests of persons who buy units in such high rise developments. The Bill introduces a strata titles scheme that is similar in nature to schemes in Vanuatu, Australia and other jurisdictions. The strata scheme divides buildings and land into strata lots and common property. The owner of each unit owns the inside portion of the building and together the owners are, through a strata scheme corporation, responsible for the outside elements of the building and other common property such as gardens, paths and shared entrances, and service infrastructure.

The Bill recognises the scarcity of land and the density of populations in urban centres in the country and envisages the increasing likelihood of high rise buildings to meet these needs. It recognises that high rise buildings need not be owned by a single individual or organisation and still be properly managed. All of the witnesses that appeared before the Committee supported the Bill citing the benefits of affordable residential homes and the development of large scale strata scheme projects by developers.

The Committee supports the Bill, but raises a number of concerns, as outlined in chapter 3 of the report.

The Committee makes the following recommendations:

1. The Ministry of Lands, Housing and Survey to conduct a comprehensive capacity building programme on the Bill for relevant stakeholders before its commencement.
2. The Ministry of Lands, Housing and Survey modernise the land registration system and process to be more efficient and to be available online.
3. The Government, finalise and table the Bill containing the national building code in Parliament, and build the capacity needed to ensure that it is implemented vigorously.
4. The Ministry of Lands, Housing and Survey to further consult with the insurance companies to determine a reasonable insurance cover for the strata schemes. And that Clause 25(1)(b) be amended and the insurance cover limit be set in the regulations.
5. The Ministry of Lands, Housing and Survey enter into agreement with an appropriately experienced overseas service provider to conduct training for managers of bodies corporate. And that a system of certification is established for such persons as qualification for appointment as a body corporate manager.

6. The Government ensure that social amenities such as schools, clinics, recreation facilities and public transport are provided to residential Strata Scheme developments.
7. (a) Communication and consultation be enhanced between the Honiara City Council and the Ministry of Lands for a better coordinated physical planning of Honiara City. And similar processes be established for provincial planning boards.
(b) Commissioner of Lands must not allocate land without first considering zoning compliance and existing or planned public amenities for the area under consideration.

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1.0 INTRODUCTION

This Report presents the findings and recommendations by the Bills and Legislation Committee ('the Committee') after reviewing the Strata Titles Bill 2017 ('the Bill') as required under the Standing Orders of the National Parliament of Solomon Islands ('the Standing Orders').

Relevant stakeholders¹ were invited before the Committee and made presentations or provided submissions on the contents, policy matters, and intentions of the Bill.

The inquiry into the Bill was held from the 9th to the 11th of October 2017. Further hearings were conducted on the 28th and the 29th of October and on the 1st of November 2017 at the National Parliament Building. The List of witnesses that appeared before the Committee and minutes of these proceedings are contained in Appendices 1 and 2.

Written submissions were also received from some of the witnesses that appeared before the Committee. A list of Written Submissions can be found in Appendix 3.

¹See Appendix 1

2.0 BACKGROUND INFORMATION

This Bill introduces a new kind of land and property development in the country. As the population increases, particularly in urban centres, ownership of land and affordable residential homes for the working class becomes challenging. This Bill seeks to address this problem and create economic opportunities for property development sector to be engaged in the response to this social need.

2.1 Objectives of the Bill

As outlined in the Bill's explanatory memorandum, the objective is to facilitate higher density development in Solomon Islands while protecting the interests of persons who buy units in such developments.

A strata scheme divides buildings and land into strata lots and common property. The owner of each unit owns the inside portion of the building and together the unit owners are, through a strata scheme corporation, responsible for the outside elements of the building and other common property such as gardens, paths and shared entrances and service infrastructure.

2.2 Structure of the Bill

The Bill has 9 parts, 171 clauses and 4 schedules. It makes consequential amendments to two principal Acts and three subsidiary legislations. These are The Lands and Titles Act (Cap. 133), the Planning and Development Act (Cap. 154), the Lands and Titles (General) Regulations, the Local Government (Exemption from Basic Rate) (Honiara) Regulations and the Local Government (Rating of Land) Regulations.

