

## Periodical Part

# Economic surveys / Fiji Bureau of Statistics. Real estate activities ; 2021

Economic surveys / Fiji Bureau of Statistics. Real estate activities

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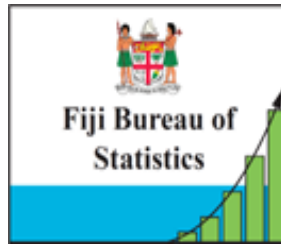
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# **ECONOMIC SURVEYS**

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# **REAL ESTATE ACTIVITIES 2021**

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## **PREFACE AND ACKNOWLEDGEMENTS**

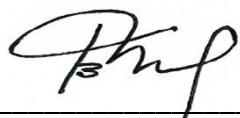
The report provides information on the Real Estate industry in 2021. The information was gathered from establishments engaged in the Real Estate business. These activities includes those acting as lessors, agents and/or brokers in one or more of the following: selling or buying Real Estate, renting Real Estate, providing other Real Estate services such as appraising Real Estate or acting as Real Estate escrow agents however it excludes information on real estate activities in the informal sector.

The important numbers presented are the macroeconomic aggregates such as Gross Output, Intermediate Consumption, Value Added, Compensation of Employees, Consumption of Fixed Capital and Operating Surplus. These aggregates are combined with similar information on other industries to provide an estimate of Gross Domestic Product, which is a measure of our economy's size. Information made available in this report will allow us to work out the industry's contribution to the economy. The report also contain information that constitutes inputs to a national accounts system which basically provides a quantitative image of the whole economy.

The information on the Real Estate industry would be useful to a good number of users, for instance the;

- 1) Economist who needs to analyze supply and demand in the industry.
- 2) Planner who uses the data to forecast the economy's performance.
- 3) Investor who wishes to have a closer look at opportunities available in the Real Estate economy.

The cooperation of those businesses who supplied the information presented in this report is hereby acknowledged. The Fiji Bureau of Statistics will continue to seek their support as we need to continually provide reliable statistics for evidence based planning. The department would also like to thank the staff who were engaged in the conduct of the survey and the preparation of this report.



Bimlesh Krishna [Mr]

**Chief Statistician - Economic Statistics Division**

## **NOTES**

1 The interpretation of the symbols used in this report is as follows:

0 Nil return or a figure less than half the given value

2 Total values are subject to rounding errors.

3 Key to Abbreviations:

BR	Business Register
CFC	Consumption of Fixed Capital
COE	Compensation of Employees
FBoS	Fiji Bureau of Statistics
FRCS	Fiji Revenue and Customs Service
FSIC	Fiji Standard Industrial Classification
GDP	Gross Domestic Product
GFCF	Gross Fixed Capital Formation
GO	Gross Output
IC	Intermediate Consumption
OS	Operating Surplus
SAS	Statistical Analysis System
VA	Value Added

4 VA in the report refers to Gross Value Added.

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# 1 INTRODUCTION

## 1.1 History of Surveys Undertaken

This report contains the results of the survey for 2021 of the Real Estate industry only (refer to 2.2 on Coverage and Scope).

A brief description of studies done on the Real Estate Activities industry is given below in chronological order.

### **1970: Census of Distribution and Services**

This was Fiji's first ever Census of Distribution and Services to be conducted and was inclusive of the ***Real Estate Sector***. The purpose of conducting this survey was to obtain information on the wholesale, retail and the services activities taking place in Fiji, for which there was hitherto very little official information available to the public.

### **1984: Census of Distributive Trade and Services**

Real Estate was covered under the scope of this survey. Out of a total of 391 establishments in the real estate and business services sector, 226 or 58 percent establishments responded.

### **2002: Census of Real Estate**

The 2002 inquiry was conducted by the FBoS (National Accounts Business Unit) because of the need to re-base the constant price Gross Domestic Product to 2002.

Surveys on Real Estate activities together with business services activities up till 2002, was done on an ad hoc basis. The growth in the activities of both, Real Estate and business services necessitated that the survey from 2002 onwards be carried out annually.

## 1.2 Need for statistics relating to Real Estate Activities

Real Estate activities account for a substantial proportion of the total economic activity, whether in terms of the sector to the GDP or in terms of its share of total employment and gross fixed capital formation. Statistics on Real Estate activities are therefore needed for the preparation of national accounts so that a meaningful study of the whole economy can be made. The data can also be used to construct the input-output table that shows the inter-connection of the Real Estate activities industry with other industries. Policy makers too require the data for formulating sound economic and social policies that augment capital formation. In addition, the establishments engaged in Real Estate activities find the data helpful.

## **2 METHODOLOGY**

### **2.1 Legal Basis**

The Survey was conducted under the provisions of the Statistics Act (Cap 71). This Act stipulates the completion of the questionnaire, as well as protects the confidentiality of the information submitted by the establishments.

### **2.2 Coverage and Scope**

The 2021 survey covered all establishments operating in the Real Estate activities industry defined by the Fiji Standard Industrial Classification (FSIC) 2010 Section L. It is nevertheless possible that some small units may have been omitted due to difficulties in identifying them, but the natures of such units do not affect the overall results in any significant way.

The businesses in the Real Estate activities industry include selling or buying Real Estate, renting Real Estate, providing other Real Estate services such as appraising Real Estate or acting as Real Estate escrow agents. It includes activities carried out on own or leased property and activities done on a fee or contract basis. Also included is the building of structures, combined with maintaining ownership or leasing of such structures (refer to FSIC 2010 for more details).

