

The official newsletter of the iTaukei Land Trust Board



TLTB Board Chairman & Prime Minister Hon. Voreqe Bainimarama with staff at the opening of the Savusavu Sub-Regional Office (L-R) MN Jope Volai, EA Oliver Brown, GM Tevita Kuruvakadua, FC Timoci Soroqali, EO Nadidi Taginaselala, EO Julian Toronibau and CCO Samuela Loanakadavu

Savusavu Sub-Regional Office opening was a success

THE new Savusavu Sub-Regional Office was officially opened by the Prime Minister the Honourable Josaia Voreqe Bainimarama in February.

The opening ceremony was attended by hundreds of people from the province of Cakaudrove and key government officials including the Minister for Lands & Mineral Resources, Mr Faiyaz Koya; Minister for Infrastructure & Transport, Mr Praveen Bala; Assistant Minister for Finance, Public Service, Public Enterprise, Trade & Tourism, Ms Lorna Eden; the Police Commissioner, Lt. Col. Sitiveni Qiliho; Permanent Secretary for Industry & Trade, Mr Shaheen Ali; Permanent Secretary for Education, Mr Iowane Tiko; Deputy Secretary for the iTaukei Affairs Board, Mr Apakuki Kurusiga; and Commissioner Northern, Mr Jovesa Vocea.

The people of the tikina Nasavusavu was given the mammoth task of preparing food for lunch and to traditionally welcome the Chief Guest in a full iTaukei traditional

ceremony (*veiqaraqaravi vakavanua*) led by their chief, *Turaga na Tui Nasavusavu*.

General Manager Mr Tevita Kuruvakadua said that the people of Cakaudrove would greatly benefit from this new office.

"It was all part of our Plan to improve our service delivery through our presence in major towns and bringing our service closer to the people. We had opened an office in Rakiraki and Korovou last year and this year we opened another one in Sigatoka and then this one in Savusavu," he said.

More than 200 people were in Savusavu on the day to witness the occasion. ■

Somosomo Mini-Hydro opens



Prime Minister Voreqe Bainimarama tours the new Somosomo Hydro with the FEA CEO Mr Hasmukh Patel

THE opening of the new Somosomo Hydro Plant by the Prime Minister Mr Josaia Voreqe Bainimarama is a milestone achievement for Fijians living on the island of Taveuni - the third largest island in the country.

The opening of the \$15m Somosomo Hydro will benefit more than 10 villages on the island and will boost the local economy as well as various other services provided on the island.

As Mr Bainimarama opened this project, he reminded the people on the impact of climate change and its priority to the Government.

He explained Fiji's lead role for this year's COP23 and stated that this would be an opportunity to urge world leaders to rethink of their actions and to stress to the world that climate change is real and is affecting Fiji and other Pacific island countries. ■

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From the GM's Desk

Ni sa bula vinaka!

As part of the direction that TLTB is taking we start the year with the official opening of the Savusavu Sub-Regional Office where the Prime Minister,



Minister of iTaukei Affairs and Chairman of the TLTB Board of Trustees Honourable Josai Voreqe Bainimarama was chief guest.

The aim was to improve service delivery and continue from the positive momentum of previous years.

The Board Meeting in February paved the way for a lot of activities with great commitment and focus to the Strategic Corporate Plan 2017-2019.

The official opening of the Somosomo Mini Hydro, TLTB's World Conference participation, Saweni tourism development proposal, tree-planting CSR activity (International Day of Forests) the proposed land use master plan from Pacific Harbour to Korovou, USP internship program, bauxite mining, a new landowner development model, empowerment of the rural sector and the schedule of fees are key information for all our stakeholders.

Alignment to the government key development areas was the key to achieve these national development objectives and TLTB is well aligned to these targets.

Right now, we are happy to see a lot of improvement that is happening in the organisation. We are servants of the people and we are seeing things from the national development perspective.

Tevita Kuruvakadua
General Manager

In a world journal

TLTB's presentation at the 2017 World Bank Conference on Land and Poverty in Washington DC in March has attracted the interest of a publishing company.

The paper titled "Securing Land Rights for Equity, Sustainability & Resilience - The Successful Management of Customary Land" was presented by Manager Landowners Affairs Mrs Kelera Gadolo.

And it was the USA-China Business Review (Journal) - a professional English-language academic journals and books publisher both in print and online versions that expressed their interest in publishing this paper.