Briefly, Part 1 deals with preliminary matters,

Part 2 deals with the division of land by Strata Scheme and contains six divisions,

Part 3 deals with the obligations of the Strata Scheme developer,

Part 4 deals with the management of Strata Schemes and contains four divisions,

Part 5 deals with the amendment and termination of Strata Schemes and contains two divisions,

Part 6 deals with other divisions and combinations affecting primary strata parcel,

Part 7 deals with resolution of disputes,

Part 8 deals with miscellaneous matters, and

Part 9 deals with consequential amendments and contains five divisions.

Schedule 1 contains further provisions setting out the functions and powers of strata scheme corporations.

Schedule 2 governs the procedures of a strata scheme corporation. It sets out when annual general meetings must be held, how general meetings are to be convened and the procedure to be followed at such meetings. It also defines what is meant by an ordinary, special or unanimous resolution. Schedule 3 governs the procedures of a management committee of a strata scheme corporation and sets out the obligations of the members to act honestly and to exercise due care and diligence and to avoid conflicts of interest.

Schedule 4 contains provisions requiring a strata scheme manager to deal with strata scheme corporation money through a trust account and to have the statements of the trust account audited.

3.0 ISSUES DISCUSSED

During the scrutiny of the Bill, most of the witnesses expressed support for the Bill citing the need to provide affordable residential homes and the opportunity to open new markets for property development. A witness commented that;²

"... having a strata titling scheme in this country would not only bring a multitude of benefits to the building industry but it would also provide a platform for existing properties with multiple owners to be tidied up. It may also pave the way for a proper property sector where developers can carry out large scale projects, strata title individual units and sell to a greater market audience rather than marketing an entire complex to only one buyer. This also resolves many disputes on maintenance of common property as it will be managed by the body corporate."

The following are the issues and the observations of the Committee regarding the Bill.

3.1 Contents Issues

During the scrutiny of the Bill, the following issues were identified.

Drafting errors

The Committee identified some drafting issues during discussions on the clauses of the Bill. Firstly clause 41(7) cites the Companies Act (Cap. 175) which had been replaced by a new Act the Company's Act 2009. The clause should be amended to reflect the new Act of 2009. The other is a minor typo in Schedule 4 to the Bill. Clause 10 (3) (d) (ii) of the Schedule has an incorrect spelling using 'manger's' instead of 'manager's'. The Legal Drafts Lady stated that this will be fixed by corrigenda.

Further a witness³ in his submission to the Committee questioned the wording of clause 42 (2) (a). The clause refers to an owner and foreclosure. He queried, does "owner" mean "registered owner" or a mortgagee or chargee in possession of the property? A Bank that has a registered charge that sues for recovery of the debt doesn't become the registered owner of the FTE but sells as a mortgagee in possession pursuant to an order for sale from the High Court. The wording of the clause should be clarified to avoid ambiguity.

The Committee requests that these drafting issues be corrected.

² Stephen Wong, Submission no.3

³ Andrew Radclyffe, Submission no. 1

Consultations

In evidence, representatives from the Honiara City Council (HCC) and the Association of Surveyors Solomon Islands (the Surveyors Association) expressed their concern on the lack of technical capacity building to ensure effective implementation of what is clearly a very technical Bill. The HCC officials stated that the consultations they had with the sponsoring Ministry was too brief and not exhaustive.⁴ The President of the Surveyors Association⁵ admitted that they were not consulted as an Association because they were only established in August 2017.

Other officers of the Ministry of Lands representing the office of the Registrar General, the Surveyor General, the Director of Physical Planning and the mapping section, informed the Committee that there were consultations with their various divisions regarding the Bill. However, even these officers, who will implement the Bill once it becomes law, require training to understand its requirements.

There is no question as to the need for this Bill. However, more work should have been done to ensure, at the very least, those who will be tasked to implement it have a comprehensive working knowledge of its requirements.