Activities undertaken by Central Government (if any) fell outside the scope of this survey since they fall under the scope of General Governments Accounts.

### **2.3 Statistical Unit**

The unit of reporting was the establishment (refer to Appendix I on Concepts and Definitions). In cases where firms operated more than one type of business, efforts were made to obtain accounts for each activity. Where this was not feasible, the firm was classified according to the type of activity that brought in the most revenue.

### **2.4 The Frame**

The frame utilised to survey the establishments engaged in Real Estate activities in 2021 was the list of establishments maintained by the FBoS. This list is known as the Business Register (BR), which is kept updated on the basis of information supplied to the FBoS by the Fiji Revenue and Customs Service (FRCS), Registrar of Companies and the City and Town Councils. In 2021, there were 477 establishments recorded compared to 482 establishments surveyed in 2020.

### **2.5 Questionnaire Design**

The questionnaire specifically designed for the Real Estate industry sought information on the particulars of the establishment e.g. type of organisation, income, expenditure, stocks, assets and employment (refer to Appendix III for Sample Questionnaire).

## **2.6 Data Collection and Survey Procedures**

The questionnaires were emailed and replies were required within a month. Response was low, therefore personal visits were made to those establishments that did not respond in spite of the reminders and to those establishments that required assistance in filling out the questionnaires.

Once the questionnaires were received in the office, scrutiny and editing of data contained in them followed. Errors and omissions if found, called for more correspondence, telephone calls or personal visits in an attempt to obtain complete and correctly filled up returns, which were then placed in files sorted by activity and passed on for data entry. On completion of data entry, tables were run, and analysed and report was written.

## **2.7 Data Processing**

Data was processed by FBoS' Economic Statistics Division using Microsoft Excel.

## **2.8 Reference Period**

The establishments contacted were to submit details for the calendar year 2021. Where the accounting year differed from the calendar year, establishments were asked to provide information for the accounting year that covered the major part of the calendar year 2021.

## **2.9 Response Rate**

The survey had a response rate of 76 percent.

Establishments which operated during the whole or part of the survey reference period but became untraceable during the survey enumeration period due to closure or removal, were taken as non-respondents. To account for the operations of the non-responding establishments, data were rated-up.

## **2.10 Rate-up Factors**

Data of non-responding establishments were calculated using rate-up factors. The rate-up factors were derived by first sorting out establishments into types or business and then grouping these establishments into 6 "number of persons engaged" size groups of 1-4; 5-9; 10-19; 20-49; 50-99 and 100+. Using number of persons engaged in each of this group, simple arithmetic means of Value Added were obtained. These arithmetic means were then multiplied by number of persons engaged in each of the non-responding group to estimate their data.

The estimated figures for the non-responding units were then added to the figures of the responding units to arrive at the estimated data of the entire Real Estate Activities industry.

The Gross Fixed Capital Formation too has been estimated for non-response. Generally capital formations in small establishments, like the ones who have not responded in our inquiry, are low.

Empirically,

Let  $n_{ij}$  be the number of employees in group  $i$  of the  $j$  establishment of those surveyed and let  $g_{ij}$  be its corresponding parameter;  $i = 1$  to  $6$ ;  $j = 1$  to  $s$ , where  $s$  is all surveyed. Then estimate,

$$\hat{G}_{(i)} = \frac{\sum_{i=1}^6 \sum_{j=1}^k g_{ij}}{\sum_{i=1}^6 \sum_{j=1}^k n_{ij}} \left( \sum_{i=1}^6 \sum_{j=1}^k n_{ij} + \sum_{i=1}^6 \sum_{j=k+1}^s n_{ij} \right)$$

where  $k$  = number responded

$l$  = number not responded (which is  $s-k$ )

### 3 RESULTS

All data contained in this report are in Fiji Dollars and in current prices.

All tables in this report contain data inclusive of estimates for non-response; exceptions are tables 1A, 2 to 5B and 8 to 10 that contain as per survey data.

#### 3.1 The Survey Response

**Table 1A: The Survey Response**

FSIC 2010		SURVEY FRAME	RETURNS RECEIVED	RESPONSE RATE %
SUB-CLASS	ACTIVITY			
68101	Real estate activities with own or leased property	424	316	75
68201	Real estate activities on a fee or contract basis	53	45	85
<b>GRAND TOTAL</b>		<b>477</b>	<b>361</b>	<b>76</b>

**Table 1B: Responding Establishment Contribution**

INDUSTRY	TOTAL GO OF INDUSTRY	GO OF RESPONDING ESTABLISHMENT (as per survey)	% CONTRIBUTION OF RESPONDING ESTABLISHMENT TO TOTAL GO
Real estate Activities	109,328,995	104,173,283	95

### 3.2 Legal Status of Establishments

**Table 2: Legal Status of Establishments**

FSIC 2010		INDIVIDUAL OWNERSHIP	PARTNERSHIP	CO-OPERATIVES	PRIVATE LIMITED COMPANY	PUBLIC LIMITED COMPANY	STATUTORY ENTERPRISES	NON-PROFIT ORGANISATION	TOTAL
SUB-CLASS	ACTIVITY								
68101	Real estate activities with own or leased property	150	32	3	127	1	3	0	316
68201	Real estate activities on a fee or contract basis	17	2	0	26	0	0	0	45
GRAND TOTAL		167	34	3	153	1	3	0	361