Mrs Gadolo says, "I guess it is because the organization existed for 76 years and have managing customary lands successfully while most of the world are still formulating their systems to carry this out,".



MLAU Mrs Kelera Gadolo at Washinton DC

"The importance of this publication to TLTB, is that, I don't believe there has ever been any publication on the world front about TLTB, so this will be a first, and secondly it showcases Fiji as a country and how it manages its land for its customary owners. This will put Fiji on the world map for being a successful land manager", she says.

"It might be a platform that will rouse interest into TLTB on how we manage customary land - the outcome will only be felt once the publication is released," she added.

It is imperative to note that Fiji after colonization and post-independence still maintains the majority landholdings as indigenous lands and TLTB is one of a kind, unique in its functions and processes towards land, having account for each individual parcel, through mapping, demarcation lines and detailed ownership rights.

It is also to be appreciated that 91% of land in Fiji is iTaukei or indigenous land and that only 4% is Crown or State Land and 6% is Freehold, making Fiji an example of where indigenous land management has been very successful. ■

OPENING HOURS

Weekdays: Monday–Thursday,
8.15am – 4.30pm

Fridays: 8.15am – 4.15pm

Weekends: Saturday – Sunday
(closed)

* All TLTB offices around the country will be opened during lunch hour (12.30pm - 1.30pm) - a new initiative to meet public demand.

For further information please contact the TLTB headquarters in Suva or one our regional and sub-regional offices around the country:

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Savusavu.
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Ph: (679) 8280 796
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South Western Region

Leve1, Airport Central Complex
Namaka
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Sigatoka Office

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TLTB Native Tree Reserves

THE iTaukei Land Trust Board's (TLTB) General Manager Mr Tevita Kuruvakadua said the tree planting exercise that TLTB was taking part in would help to protect the environment.

"At TLTB we manage land, so we feel that this programme we have chosen in terms of good sustainable land management practices and also to support the importance of trees in Fiji," Mr Kuruvakadua said.

In Suva, 1817 plants were either planted or transplanted, 354 plants at Naduna along the



Head Office and Central Eastern Regional staff at the new TLTB Native Reserves in Colo-i-Suva... planting dakua trees

Labasa River and 354 plants at the Free Bird Institute in Ba. The list of trees include mahogany, teak,

vesi, pine, calliandra, yasi, kauvula, dakua, velau, citrus, tavola and vativa grass.

"The activity is in line with our corporate social responsibility (CSR) programme for the year," he said.

"It is also part of our SCP target which allows all TLTB offices in Suva, Sigatoka, Lautoka, Rakiraki, Suva, Korovou, Labasa and Savusavu the opportunity to give back to the community" he said.

The Colo-i-Suva site, was formally named and marked as the TLTB Native Tree Reserves. ■



Joint inspection between TLTB, Ministry of Industry, Trade & Tourism (MITT) with relevant infrastructure agencies in the Western Division

Tenants in arrears must pay

THE iTaukei Land Trust Board (TLTB) is taking its tenants to court for defaulting their rent payment for a number of years and could result in their eviction from the leased properties as a result.

As part of TLTB's arrears drive, some 2059 tenants will be taken to court this year and tenants are warned that TLTB is obtaining FIFA (*feri facias*) court orders to repossess leases and evict tenants where and when necessary to ensure rents are paid and landowners receive their dues.

TLTB had so far collected a sum of \$2,528,776.60 in rent arrears this year.

Deputy General Manager Operations, Research & Development Mr Solo Nata said the collections were the results of the continuous follow-up from the TLTB arrears teams and also because tenants are taking advantage of the interest waiver if rent arrears payments are made in full.

20369 defaulting tenants have cleared their rent arrears resulting in the payment of \$2,528,776.60

1716 defaulting tenants are making part payment to clear their rent arrears and so far paid \$603,003.97.

Mr Nata said tenants had to make use of the Amnesty Period offered by TLTB to waive interest if full rent arrears payment were made especially when the amnesty had been extended to 30th June 2017.

Tenant in rent arrears are strongly advised to call into any TLTB Offices, Banks, Post Offices, or MH Supermarket outlets to pay their rent and to avoid losing their lease properties. ■



Mr Mike Purser explaining the idea behind their proposed plan for Saweni Beach

Saweni Beach: a new growth area

THE Saweni Beach tourism development site is earmarked as one of Lautoka–Nadi corridors new growth areas that will support the overall economic growth in the West for the next 10 to 15 years.