Capacity Strengthening

This is the major issue highlighted by most of the witnesses that appeared before the Committee. In their presentation before the Committee, the Surveyors Association, though in support of the Bill, outlined several preliminary matters they felt should be done before they are fully prepared for the Bill's implementation. These issues were also highlighted by other witnesses.

Training

The Surveyors Association in their presentation before the Committee stated that they need short and long term training on the various aspects of Strata surveying. In their submission⁶ they suggested that advisors experienced in the various aspects of strata titling be engaged with them, the Honiara City Council and the Ministry of Lands (particularly in the Surveyor General's office) and the office of the Registrar of Titles over a 2 years capacity strengthening programme.

⁴ Mr Japhet Tuhonuku, Oral Evidence, 10 Oct 2017

⁵ Mr Alfred Soaki, Oral Evidence, 10 Oct 2017

⁶ Alfred Soaki, Submission, 12 Oct 2017

Staffing

Nearly all the witnesses that appeared before the Committee expressed the need for extra manpower to implement this Bill. The Registrar of Titles when appearing before the Committee stated that his office has, for a long time, been experiencing budget problems which in turn has affected recruitment. His office is under staffed and (at that time) didn't have functioning equipment necessary for the work of his office. His office will need increased staff if they are to handle new registrations under the Bill. The Director of Physical Planning also expressed the need to recruit more staff for field work.⁷

- The Committee is concerned that the implementers of the Legislation and key stakeholders do not appear to have a comprehensive understanding of the Bill. With lack of proper knowledge there is potential for abuse of the Bill. The Committee is concerned that implementers such as the Lands Ministry itself, the Surveyors Association, the Honiara City Council and provincial planning boards may not have the capacity to carry out their functions under the Bill. The Committee wanted to know the extent of the gap between the current capacity of the implementers and what they need under the new Bill. This information could not be provided to the Committee by the sponsoring ministry, as they have not done the assessment necessary to determine this. The Committee recommends that capacity strengthening be done with all relevant implementers of the Bill for a certain period before the commencement of the Bill.

Recommendation 1

The Committee recommends that the Ministry of Lands, Housing and Survey conduct a comprehensive capacity building programme on the Bill for relevant stakeholders before its commencement.

Title Registration

The process of registration under the Strata Titles Bill has its basis in the Torrens Title system. The Torrens system is currently in use in the Solomon Islands. According to the Surveyors Association, a good titles registry system depends on a good survey system. Therefore only licensed surveyors should carry out the surveying for strata titles.

⁷ Baddley Rome, Oral Evidence, 1 Nov 2017

Representatives of the Banks when appearing before the Committee expressed their concern on the delay in the registration process. The CEO of the Pan Oceanic Bank stated;⁸

'We have an issue and that is it takes a long time to get registration. Sometimes one year and sometimes more than that. I think we are at a risk and we don't know whether in between someone has registered a mortgage or they can execute a transfer. So we have to encounter that risk at the moment.'

The representative of the Bank South Pacific stated;⁹

'it is a very slow process to get that registered name or title on a fixed term estate. It can take some time. We do find that we have to sometimes chase the lands office up to find out what is going on. So it can be an issue at times, but yes that is probably the one point. It is not an everyday issue but it's occasionally the problems when it's just not being done or missed or delayed for some reasons, which potentially could create a problem if it's not addressed.'

The title registration system is critical to property ownership and financial lending in our economy. It is important that it is modernized, and made publicly available online.

Building code

The Solomon Islands national building code will be the overarching law that will regulate all buildings in the country. This Bill is in its final process of being vetted by the Attorney General's Office before final approval by Cabinet. This was stated by the Director Architect Building Management Services within the Ministry of Infrastructure and Development (MID) when he appeared before the Committee. The code will cover buildings, public spaces, car parks and institutional buildings in the country. It will also cover construction to accommodate people with disabilities. This is to do with materials, the height, the dimensions, widths and spaces that are adequate for people's movement, both vertical and horizontal.

The Committee notes that the Building Code is an important prerequisite to ensuring that this Bill does not result in substandard constructions.