### 3.3 Ownership of Establishments

**Table 3: Ownership of Establishments**

FSIC 2010		FIJI OWNED	BRANCH OF AN OVERSEAS COMPANY	SUBSIDIARY OF AN OVERSEAS COMPANY	TOTAL
SUB-CLASS	ACTIVITY				
68101	Real estate activities with own or leased property	316	0	0	316
68201	Real estate activities on a fee or contract basis	45	0	0	45
GRAND TOTAL		361	0	0	361

### 3.4 Size of Establishments

**Table 4: Size of Establishments**

FSIC 2010		NUMBER OF PERSONS ENGAGED						TOTAL
SUB-CLASS	ACTIVITY	1-4	5-9	10-19	20-49	50-99	100+	
68101	Real estate activities with own or leased property	173	129	10	4	0	0	316
68201	Real estate activities on a fee or contract basis	31	14	0	0	0	0	45
GRAND TOTAL		204	143	10	4	0	0	361

### 3.5 Number of Persons Engaged as at 30<sup>th</sup> June 2021

**Table 5A: Number of Persons Engaged**

FSIC 2010		TOTAL WORKING WITH PAY		TOTAL WORKING WITHOUT PAY		TOTAL
SUB-CLASS	ACTIVITY	LOCAL	EXPATRIATE	WORKING PROPRIETORS	UNPAID FAMILY WORKERS	
68101	Real estate activities with own or leased property	606	0	414	314	1,334
68201	Real estate activities on a fee or contract basis	128	1	24	27	180
<b>GRAND TOTAL</b>		<b>734</b>	<b>1</b>	<b>438</b>	<b>341</b>	<b>1,514</b>

**Table 5B: Number of Persons Engaged by Gender**

FSIC 2010		GENDER		
SUB-CLASS	ACTIVITY	MALE	FEMALE	TOTAL
68101	Real estate activities with own or leased property	717	617	1,334
68201	Real estate activities on a fee or contract basis	99	81	180
<b>GRAND TOTAL</b>		<b>816</b>	<b>698</b>	<b>1,514</b>

### 3.6 Macroeconomic Aggregates

**Table 6: Macroeconomic Aggregates (\$)**

FSIC 2010		GO	IC	VA	COE	CFC	OS
SUB-CLASS	ACTIVITY						
68101	Real estate activities with owned or leased property	99,982,463	35,396,422	64,586,041	7,229,788	14,067,320	43,288,933
68201	Real estate activities on a fee or contract basis	9,346,532	4,914,557	4,431,975	1,139,876	549,204	2,742,895
<b>GRAND TOTAL</b>		<b>109,328,995</b>	<b>40,310,979</b>	<b>69,018,016</b>	<b>8,369,664</b>	<b>14,616,524</b>	<b>46,031,828</b>

### 3.7 Gross Fixed Capital Formation

**Table 7: Gross Fixed Capital Formation (\$)**

FSIC 2010		LAND DEVELOPMENT AND IMPROVEMENT	BUILDINGS	PLANT AND MACHINERY	FURNITURE, FIXTURES AND OFFICE EQUIPMENT	TRANSPORT VEHICLE AND RELATED EQUIPMENT	OTHERS	GROSS FIXED CAPITAL FORMATION
SUB-CLASS	ACTIVITY							
68101	Real estate activities with owned or leased property	1,900,000	8,069,641	28,208	232,563	460,657	0	10,691,069
68201	Real estate activities on a fee or contract basis	0	3,890,528	5,981	14,103	-134,353	1,624	3,777,883
<b>GRAND TOTAL</b>		<b>1,900,000</b>	<b>11,960,169</b>	<b>34,189</b>	<b>246,666</b>	<b>326,304</b>	<b>1,624</b>	<b>14,468,952</b>



### 3.8 Average Turnover per Establishment

**Table 8: Average Turnover per Establishment**

FSIC 2010		ESTABLISH- MENTS	INCOME FROM SERVICES (as per survey)	AVERAGE TURNOVER PER ESTABLISHMENT
SUB- CLASS	ACTIVITY	NUMBER	\$	\$
68101	Real estate activities with own or leased property	316	93,170,331	294,843
68201	Real estate activities on a fee or contract basis	45	7,891,812	175,374
GRAND TOTAL		361	101,062,143	279,951

### 3.9 Average Compensation of Employees per Paid Employee

**Table 9: Average Compensation of Employees per Paid Employee**

FSIC 2010		COMPENSATION OF EMPLOYEES (as per survey)	PAID EMPLOYEE (as per survey)	AVERAGE COMPENSATION PER PAID EMPLOYEE
SUB- CLASS	ACTIVITY	\$	NUMBER	\$
68101	Real estate activities with own or leased property	6,964,306	606	11,492
68201	Real estate activities on a fee or contract basis	1,077,971	129	8,356
GRAND TOTAL		8,042,277	735	10,942

### 3.10 Loans and Advances

**Table 10: Loans and Advances**

FSIC 2010		CLOSING BALANCE		TOTAL
SUB- CLASS	ACTIVITY	ABROAD	LOCAL	\$
68101	Real estate activities with own or leased property	0	273,715,265	273,715,265
68201	Real estate activities on a fee or contract basis	0	18,778,134	18,778,134
GRAND TOTAL		0	292,493,399	292,493,399

### 3.11 2021 Results Compared with 2020 Results

**Table 11: 2021 Results Compared with 2020 Results**

AGGREGATES	2020		2021		Percentage change
	\$	Aggregates expressed as % of GO	\$	Aggregates expressed as % of GO	
<b>GO</b>	120,171,491		109,328,995		-9.0
<b>IC</b>	44,496,567	37.0	40,310,979	36.9	-9.4
<b>VA</b>	75,674,924	63.0	69,018,016	63.1	-8.8
<b>COE</b>	10,150,703	8.4	8,369,664	7.7	-17.5
<b>CFC</b>	15,179,236	12.6	14,616,524	13.4	-3.7
<b>OS</b>	50,344,985	41.9	46,031,828	42.1	-8.6
<b>GFCF</b>	13,652,106		14,468,952		6.0
<b>NUMBER ENGAGED</b>	1,600		1,514		-5.4

The Real Estate activities VA in 2021 shows a decrease of 8.8 percent over 2020. This is due to a decrease in the value of Gross Output.