The integrated development plan was aimed at decentralizing commercial activities and taking them out of the CDB's and bringing jobs closer to where people reside (Saweni–Vuda–Lomolomo). It will also include other uses that are complementary to the physical topography of the area and naturally blend with existing land uses (tourism, residential & agriculture).

The concept provide sites for: mixed commercial development precincts, high class residential lots, hillside and valley residential villa sites, tourism and strata.

The lower lying section of the site have been designed as possible

lakeside precincts to encourage community recreation areas.

Foreshore areas are also to be developed to provide vibrant activities that will enhance connectivity within the area.

Landscaping and provision of tree planting reserves are a major part of the urban design. These will be interconnected with road networks to encourage clean and healthy fauna and flora.

The development project is seen as a new business venture for TLTB in an effort to explore innovative practices and avenues for global partnership.

And it exemplifies TLTB's visions in ensuring best practice; new land management practices and spatial planning juts as it is done in developed countries around the world. ■

"Happy or Not" Machine

IN pursuit of excellence in the areas of customer service delivery, the iTaukei Land Trust Board (TLTB) had invested in a machine called the 'Happy or Not' customer feedback machine.

General Manager Mr Tevita Kuruvakadua said this was an approach to 'Listen to the Voice of Customers' - an extension to what we do on a daily basis.

"Through this machine, customers can rate our service for the day, whether we served them well or not and also tell us whether they were happy or not by pressing the 'smiley' or 'frown' buttons," he said.

Machines have been installed for each office in Lautoka, Nadi, Labasa and two in Suva. Reports would be generated on a monthly basis and would provide a great opportunity for TLTB to assess its service delivery and make improvements. ■



The Happy-or-Not machine

Internship Program with USP

THE School of Land Management & Development (SLMD) at the University of the South Pacific has engaged its industrial internship program this year with the iTaukei Land Trust Board (TLTB).

The purpose is to improve the overall graduate attributes of final year students which is the result of the recommendation from its Program Advisory Board in 2014, of which the Deputy General Manager, Opera-

tions, Research & Development Mr Solo Nata is its chairman and member.

This program was passed and approved by the USP Senate in 2015 and has been part of the overall SLMD program since 2016.

Mr Paula Raquekai who initially proposed for TLTB's participation says since the program is at its initial stage and is not obligatory to get

any payment allowance whatsoever for the students, the main purpose is to gain understanding of the practical work.

According to Mr Raquekai TLTB is to assist students in this regard to enable them to successfully complete the minimum requirement of 200 hours+ for their work-placement component in this industrial internship program. ■

A new landowner development model

THE Mataqali Serau of Nabiti Village in Dreketi, Macuata had been given the green light to assign 80 percent of their lease monies for development purposes while 20 percent will be distributed equally under the Equal Rent Distribution Policy (ERD).

Mataqali consulting spokesman Mr Jona Seavura said they were happy about the TLTB Board's endorsement of their proposal to adopt a new distribution model.

"The assignment is the means to strengthen our unity and togetherness through collaborative efforts towards protecting, promoting and upholding the integrity of our iTaukei spirit of communal living, and the catalyst to the social and economic developments and gen-



Head of Mataqali Serau Mr Apolosi Tuloma from Nabiti Village in Dreketi, Vanua Levu

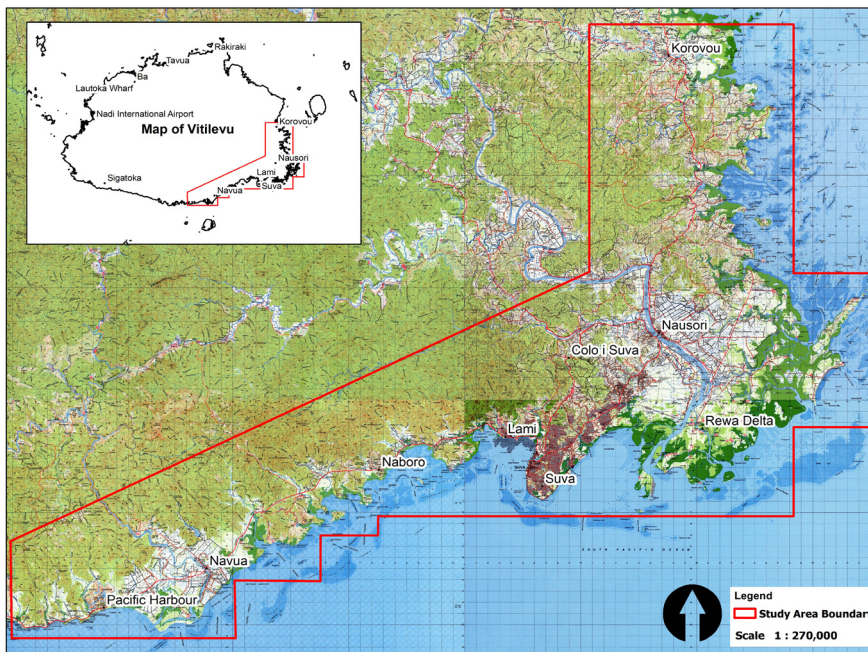
eral well being of our *mataqali* in the current and emerging setting of modern Fiji," he said.