Recommendation 2

The Committee recommends that the Ministry of Lands, Housing and Survey modernise the land registration system and process to be more efficient to be available online.

⁸ Suresh Amerasekera, Oral Evidence, 29 Oct 2017

⁹ Chris Robertson, Oral Evidence, 28 Oct 2017

Recommendation 3

The Committee recommends that the Government finalise and table the Bill containing the national building code in Parliament, and build the capacity needed to ensure that it is implemented vigorously.

Insurance

The Committee is concerned at the excessive amount of insurance cover required under clause 25 (1) (b). The clause provides for public liability insurance cover set at \$50,000,000. This seems to be an extraordinarily high figure for Solomon Islands. Further consultations should be done with the insurance companies carrying on business in Solomon Islands so that a reasonable amount can be identified. Members are concerned that the cost of insurance will be so high that it is unaffordable to most local property developers. The Bill should allow regulations to set an amount considered reasonable as adequate insurance cover.

The Chairman of the Insurance Working Group when asked on this issue stated that;

*'The \$50million limit in our opinion is way too high for this country. The affordability of a \$50 million liability contract in Solomon Islands would be excessive for each individual strata owner. Even if the strata manager is responsible for insuring that liability cover for all of the strata title owners, the \$50 million would probably be still too much. There are a number of reasons why. First is that this is not a litigious society, people do not walk around Solomon Islands suing each other all the time.'*¹⁰

A representative of the Bank South Pacific also expressed the need to inform property developers about the need to insure their properties against risks. He stated that the Banks will only deal with properties that are insured. He states;¹¹

'We found in our experience that insurance of buildings here is not the norm and certainly when we do take a mortgage over the property, we insist on the property being insured. But we think that the majority of properties around here do not have a mortgage on them and would be uninsured. So that would be a new thing for a lot of property owners that will have to pay for their strata units and that will cover the insurance of those units.'

¹⁰ Roger Green, Oral Evidence, 29 Oct 2017

¹¹ David Anderson, Oral Evidence, 28 Oct 2017

The Committee agrees with the concern on clause 25 (1) (b) and recommends further consultation to calculate a reasonable amount that is practical to Solomon Islands. Further, this clause should be amended and the amount required for public liability insurance cover should be a matter for regulations.

Recommendation 4

The Committee recommends that the Ministry of Lands, Housing and Survey further consult with the insurance companies to determine a reasonable insurance cover for strata schemes. And that Clause 25(1)(b) be amended and the insurance cover limit be set in the regulations.

Need to have qualified Corporate Managers

Representatives of the Banks also raised the need to have qualified professionals to manage Strata schemes. They stated that failure to maintain units or to follow up on contributions by unit owners to pay for up-keep and maintenance of the building can adversely affect the value of the building. There are significant capacity challenges in getting competent people, for example, to operate bodies corporate. Whether they are able to do a competent job and so forth and when you have a number of buyers or owners whether they are all up to par in terms of keeping property values will have an impact on the valuation of the property.

The Committee is concerned that the bodies corporate that are going to manage strata schemes will need capacity development. They will need to know what they are doing, otherwise we will end up with the value of properties adversely affected, amenities and services to properties affected and may cause disputes between neighbors on the same strata schemes.

Tripartite Agreements

This is an issue raised by the representative of the Pan Oceanic Bank (POB).¹² He stated that a tripartite agreement is needed in situations where a borrower or developer who is interested in building a high rise building does not have property to mortgage to the bank. In such circumstances, the bank should be able to possess the building under the tripartite agreement and ensure that the development can proceed.

¹² Suresh Amerasekera, Oral Evidence, 29 Oct 2017

The Committee agrees with the comments made on the need to have qualified people to manage the Strata Scheme bodies corporate. These managers are responsible to ensure the Strata properties are maintained properly so that their value and services do not deteriorate.

Recommendation 5

The Committee recommends that the Ministry of Lands, Housing and Survey enter into agreement with an appropriately experienced overseas service provider to conduct training for managers of bodies corporate. And that a system of certification is established for such persons as qualification for appointment as a body corporate manager.