*For supplementary information on the real estate activities industry reference can be made to Appendix I for the Concepts and Definitions, Appendix II for Composition of Macroeconomic Aggregates and Appendix III for the Sample Questionnaire.*

## APPENDIX I: CONCEPTS AND DEFINITIONS

All concepts and definitions used in this report are based upon the recommendations of the United Nations for their world programmed of Hotels and Restaurants Statistics [contained in the International Recommendations on Statistics of the Distributive Trades and Services] as far as has been possible. The major concepts and definitions and their treatment are briefly explained below.

<b>Compensation of Employees</b>	Includes payments, whether in cash or in kind, made by the employer during the inquiry period for the work done to all persons included in the count of employees. It includes all cash payments, commissions, bonuses, cost of living allowances and wages paid during periods of vacation and sick leave, contributions in respect of their employee's social security and pension and payments in kind.
<b>Consumption of Fixed Capital</b>	In theory this is the value of the current replacement cost of fixed assets used up during the accounting period as a result of normal wear and tear. The consumption of fixed capital shown in this report is derived from the information supplied by the firm. This is expected to conform largely to the requirements of Income Tax Act and no adjustment is attempted to bring this into conformity with the national accounts definition.
<b>Employment Size Group</b>	This includes paid employment as well as people engaged.
<b>Establishment</b>	An establishment is ideally an economic unit, which engages under single ownership or control, in one, or predominantly one kind of economic activity at a single physical location. An establishment may be part of an enterprise that is involved in more than one kind of economic activity at a single location. The organisation and the record - keeping practices of such an enterprise maybe such that data in respect of the inputs and outputs of the different classes of activity cannot be readily compiled. An example of this problem can be seen in retailing activities, which are combined with running of hotels. In both cases if it is not possible to separate the input-output costs of each activity due to the difficulty in the enterprises accounting system, the activity that brings in the major portion of the income is used as the criterion for classifying such establishments. An establishment could have been a branch of another one, and particulars had to be provided for each such branch establishment whether it was in the same town or district or in a different area.
<b>Fixed Assets</b>	Fixed assets include the value of all physical assets expected to have a productive life of more than one year and intended for use by the establishment. Included are major additions, alterations and improvements to existing fixed assets that extend their normal economic life or raise their productivity.
<b>Foreign Owned</b>	Subsidiary of an overseas company is always considered foreign owned, whereas a branch of an overseas company is only considered foreign owned if 51 percent of its equity is held abroad.
<b>Gross Fixed Capital Formation</b>	This is the outlay on new and second-hand durable goods less their sales plus their own account capital construction work done on similar goods.

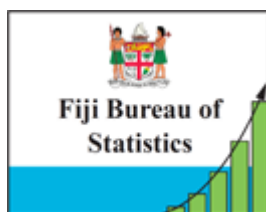
<b>Gross Output</b>	This is the gross value of all goods and services produced during the accounting period. Included here are the income received from fees and commission, the value of capital construction for own account and other income.
<b>Intermediate Consumption</b>	Intermediate consumption consists of non-durable goods and services, which have a lifetime of use of less than one year. Compensation of employees do not form part of intermediate consumption, but expenditure such as traveling expenses of management personnel are included. Intermediate consumption differs from total purchases of raw materials, fuels etc. by the amount of stock changes of such goods. Valuation of intermediate consumption is at purchasers' value i.e. it is inclusive of all costs incurred by producers in the acquisition of the required goods and services.
<b>Local Owned</b>	All companies with 51 percent of its equity held in Fiji are considered locally owned.
<b>Number of Employees</b>	This includes all persons who work in the establishment and receive regular pay and persons working away from the establishment when paid by and under the control of the establishment. Also included are salaried managers, and directors of incorporated businesses except when paid solely for their attendance at board of directors meetings.
<b>Operating Surplus</b>	This is the excess of value added by producers over compensation of employees, consumption of fixed capital and net indirect taxes.
<b>Payments in kind</b>	This is defined as the net cost to the employer of those goods and services furnished to employees free of charge or at markedly reduced cost that are clearly and primarily of benefit to the employees as consumers. The item includes food, beverages, clothing (except uniforms for civilians as these are not worn off-duty) and lodging etc.
<b>Statistical Unit</b>	Statistical unit is the Unit for which information is collected.
<b>Unpaid Family Workers</b>	Unpaid family workers are persons living in the household of any of the proprietors of the owning establishment and working in the establishment without regular pay for at least one third of the working time normal to the establishment.
<b>Value Added</b>	Value added is the difference between the gross output and the intermediate consumption. It provides a useful way of measuring without duplication the economic importance of an industry or industrial sector.
<b>Working Proprietors</b>	Working proprietors are owners of establishments who are actively engaged in the work of the establishment. Excluded are silent or inactive partners.