Mr Seavura said they were also happy about the idea of developing and assisting their people with social infrastructure development like housing, electricity, construction of foot-path and flush toilets.

More than 700,000 hectares of land belonging to the mataqali had been leased by Aurum Exploration Ltd from the ZINFA Group for the purpose of bauxite mining.

Head of Mataqali Serau, Mr Apolosi Tuloma said it was important to know what we have in terms of resources and its value so that everyone could benefit from it. ■

Land Use Plan to enhance leasing process



The new iTaukei Landuse Masterplan maps out the Pacific Harbour- Korovou corridor development direction

TLTB hosted a stakeholder meeting at the Southern Cross Hotel in February to formally present the draft Greater Suva Land Use Master Plan to various government and non-government agencies.

Its purpose was to discuss the Draft Land Use Master Plan and to identify areas of improvement prior to a submission to the Department of Town &

Country Planning for approval.

In his opening speech, Deputy General Manager Operations, Research and Development, Mr Solo Nata stressed the importance of having a Land Use Master Plan for a land management organisation such as TLTB.

Mr Nata said we that we were all impacted by the fact that our urban and regional areas as we know them today

keeps on changing.

"Our living environment are reshaping the way we live, hence this new 'urban age' presents a unique opportunity for us to remake our living space in the long-term. And how we plan and design our environment (whether addressing climate change, urban sprawl, food security, informal housing, unemployment, investment opportunities, waste management, carbon emissions, community relocation and so much more) will certainly matter," he added.

He said that a Land Use Master Plan would indeed enhance our leasing process and help us manage future growth and development.

Mr Nata said that stakeholder involvement was an important part of any planning process. It ensures that a cross section of organisations, government departments and other interest groups are given the opportunity to voice their opinion and make a positive contribution for the future.

It is also through collaborated efforts that Fiji can offer a holistic approach to optimize resource consumption, reduce waste and pollution; integrate smart urban and regional infrastructure and promote a shared community. ■

Empowering the rural sector

THE Serua Government Roadshow was organised by the Ministry of Rural & Maritime Development & Disaster Management – the first for 2017.

The Ministry initially started this initiative at Wainimala (Naitasiri) in 2014 and Nakavika (Namosi) in 2015. The theme of the Roadshow is “Empowering Fiji’s Rural Sector” and its objective was to bring the government and key public services closer to the four tikina of Serua: i.e. Serua, Batiwai, Deuba and Nuku.

In participation were the Fiji National



TLTB team at the Serua Roadshow

University, Aptech, MITT, Agriculture, iTaukei Affairs, NFA, Justice, FICAC, WAF, CATD Nadave, Rural Housing, Asco Motors, etc.

The Chief Guest was the Permanent Secretary for Rural & Maritime Development & Disaster Management Mr Meleti Bainimarama.

He said that the idea behind the roadshow was just to bring the government services to the people that may have been inaccessible for some reasons.

General awareness on government’s development direction were also conducted for the villages of Korovisilou, Qarasau, Sauniveiuto and Naimasimasi with other stakeholders for, programs and initiatives. ■

New global navigation satellite system



Geospatial Information System (GIS) Unit while installing the new Global Navigation Satellite System at the Head Office in Suva

THE iTaukei Land Trust Board (TLTB) recently installed its own base station for a new Global Navigation Satellite System (GNSS).

Manager Information Technology Mr Epeli Ravula said TLTB became one of the three organisation in Fiji with such a high-tech wireless equipment.