3.2 General Issues

There are other general issues discussed during the scrutiny of the Bill which are not directly related to the strata scheme but were also matters of concern.

Social amenities

As mentioned in the objectives of this Bill, the primary reason is the need to address the shortage of affordable residential accommodation in Honiara.

A witness¹³ expressed concern that the Government or the Ministry of Lands should ensure this type of development is accompanied with the obligation to provide other social services such as schools, clinics, sports & recreational facilities and transport services.

The Committee concurs with this concern and encourages the Government or the Ministry of Lands to ensure that approval processes for strata scheme development for residential accommodation include such considerations.

Encroachment

Committee members expressed a lot of concern in discussing clause 30.

The Committee is concerned that there appears to be weak collaboration between the Commissioner of Lands in land allocation decisions and the Honiara City Council planning board approvals process. There has been too many instances of encroachment affecting neighbouring properties. The Committee is concerned that this will adversely affect strata development schemes, if not avoided.

¹³ Mr Geoffrey Samuel, Oral Evidence, 10 Oct 2017

Officials of the Ministry stated that these are mainly concerns to do with planning and building. It happens because there is no proper assessment in terms of site planning. It is to do with those who are responsible in making sure the building is built within the area. They suggested either of two remedies in such a situation. One is that if a building has encroached into a neighbour's property then a sub-division could be done, with the agreement of both affected parties. The other remedy is a demolition under the planning authority with jurisdiction (Honiara City Council or provincial planning boards).

The Committee prefers that procedures and processes are strengthened to ensure that there are no encroachments at all, in the administration of land in Solomon Islands.

Recommendation 6

The Committee recommends that the Government ensure that social amenities such as schools, clinics, recreation facilities and public transport are provided to residential Strata Scheme developments.

Recommendation 7

The Committee recommends that:

- (a) Communication and consultation be enhanced between the Honiara City Council and the Ministry of Lands for a better coordinated physical planning of Honiara City. And similar processes be established for provincial planning boards.
- (b) Commissioner of Lands must not allocate land without first considering zoning compliance and existing or planned public amenities for the area under consideration.

END OF REPORT

4.0 APPENDICES

Appendix 1: Witnesses

Date	Name	Position & Organisation
Mon 9 Oct 2017 11:30am – 12 pm	Mr. Stanley Wale	PS, Ministry of Lands, Housing & Survey (MLHS)
	Mr. Alan Mcneil	Chief Technical Adviser, MLHS
	Mr. Nelson Noapu	Commissioner of Lands, MLHS
	Ms. Catriona Steele	Legal Drafts person, AG Chambers
	Ms. Christine Swift	Legislation Drafter, Australia
Tues 10 Oct 2017 10:16am - 12:16pm	Mr Carol Wairepo	Property Rules Officer, Honiara City Council (HCC)
	Mr Ganita Filiramo	Chief Planning , HCC
	Mr Japhet Tuhonuku	Planning and Building Inspector, HCC
	Mr Alfred Soaki	President, Surveyors Association of Solomon Islands.
	Mr Douglas Buga	Secretary, Surveyors Association
	Mr. Mike Wate	Deputy General Manager, SINPF
	Mr. Albert Afu	Assistant Manager Investment, SINPF
	Mr. Samuel Geoffrey	General Manager, Solomon Housing Ltd.
Wed 11 Oct 2017 10:12am – 0:00m	Mr. Alex Rilifia	Lands Officer, Sol Housing Ltd
	Mr. Stanley Wale	PS, Ministry of Lands, Housing & Survey (MLHS)
	Mr. Alan Mcneil	Chief Technical Adviser, MLHS
	Mr. Nelson Noapu	Commissioner of Lands, MLHS
	Ms. Catriona Steele	Legal Drafts person, AG Chambers
Sat 28 Oct 2017 10:0am – 10:30am	Ms. Christine Swift	Legislation Drafter, Australia
	Mr. David Anderson	Country Manager, Bank South Pacific (BSP)
	Mr. Chris Robertson	Manager Relationship Banking, BSP
Sun 29 Oct 2017 2:25pm - 3:07pm	Mr. Suresh Amerasekera	Chief Executive Officer, Pan Oceanic Bank (POB)
	Mr. Roger Green	Chairman, Insurance Working Group.
Wed 1 st Nov 2017 10:07am – 11:27am	Mr. Joseph Malanga	Registrar General, MLHS
	Mr. Rowley Wanega	Principal Physical Planner, MLHS
	Mr. Dalton Hone	Chief Cartographer, MLHS
	Mr. Jackson Uruhima	Principal Physical Planner, MLHS
	Mr. Baddley Rome	Director Physical Planning, MLHS
11:34am – 11:55am	Mr. Patteson Fakavai	Director Architect Building Management Services, MID