## APPENDIX II: COMPOSITION OF MACROECONOMIC AGGREGATES

	FSIC 2010 SUB-CLASS		TOTAL
	68101	68201	
	Real estate activities with owned or leased property	Real estate activities on a fee or contract basis	
<b>INCOME</b>			
<b>Primary Activity</b>			
Fee	97,176,052	5,596,727	102,772,779
Commission	435,916	2,943,158	3,379,074
<b>Secondary Activity</b>			
Rent & receipts received - building	0	0	0
Subsidies and grants received	23,840	0	23,840
Receipts from industrial services rendered to others	0	0	0
Rent & receipts received - plant and machinery	0	0	0
Rent & receipts received - transport and related equipment	3,662	0	3,662
Rent & receipts received - repairs and maintenance	0	0	0
Own account capital construction	0	0	0
Other income	2,342,993	806,647	3,149,640
<b>Gross Output</b>	<b>99,982,463</b>	<b>9,346,532</b>	<b>109,328,995</b>
<b>Miscellaneous Income</b>	<b>17,276,661</b>	<b>256,758</b>	<b>17,533,419</b>
Discount	2,752	0	2,752
Business insurance claim	194,663	3,473	198,136
Casualty insurance claim	0	0	0
Profit & loss received from any other business	943,629	19,250	962,879
Rent received from land	0	0	0
Interest received	3,257,022	6,829	3,263,851
Dividend received	10,554,356	222,222	10,776,578
Royalty received	0	0	0
Bad and doubtful debts recovered	837	0	837
Exchange gain	0	0	0
Gain on sale of fixed assets	2,322,378	4,984	2,327,362
VAT charged on goods and services provided	1,024	0	1,024
<b>TOTAL INCOME</b>	<b>117,259,124</b>	<b>9,603,290</b>	<b>126,862,414</b>
<b>EXPENDITURE</b>			
Expenditure on materials for use in the business	1,042,656	288,912	1,331,568
Changes in stock of material	0	0	0
Petrol/automotive diesel oil	414,776	152,676	567,452
Industrial diesel fuel/heavy fuel oil	0	0	0
Kerosene	0	0	0
Liquid petroleum gas	36,729	0	36,729
Electricity	2,066,998	95,384	2,162,382
Water	335,272	15,809	351,081
Repairs and maintenance paid for motor vehicles	85,046	20,631	105,677
Repairs and maintenance paid for building	5,592,752	363,731	5,956,483
Repairs and maintenance paid for machinery and equipment	67,548	1,341	68,889

	FSIC 2010 SUB-CLASS		TOTAL
	68101	68201	
	Real estate activities with owned or leased property	Real estate activities on a fee or contract basis	
Cartage and haulage expenses paid to other firms	27,044	4,632	31,676
Travel expenses – air	88,853	11,673	100,526
Travel expenses – water	30,451	215	30,666
Travel expenses – land	25,925	2,698	28,623
Accommodation	84,057	11,330	95,387
Value of contract and commission work done	77,130	1,746,259	1,823,389
Audit and accounting fee	1,916,645	56,189	1,972,834
Legal fee	406,419	41,752	448,171
Advertising and promotion	4,042,831	189,757	4,232,588
Bank charges	1,206,499	22,957	1,229,456
Postage	18,607	1,688	20,295
Telephone and telecommunication	288,953	108,397	397,350
Office stationery & supplies	330,308	138,783	469,091
Management and consultation fee	6,508,438	510,947	7,019,385
Rent paid for furniture	0	0	0
Rent paid for building	97,680	398,890	496,570
Rent paid for plant and machinery	60,740	3,323	64,063
Business insurance paid	7,077,041	199,920	7,276,961
Security services	1,015,603	51,357	1,066,960
Entertainment expenses	54,531	34,723	89,254
Cleaning services	832,907	7,214	840,121
Other expenditure	1,563,983	433,369	1,997,352
<b>Intermediate Input</b>	<b>35,396,422</b>	<b>4,914,557</b>	<b>40,310,979</b>
<b>Miscellaneous Expenditure</b>	<b>25,183,963</b>	<b>1,326,923</b>	<b>26,510,886</b>
Casualty insurance claims	6,290	0	6,290
Rent paid for land	1,449,930	85,362	1,535,292
Interest paid	18,702,420	737,514	19,439,934
Dividend paid	26,404	0	26,404
Royalty paid	0	91,285	91,285
Bad and doubtful debts written off	600,986	12,194	613,180
Business licenses, rates on property paid to central or local government etc.	2,758,134	136,497	2,894,631
FNU levy	108,861	5,781	114,642
Exchange losses	0	1,161	1,161
Loss on sale of fixed assets	1,376,432	212,633	1,589,065
VAT paid on supplies of goods and services	18,618	35,073	53,691
Donation	135,888	9,423	145,311
<b>Compensation of employees</b>	<b>7,229,788</b>	<b>1,139,876</b>	<b>8,369,664</b>
Wages and salaries	6,741,202	1,028,696	7,769,898
FNPF	329,952	105,313	435,265
Payment in kind	158,634	5,867	164,501
<b>Consumption of fixed capital</b>	<b>14,067,320</b>	<b>549,204</b>	<b>14,616,524</b>
<b>TOTAL EXPENDITURE</b>	<b>81,877,493</b>	<b>7,930,560</b>	<b>89,808,053</b>

## APPENDIX III: SAMPLE QUESTIONNAIRE



*Modyl Plaza, Lot 1 Karsanji Street, Vatuwaqa, Suva, Fiji*

*P O Box 2221  
Government Buildings  
Suva  
FIJI*

**Telephone:** [679] 331 5822  
**Fax No:** [679] 330 3656  
**E-mail:** [info@statsfiji.gov.fj](mailto:info@statsfiji.gov.fj)  
**Website:** [www.statsfiji.gov.fj](http://www.statsfiji.gov.fj)

CONFIDENTIAL

DESPATCHED: \_\_/\_\_/\_\_

### 2021 CENSUS OF REAL ESTATE ACTIVITIES

Tax Identification Number

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Please correct any errors appearing in this label.