Mr Ravula, who now also oversees TLTB’s new Geospatial Information Unit, said the antenna could see the same satellite constellation that the new GNSS Rovers could identify and is

used to correct the GNSS surveys done by field staffs and to help reduce data errors.

General Manager Mr Tevita Kuruvakadua said the new system has positioned TLTB well for its current and future needs. “The new base station supports all the known constellations and frequencies which is an infrastructure for a spatially-enabled organisation,” he added.

With the newly installed antenna on roof of the TLTB Building in Suva, the

organization now has an active base station ready to provide correction data for all users.

Mr Kuruvakadua said all firmware and base positions can be remotely controlled from Suva which is expected to reduce our administration costs,” he said. “The current system is modular and can be expanded as and when it is needed by simply adding base nodes and modules of other devices,” he added. ■



Reserve Officer II Eseroma Kuruwale and Reserve Officer I Osea Musuka the Allotment Team at the Reserves Department in Suva

100% allotment by 2018

UNDER the Reserves Department, TLTB is geared to complete all allotment process of the Schedule A and Schedule B lands by the year 2018.

Schedule A lands are mataqali lands that have been become extinct during the first formal land enquiry in Fiji (by Ratu Sukuna) and *Schedule B* lands these are unclaimed land during the first formal land enquiry in Fiji (by Ratu Sukuna).

The allotment work is a process of determining the rightful owner or claimants of the land and returning it to them. Reserves Commissioner Mr Mosese Ratubalavu said TLTB was now trying to complete the return of all *Schedule A* and *Schedule B* from the state to the landowners by 2018.

Mr Ratubalavu said the allotment work started in 2000 when it was being handed over by the Lands Department and formalized through gazette notice 1/12/2000 while reservation of land had been ongoing under Section 15 of the iTaukei Land Trust Act Cap 134.

This is important as this serves to secure the welfare of the iTaukei landowners by facilitating its purpose to ensure that reverted *Schedule A* and *B* lands are judiciously and effectively allocated to iTaukei landowners.

This is bonded under the iTaukei Land Trust Act Cap 134 (Section 19) and

the iTaukei Land Trust (Amendment) Act No 12 of 2002," he said.

"Reserves Department works under this law to ensure that land are reverted to the right parent communal units as well as ensuring that the landless units and the communal units with insufficient land are also catered for," he added.

According to Mr Ratubalavu there were 157 parcels are yet to be allotted with an area of approximately 52,437.50 acres.

Like any other positive initiative as such there are always challenges faced like:

- Communication breakdown between landowners and the Provincial Office resulting in non-appearance of claimants thus meeting adjourned and reschedule for another later date.
- Multiple claimants on one particular lot.
- Geographical Location - looks after the whole of Fiji and field inspection are often merged with the reserve sitting or *bubului* thus limited inspection is always done,
- Backlog of allotment cases due to unforeseen circumstances,
- Confused communal units challenging allotment findings which is either holdings or reserve. ■

Bauxite mining in the North

AN application for a second bauxite mining lease by Aurum Explorations (Fiji) Ltd in Vanua Levu has been received by TLTB in the North.

According to Manager North Mr Jope Volai a series of consultation has been completed and one of the resolutions was for TLTB to administer the lease. Mr Volai said they had also been requested to provide the advice on investment for the benefit of all LOU members.

The land belonging to Mataqali Navunivuvudi at Nadua Village in Wainunu, Macuata attracts a Premium of \$1.8m in premium and a rent of \$70,000 every year.

■

Last option is to vacate land

EARLY notification for tenants to renew, subdivide or to vacate the land when the lease expires is one of the new projects that TLTB will attend to in the next few years.

General Manager Mr Tevita Kuruvakadua said this following his announcement last year to issue notices on renewal of leases five years before their expiry. In light of this initiative, 242 cases will have to be attended by the end of the year and will be reviewed yearly.