Appendix 2: Minutes of Proceedings



NATIONAL PARLIAMENT OF SOLOMON ISLANDS

BILLS AND LEGISLATION COMMITTEE

P.O. Box G19,
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Tel: 28520/23424.
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Minutes of Proceeding
Committee Hearing into the Strata Titles Bill 2017

Day 1/Monday 9 October 2017, CR II, Parliament House @ 11:30am.

1. Members Present

Hon. Connelly Sandakabatu, MP (Chair)
Hon. Rick Houenipwela, MP
Hon. Jeremiah Manele, MP
Hon. Dr Culwick Togamana, MP
Hon. Peter Tom, MP
Hon. Derek Sikua, MP

Secretariat

Gregory Fineaganofa
Wilson Orisi
Marson Lilopeza

2. Prayers

Hon. Peter Tom said the opening prayer.

3. Welcome and Opening Remarks

The Chairman made opening remarks by acknowledging and welcoming the PS and officials of the Ministry of Lands, Housing and Survey (MLHS). He reminded the witnesses on parliament privileges and introduces members of the Committee. He then invites the PS to deliver his presentation. The PS introduces himself and his advisor and commenced his presentation.

Members of the Committee then question and seek clarification from the PS, his Advisor and officers of the Ministry on his presentations and on the clauses of the Bill.

Evidence concluded and the Chair thanked the PS and his officers for their attendance and presentations on the Bill.

4. Committee hearing into the Strata Titles Bill 2017

The Hearing proper commenced and the following witnesses were admitted.

Hearing 1 Witnesses

Mr. Stanley Wale	PS, Ministry of Lands, Housing & Survey (MLHS)
Mr. Alan Mcneil	Chief Technical Adviser, MLHS
Mr. Nelson Noapu	Commissioner of Lands, MLHS
Ms. Catriona Steele	Legal Drafts person, AG Chambers
Ms. Christine Swift	Legislation Drafter, Australia

5. Adjournment

The PS concluded his presentation. The Chairman thanked the witnesses for their attendance and conclude the proceedings.

The Committee hearing closed at 12pm.

Day 2 /Tuesday 10 Oct 2017, CR II, Parliament House @ 10:16am..

1. Members Present

Hon. Connelly Sandakabatu (Chair)

Hon. Rick Houenipwela

Hon. Jeremiah Manele

Hon. Culwick Togamana

Hon. Peter Tom

Hon. Matthew Wale

Secretariat

Wilson Anii

Gregory Fineagnofo

Wilson Orisi

Salome Pilumate

2. Prayers

Hon. Peter Tom said the opening prayer.

3. Welcome and Opening Remarks

The Chairman made opening remarks. He acknowledged and welcomed the witnesses to appear before the Committee. He reminded the witnesses on parliament privileges and introduces members of the Committee.

The Committee questioned the witnesses on their presentation and the contents of the Bill. The witnesses answered, made clarification and commented on issues raised.

4. Committee hearing into the Strata Titles Bill 2017

The Hearing proper commenced and the following witnesses were admitted:

Hearing 2 Witnesses

Mr Carol Wairepo

Property Rules Officer, Honiara City Council (HCC)

Mr Ganita Filiramo

Chief Planning, HCC

Mr Japhet Tuhanuku

Planning and Building Inspector, HCC

Mr Alfred Soaki

President, Surveyors Association of Solomon Islands.