Dear Sir/Madam,

Enclosed is a copy of the 2021 Census of Real Estate Activities questionnaire.

**COVERAGE AND SCOPE:** It covers all establishments engaged in Real Estate Activities Industry classified under the Fiji Standard Industrial Classification 2010 Section L (refer note on page 2). If an establishment's Real Estate Activities are combined with other types of business, you should report on the operations of the Real Estate activities only.

**PURPOSE:** The census provides an important means of understanding the composition and structure of the industry and assessing the contribution of this sector to the economy. The results of the Census will be used by the Fiji Bureau of Statistics in the estimation of the National Income of Fiji and in the provision of other key indicators.

**REFERENCE PERIOD:** Reference period is the calendar year. If your accounting year is different, provide information approximating closest to the calendar year. Limited liability companies are requested to submit a copy of their financial statements with the questionnaire.

**COMPULSORY REQUIREMENT:** The Census is conducted under the provisions of the Statistics Act 1961 (Cap 71). In accordance with Section 8 subsection 2 of this Act you are required to fill the questionnaire and return it to the undersigned. Please be advised that failure to meet the above deadline may lead to legal action.

**CONFIDENTIALITY OF INFORMATION:** Information supplied will be used by the Department for the preparation of statistics. Any release of information will be in accordance with the Statistics Act and only authorised persons will have access to individual information.

**CONTACT PERSON FOR HELP AND ADVICE:** Ms. Priya Mala on email [pmala@statsfiji.gov.fj](mailto:pmala@statsfiji.gov.fj) or telephone 331 5822 (ext. 386 245) or direct line 323 0845.

Maria Musudroka [Ms]  
**Chief Executive**

**NOTE:** Under the Fiji Standard Industrial Classification 2010 Section L, the Real Estate Activities includes acting as lessors, agents and/or brokers in one or more of the following:

Selling or buying real estate, renting real estate, providing other real estate services such as appraising real estate or acting as real estate escrow agents. Activities in this section may be carried out on own or leased property and may be done on a fee or contract basis. Also included is the building of structures, combined with maintaining ownership or leasing of such structures.

This return is required for the addressed establishment only. In case this is not possible, a combined return with similar main activities may be submitted. If the information cannot be provided on this basis, please provide an explanatory note.

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## ORGANISATIONAL STRUCTURE

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- 1 A business can have more than one establishment involved in similar or different activities at different locations. State the location, the type of activity engaged in and the Gross Turnover of each establishment during the year.

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## FORM OF OWNERSHIP

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- 5 (1) Fiji owned:  
This is an establishment operating in Fiji in which 51% or more equity is held locally.
- (2) Branch of an overseas company:  
This is an establishment operating in Fiji which is controlled by or supervised by an overseas head office and which is an integral part of the foreign parent organisation. Branch has no equity share capital.
- (3) Subsidiary of an overseas company:  
A company is a subsidiary of another if that other company owns this subsidiary wholly or holds more than half the nominal value of the equity share capital of this subsidiary company.

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## EQUITY PARTICIPATION

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- 6 Give the proportion of the share capital held by Fiji citizens. Equity share capital held by companies or individuals on behalf of residents of Fiji should also be included.

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## OPERATING STATUS

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If you are no longer in business, a **STATUTORY DECLARATION** must be attached with the questionnaire with the words **"CLOSED BUSINESS"** written across the questionnaire and returned to the Fiji Bureau of Statistics. The Statutory Declaration must be signed by a Magistrate or a Barrister/Solicitor, Justice of Peace or a member of the Notary Public acting on your behalf. The Statutory Declaration must state the name of the business, nature of its activity and the date on which it ceased operation.



## QUESTIONNAIRE

All relevant questions must be answered with clear and correct figures. Estimates will be accepted where actual data are not available. Values, **excluding VAT**, are to be expressed in Fiji Dollars.

## 1. Organisational Structure

Does this business operate at more than one location?			
Please tick the appropriate box		No	Yes     If yes, please give details below:
NAME OF ESTABLISHMENT/BRANCH  (1)	PHYSICAL LOCATION OF BUSINESS  (2)	MAIN TYPE OF BUSINESS OR ACTIVITY  (3)	FSIC [FOR OFFICIAL USE ONLY]  001

## 2. Accounting Period

Please state the accounting period: From     /     /2021     To     /     /2021

### 3. Legal Status of Organisation

	Please tick appropriate box					
	Sole Trader	1		Partnership	2	
002	Private Limited Company	3		Public Limited Company	4	
	Co-operative	5		Government Owned Trading Entity	6	
	Statutory Boards	7		Central Government	8	
	Local Government	9		Joint Venture and Consortia	10	
	Non-profit organisation	11		Trusts and Estates	12	
	Consulates and Foreign Embassies	13		Branch of a Company Incorporated Overseas	14	

#### 4. International Trade

Please tick appropriate box	Yes	No
Does the establishment import or export any type of goods or services		
If yes, please specify.		

