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The land structure of New Caledonia: 3 land status

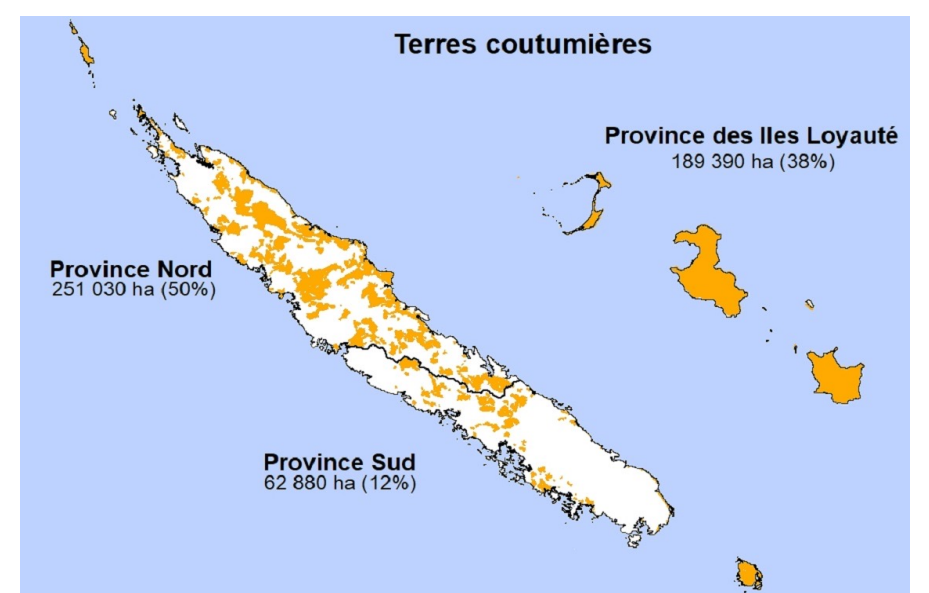


Caledonian lands are divided into 3 status which make up the land structure of New Caledonia: the private, public and customary domain.



Customary land: what is it?

This is a category of land dating from the organic law of March 19, which represents **27% of the territory of New Caledonia**, or 503,300 hectares. It brings together reserves, clan lands and the lands of groups subject to special local rules (GDPL). The peculiarity of these areas is that they cannot change owners, they are governed by the "4 i" rule: **inalienable, elusive, incommutable and non-transferable**. They can however be rented under certain conditions.



Public authority lands: who do they belong to?

This land category is **divided into private and public domain**. It represents **47% of the territory**, or 861,810 hectares. Most of the land owned by public authorities is in the private domain, which hosts activities such as **logging, hunting, tourism, mining**, etc. Some of these areas may be subject to economic valuation, for example in the context of the establishment of a long-term lease. They can also be transferred to third parties. Land in the public domain is divided between the **State** (0.43% of the total territory), the **provinces** (8%) and the **municipalities** (0.55%). They cover military sites, administrative buildings, maritime areas, parks, among others.

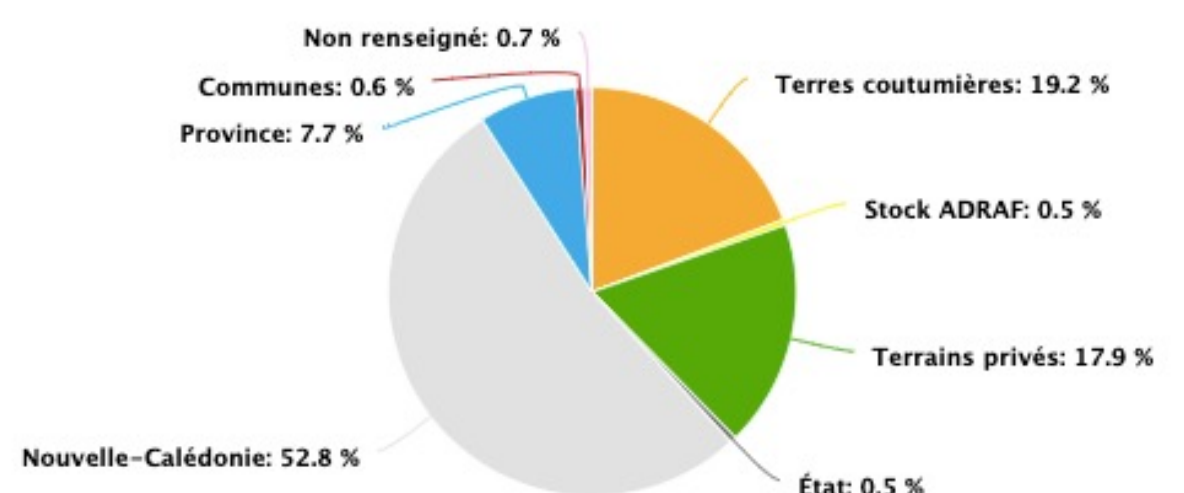
Private lands: how are they managed?

New Caledonia guarantees in its Constitution **the right to private property**, as well as public property and customary lands. This is a land category that covers 292,470 hectares (109,700 ha in the North Province, 182,770 ha in the South Province), or nearly **16% of the total territory**. These territories can belong to natural or legal persons (companies, associations, etc.) who can decide to sell them or give them away, provided that they draw up deeds authenticated by notaries and transcribe them in the register of the service of land registration before registering them with the cadastre service of New Caledonia (DITTT). They can also be rented.

Access to land is helped by communities

Set up by the government, the rural lease system is a regulatory tool that simultaneously **promotes access to land by helping farmers, particularly young people**, to set up and then expand their farms, in particular by opening up to them right to tax incentives. This system makes it possible to **develop agricultural land**, by promoting the exploitation of land that is still unworked or under-exploited and to supervise and secure owner / tenant relations. Homeownership or rental assistance is also available at the provincial level for project promoters.

Statuts fonciers - Grande Terre



Despite the great differences in status between these three types of land, all can be developed within the framework of an investment project. Choose New Caledonia's role is to support investors who have questions about the different modes of exploitation of these lands.