Mr Douglas Buga

Secretary, Surveyors Association

The Chairman made opening remarks and invite the witnesses to introduce themselves and make their presentations.

Members of the Committee then question and seek clarification from the witnesses on their presentations and on the clauses of the Bill.

Evidence concluded and the Chair thanked the witnesses for their attendance and presentations on the Bill.

Evidence concluded. 12:15pm

Hearing suspended for lunch break.

The Hearing resumed at 12:30pm and the following witnesses were admitted.

Hearing 3 Witnesses

Mr. Mike Wate	Deputy General Manager, SINPF
Mr. Albert Afu	Assistant Manager Investment, SINPF
Mr. Samuel Geoffrey	General Manager, Solomon Housing Ltd.
Mr. Alex Rilifia	Lands Officer, Sol Housing Ltd

The Chairman made opening remarks and invite the witnesses to introduce themselves and make their presentations.

Members of the Committee then question and seek clarification from the witnesses on their presentations and on the clauses of the Bill.

Evidence concluded and the Chair thanked the witnesses for their attendance and presentations on the Bill.

5. Adjournment

The Committee hearing closed at 0:00m.

Day 3/Wednesday 11 Oct 2017, CR II, Parliament House @ 10:12am.

1. Members Present

Hon. Connelly Sandakabatu (Chair)
 Hon. Rick Houenipwela
 Hon. Jeremiah Manele
 Hon. Culwick Togamana
 Hon. Peter Tom
 Hon. Matthew Wale

Secretariat

Wilson Anii
 Gregory Fineagnofo
 Wilson Orisi
 Salome Pilumate

2. Prayers

Hon. Rick Houenipwela said the opening prayer.

3. Welcome and Opening Remarks

The Chairman made opening remarks. He acknowledged and welcomed the witnesses to appear before the Committee. He reminded the witnesses on parliament privileges and introduces members of the Committee.

The Committee questioned the witnesses on their presentation and the contents of the Bill. The witnesses answered, made clarification and commented on issues raised.

4. Committee hearing into the Strata Titles Bill 2017

The Hearing proper commenced and the following witnesses were admitted:

Hearing 4 Witnesses

Mr. Stanley Wale	PS, Ministry of Lands, Housing & Survey (MLHS)
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Mr. Alan Mcneil	Chief Technical Adviser, MLHS
Mr. Nelson Noapu	Commissioner of Lands, MLHS
Ms. Catriona Steele	Legal Drafts person, AG Chambers
Ms. Christine Swift	Legislation Drafter, Australia

The Committee then go through the Bill with the witnesses page by page. The witnesses answered and made clarification on issues raised.

Evidence concluded and the Chair thanked the witnesses for their attendance and contribution on the Bill.

5. Adjournment

The Committee hearing closed at 4:31pm.

Day 4 /Saturday 28 Oct 2017, CR II, Parliament House @ 10:00am.

1. Members Present

Hon. Matthew Wale (Acting Chair)
Hon. Jeremiah Manele
Hon. Peter Tom

Secretariat

Wilson Anii
Gregory Fineagnofo
Wilson Orisi
Salome Pilumate

2. Prayers

Hon. Peter Tom said the opening prayer.

3. Welcome and Opening Remarks

The Chairman made opening remarks. He acknowledged and welcomed the witnesses to appear before the Committee. He reminded the witnesses on parliament privileges and introduces members of the Committee.

The Committee questioned the witnesses on their presentation and the contents of the Bill. The witnesses answered, made clarification and commented on issues raised.

4. Committee hearing into the Strata Titles Bill 2017

The Hearing proper commenced and the following witnesses were admitted:

Hearing 5 Witnesses

Mr. David Anderson	Country Manager, Bank South Pacific (BSP)
Mr. Chris Robertson	Manager Relationship Banking, BSP

The Chairman made opening remarks and invite the witnesses to introduce themselves and make their presentations.

Members of the Committee then question and seek clarification from the witnesses on their presentations and on the clauses of the Bill.