## 5. Form of Ownership

Please tick appropriate box					
003	Fiji owned	1	Branch of an overseas company	2	
	Subsidiary of an overseas company	3	Others (specify)	4	

## 6. Equity Participation

Please indicate the equity capital held by Fiji Citizens. As at end of 2021	%
---	---

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**PRIMARY INCOME EARNED DURING THE ACCOUNTING PERIOD**

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- 7 This should be the actual fees, net of any discount allowed to the client, for the services rendered.

Include commission received from auction sales, professional services and valuation services etc.

**Exclude VAT charged on goods and services provided.**

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**OTHER INCOME**

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- 14 This is the resale value of goods bought, the goods being in the same condition as received and does not go through any manufacturing process by your enterprise.
- 17 Include all claims arising from business insurance. Examples of business insurances are insurance against the risk of buildings, properties and stocks. Exclude life, education or any other personal insurance.
- 18 Include all claims arising from casualty insurance. Examples of casualty insurance are insurance against the risk of accidents and illness to employees. Claims for life, education or any other personal insurance are to be excluded.

**Income**

<b>Primary Income Earned During The Accounting Period</b>			<b>VALUE (\$)</b>
7	a)	004	
	b)	005	
	c)	006	
	d)	007	
<b>Other Income</b>			
8	Rent & receipts received - building	008	
9	Subsidies and grants received	009	
10	Receipts from industrial services rendered to others	010	
11	Rent & receipts received - plant and machinery	011	
12	Rent & receipts received - transport and related equipment	012	
13	Rent & receipts received - repairs and maintenance	013	
14	Income of sales of good without transformation (see question 30)	014	
15	Other income	015	
16	Discount	016	
17	Business insurance claims received	017	
18	Casualty insurance claims received	018	
19	Profit or loss received from any other business in which you have an interest	019	
20	Rent received from land	020	
21	Interest received	021	
22	Dividends received	022	
23	Royalty received	023	
24	Bad and doubtful debts recovered	024	
25	Exchange gain	025	
26	Gain on sale of fixed assets	026	
27	VAT charged on goods and services provided	027	
28	<b>Grand Total of All Income Received [Codes 004 to 027]</b>	<b>028</b>	

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**PURCHASES OF MATERIALS AND OPERATING EXPENDITURE**

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- 29 State in detail the total value of all purchases of materials and supplies for use in the operation of your business.
- 30 State in detail expenditure of all materials and related articles purchased for resale during the year.

**Exclude VAT paid on supplies of goods and services.**

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**FUEL, ELECTRICITY AND WATER**

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- 31-34 Fuel purchased, other than fuel purchased for resale, including gasoline and other fuel for vehicle etc should be included.
- 35 This should include the cost of electricity purchased for lighting, air conditioning, refrigeration etc.

---

**OTHER EXPENDITURE**

---

- 37-39 Repairs and maintenance costs paid to other firms covers the total costs of current repair and maintenance service provided by such firms on repairs done on vehicles, building etc of the establishment. Current repair and maintenance carried out by an ancillary repair and maintenance unit, which has been treated, as an independent establishment should be included.
- 40 Cartage and haulage expense includes payment for the transportation of goods and materials within the country. It excludes cost of transport carried out by your own equipment and employees.
- 45 Contract and commission work done by other establishments on your materials covers payments made by the establishment for contract and commission work done on materials controlled by your establishment.
- 62 Include all payments in respect to leased/rented land. If it is not possible to separate payments made for land from building, please include expenditure in Question 53.
- 63 Include interest on long-term debts and interest on all borrowing.

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**COMPENSATION OF EMPLOYEES**

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- 74 Gross wages and salaries includes overtime, sick and holiday pay, bonuses, payments under piece rate schemes, all allowances, severance and redundancy pay, sales commissions paid to own employees and directors fee etc.
- 76 Payment in kind is the cost to the employer for providing employees with housing, transport, clothing, food, drinks, fuels, etc free of charge or at a reduced rate.

## Expenses

<b>Purchases of Materials and Operating Expenditure</b>			<b>VALUE (\$)</b>
29	Expenditure on materials for use in the business		
	a)	029	
	b)	030	
	c)	031	
30	Expenditure on goods for resale without further processing (refer question 14)	032	
<b>Fuel, Electricity and Water</b>			
31	Petrol/automotive diesel fuel	033	
32	Industrial diesel fuel/heavy fuel oil	034	
33	Kerosene	035	
34	Liquid petroleum gas	036	
35	Electricity	037	
36	Water	038	
<b>Other Expenditure</b>			
37	Repairs and maintenance on vehicles	039	
38	Repairs and maintenance on building	040	
39	Repairs and maintenance on plant and machinery	041	
40	Cartage and haulage expenses paid to other firms	042	
41	Travel expenses on air transport	043	
42	Travel expenses on water transport	044	
43	Travel expenses on land transport	045	
44	Accommodation charges	046	
45	Value of contract and commission work done	047	
46	Audit and accounting	048	
47	Legal fee	049	
48	Advertising and promotion etc	050	
49	Bank charges	051	
50	Postage	052	
51	Telephone and telecommunication	053	
52	Office stationery and supplies	054	
53	Rent paid on building	055	
54	Rent paid on plant and machinery	056	
55	Management and consultation fee	057	
56	Business insurance	058	
57	Security services	059	
58	Cleaning services	060	
59	Entertainment expenses	061	
60	All other costs and expenses	062	
61	Casualty insurance	063	
62	Rent paid for land	064	
63	Interest paid	065	
64	Dividend paid	066	
65	Royalty paid	067	
66	Bad and doubtful debts written off	068	
67	Business licenses and rates paid	069	
68	Fiji National University [FNU] levy	070	
69	Exchange losses	071	
70	Loss on sale of fixed assets	072	
71	VAT paid on supplies of goods and services	073	
72	Donations made	074	
73	Depreciation (to agree with question 86(8))	075	
<b>Compensation of Employees</b>			
74	Gross wages and salaries	076	
75	Employers contribution to FNPF	077	
76	Payment in kind	078	
<b>77</b>	<b>Grand Total of Expenditure Incurred [Codes 029 to 078 excluding 066]</b>	<b>079</b>	

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**STOCKS**

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- 79 Work-in-progress consists of unfinished output at the end of the reference year.
- 80 Finished goods bought for resale are stocks of goods bought for resale in the same condition as purchased.
- 81 The value of materials, fuel supplies and components are stocks of raw materials not used up in production process.

---

**LOANS AND ADVANCES**

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- 82 Please provide information relating to any loan or advances at the end of the accounting period.

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**NET EARNINGS**

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- 83 This is the net profit of your establishment/enterprise from the profit and loss account.

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**NUMBER OF EMPLOYMENT**

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- 84 Please note that the information in respect of employment is for the last pay week in June 2021.

Expatriates are non-Fiji citizens who stayed in Fiji.

Working proprietors include all individual proprietors and partners who are actively engaged in the work of the establishment. Silent or inactive partners should be excluded unless they participate actively in the work of the establishment.

Unpaid family workers include persons living in the household of any of the proprietors of the owning establishment and working in the establishment without regular pay for at least a third of the normal working hours of the establishment.

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**ENVIRONMENT RELATED QUESTIONS**

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- 85 In view of the importance of climate change and disaster related events, the FBoS has embarked on compiling Environment Economic Account to be consistent and comparable with other countries. Therefore, the need to capture these statistics from all sectors within the economy, including all business entities. The information provided by the establishment would help us further improve these accounts which would be used in planning and policy formulation.

**78 - 81. Stocks**

Please give the value of stocks held by your establishment		VALUE OF STOCKS (\$)		
		OPENING (1)	CLOSING (2)	CHANGE (2)-(1)=(3)
Finished goods produced by the establishment and intended for sale	080			
Work-in-progress	083			
Finished goods bought for resale	086			
Materials, fuel, supplies and components	089			
<b>Total</b>	<b>092</b>			

**82. Loans and Advances – Closing Balance**

Locally	095	
Abroad	096	
<b>Total</b>	<b>097</b>	

**83. Net Earnings**

		Amount (\$)
Net profit/loss of your establishment/enterprise. [Codes (028+094)-079]	098	

**84. Number of Employment**

			NUMBER EMPLOYED
a]	Working with pay		
	Fiji citizens	099	
	Expatriates	100	
b]	Working without pay		
	i] Working proprietors	101	
	ii] Unpaid family workers	102	
	<b>Total [Codes 099+100+101+102]</b>	<b>103</b>	
c]	The total number in employment by gender		
	i] Total males	104	
	ii] Total females	105	

**85. Environment Related Questions**

106	Please tick the appropriate source of water for the establishments		
	Metered water [WAF]	1	
	Rain water	2	
	River/Creek	3	
	Bore hole	4	
	Others (Please specify .....)	5	
107	Please tick the appropriate source of energy for the establishments		
	Electricity [EFL]	1	
	Electricity [own generation]	2	
	(a) Solar	2a	
	(b) Hydro	2b	
	(c) Diesel/Thermal	2c	
	(d) Windmill	2d	
108	Please indicate the method of solid waste disposal of the establishments		
	Collection by city/town council	1	
	Collection by private companies	2	
	Private incineration	3	
	Private dumpsite	4	
	Recycled	5	
	Others (Please specify .....)	6	
109	Please indicate the method of liquid waste disposal of the establishments		
	Connected to Sewerage Line	1	
	Septic tank	2	
	Disposal in the sea/river	3	
	Others (Please specify .....)	4	

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**CAPITAL ASSETS**

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- 86 (8) Please ensure that: The value given for depreciation should agree with the value given in question 73.
- 86 (5) Own Account Construction: This is the cost of new fixed assets and additions to the existing fixed assets made by establishments own labour for its own use. Cost should be equivalent to labour costs plus value of materials at cost.
- 86 Entertainment Literary/Artistic Originals include:
- (a) Precious stones and metals (e.g. diamonds, non-monetary gold, platinum and silver);
  - (b) Antiques and other art objects (e.g. painting and sculptures); and
  - (c) Other valuables (e.g. jewellery and collector items).



**86. Capital Assets**

		VALUE (\$)								
		Opening Book Value	Purchase of new and second hand assets at cost		Land Development & Improvement	Own Account Capital Construction	Other Changes	Sales of Capital Assets	Depreciation	Closing Book value
			Locally	From abroad						
		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Residential buildings	110									
Non- residential buildings	119									
Other structures	128									
Land	137									
Transport vehicles and related equipment	146									
ICT equipment	155									
Furniture, fixtures and office equipment	164									
Other machinery & equipment	173									
Cost of ownership transfer on non-produced assets	182									
Research & development	191									
Minerals exploration & evaluation	200									
Computer software & databases	209									
Entertainment literary/artistic originals	218									
Renewable energy equipment related	227									
Other intellectual property products	236									
<b>Total</b>	<b>245</b>									

**Person we should contact if any queries arise regarding this form:**

Name: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**THANK YOU FOR COMPLETING THE QUESTIONNAIRE**