Evidence concluded and the Chair thanked the witnesses for their attendance and presentations on the Bill.

5. Adjournment

The Committee hearing closed at 10:30am.

Day 5 /Sunday 29 Oct 2017, CR II, Parliament House @ 2:25pm.

1. Members Present

Hon. Connelly Sandakabatu (Chair)

Hon. Culwick Togamana

Hon. Matthew Wale

Secretariat

Wilson Anii

Gregory Fineagnofo

2. Welcome and Opening Remarks

The Chairman made opening remarks. He acknowledged and welcomed the witnesses to appear before the Committee. He reminded the witnesses on parliament privileges and introduces members of the Committee.

The Committee questioned the witnesses on their presentation and the contents of the Bill. The witnesses answered, made clarification and commented on issues raised.

3. Committee hearing into the Strata Titles Bill 2017

The Hearing proper commenced and the following witnesses were admitted:

Hearing 6 Witnesses

Mr. Swresh Amerasekera	Chief Executive Officer, Pan Oceanic Bank (POB)
Mr. Roger Green	Chairman, Insurance Working Group.

The Chairman made opening remarks and invite the witnesses to introduce themselves and make their presentations.

Members of the Committee then question and seek clarification from the witnesses on their presentations and on the clauses of the Bill.

Evidence concluded and the Chair thanked the witnesses for their attendance and presentations on the Bill.

4. Adjournment

The Committee hearing closed at 3:07pm.

Day 6 /Wednesday 1st Nov 2017, CR II, Parliament House @ 10:07am.

1. Members Present

Hon. Connelly Sandakabatu (Chair)

Hon. Jeremiah Manele

Hon. Dr Derek Sikua

Hon. Rick Houenipwela

Hon. Dr Culwick Togamana

Hon. Matthew Wale

Secretariat
Wilson Anii
Gregory Fineagnofo
Ivory Iruhaa

2. Prayers

Hon. Rick Houenipwela said the opening prayer.

3. Welcome and Opening Remarks

The Chairman made opening remarks. He acknowledged and welcomed the witnesses to appear before the Committee. He reminded the witnesses on parliament privileges and introduces members of the Committee.

The Committee questioned the witnesses on their presentation and the contents of the Bill. The witnesses answered, made clarification and commented on issues raised.

4. Committee hearing into the Strata Titles Bill 2017

The Hearing proper commenced and the following witnesses were admitted:

Hearing 7 Witnesses

Mr. Joseph Malanga	Registrar General, MLHS
Mr. Rowley Wanega	Principal Physical Planner, MLHS
Mr. Dalton Hone	Chief Cartographer, MLHS
Mr. Jackson Uruhima	Principal Physical Planner, MLHS
Mr. Baddley Rome	Director Physical Planning, MLHS

The Chairman made opening remarks and invite the witnesses to introduce themselves and make their presentations.

Members of the Committee then question and seek clarification from the witnesses on their presentations and on the clauses of the Bill.

Evidence concluded and the Chair thanked the witnesses for their attendance and presentations on the Bill.

Evidence concluded. 11:27am

Hearing suspended.

The Hearing resumed at 11:34am and the following witness was admitted.

Hearing 8 Witnesses

Mr. Patteson Fakavai	Director Architect Building Management Services, MID
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The Chairman made opening remarks and invite the witness to introduce himself and make his presentation.

Members of the Committee then question and seek clarification from the witness on his presentation and on the clauses of the Bill.

Evidence concluded and the Chair thanked the witness for his attendance and presentation on the Bill.

5. Adjournment

The Committee hearing closed at 11:55am.

Hon. Matthew Wale, MP
Chairman – Bills and Legislation Committee

Appendix 3: Submissions

No.	Title	Author/Org	Date Received
1	Submission	Andrew Radclyffe	25/09/17
2	Bills Checklist	Ministry of Lands	25/09/17
3	Submission	Stephen Wong, Pacific Export Alliance	26/09/17
4	Submission	Alfred Soaki, President- Association of Surveyors Solomon Islands	12/10/17