The first batch of notices was issued in January and the highest number of cases that fell in this category is recorded in the Northern Region. ■

FACT FILE

THE allotment process results into two findings and that is either allotted as holdings (ownership rights) or allotted as reserve (usage rights). This is often confused by landowners in distinguishing the allotment as holdings as well as reserve. Allotted as holdings entitle the land owning unit to lease funds and they also give consent to lease application while reserve is just for usage rights often referred to in iTaukei language as '*ikanakana*'. ■

TLTB- SCHEDULE OF FEES Adjusted to 9% VAT - 2016

Fees-Types	Agriculture/ Residential	Commercial/ Industrial	Tourism	Concession	iTaukei Eco Tourism	Special Contract & Other Land Development	Forestry/ Gravel & Mining
Application	\$54.50	\$109.00	\$545.00	\$545.00	\$109.00	\$545.00	\$545.00
Processing	\$1,090.00	\$2,180.00	\$ 5,722.50	\$ 5,722.50	\$1,090.00	\$5,722.50	\$2,180.00
Documentation	\$272.50	\$272.50	\$1,090.00	\$545.00	\$545.00	\$545.00	\$545.00
De-Reservation	\$272.00	\$545.00	\$2,180.00	\$1,090.00	\$545.00	\$1,090.00	\$545.00
Late Compliance	If 1 month late 5% initial fees charged and 2 months or more 10% initial offer						
DEALINGS							
Mortgage	\$109.00	\$218.00	\$1,090.00	\$545.00	\$109.00	\$545.00	N/A
Transfer	\$109.00	\$218.00	\$1,090.00	\$545.00	\$109.00	N/A	N/A
Subletting	\$109.00	\$218.00	\$1,090.00	\$545.00	\$109.00	N/A	N/A
Miscellaneous	\$109.00	\$218.00	\$1,090.00	\$545.00	\$109.00	\$218.00	\$218.00
EXTENSIONS/ RENEWAL							
Application	\$54.50	\$109.00	\$545.00	\$545.00	\$109.00	\$545.00	\$545.00
Processing	\$1,090.00	\$2,180.00	\$5,722.50	\$5,722.50	\$1,090.00	\$5,722.50	\$2,180.00
Documentation	\$272.50	\$272.50	\$1,090.00	\$545.00	\$545.00	\$545.00	\$545.00
VARIATION							
Application	\$54.50	\$54.50	\$545.00	\$545.00	\$54.50		
Processing	\$109.00	\$109.00	\$1,056.83	\$545.00	\$545.00		
Documentation	\$109.00	\$109.00	\$545.00	\$545.00	\$109.00		
SURRENDER							
Application	\$54.50	\$54.50	\$545.00	\$545.00	\$54.50		
Processing	\$545.00	\$545.00	\$1,090.00	\$1,090.00	\$545.00		
Documentation	\$272.50	\$272.50	\$545.00	\$272.50	\$109.00		
ARREARS							
Collection	\$163.50	\$163.50	\$163.50	\$163.50	\$163.50	\$163.50	\$163.50
MISCELLANEOUS							
Building Consent Fee	\$109.00	\$218.00	\$1,090.00	\$1,090.00	\$545.00	N/A	N/A
Water Meter Connection	\$32.70	\$32.70	\$1,090.00	N/A	\$54.50	N/A	N/A
FEA Meter Connection	\$32.70	\$32.70	\$1,090.00	\$54.50	N/A	N/A	N/A
Processing	\$109.00	\$109.00	\$109.00	\$109.00	N/A	N/A	N/A
Penalty Fees	\$2,861.25	\$2,861.25	\$11,445.00	\$11,445.00	\$5,722.50	\$5,722.50	\$5,722.50
Photocopy Fees/ Copy	\$0.52	\$0.52	\$0.52	\$0.52	\$0.52	\$0.52	\$0.52
Search/Service Fee	\$54.50	\$54.50	\$1,090.00	\$545.00	\$54.50	\$54.50	\$54.50
SURVEY							
Instruction	\$109.00	\$109.00	\$218.00	\$109.00	\$109.00	N/A	N/A
Approval	\$109.00	\$109.00	\$218.00	\$109.00	\$109.00	N/A	N/A
IMPROVEMENTS/COMPENSATION (VALUATION)							
Processing	\$109.00	\$218.00	\$545.00	\$545.00			
FINANCE/TRUST							
Building Consent Fee	\$19.05						
Credit Note Request Fee	\$5.45						
Income Statement Fee	\$2.99						
Rent Distribution Fee	\$272.50						
Other Dishonored Cheques	\$65.40						
Lease Administration (all lease types)	\$54.50						
Interest (all lease types)	12% p.a.						
SPATIAL INFORMATION UNIT							
LOCALITY PLANS:							
A4-80 GSM	\$17.68						
A4-120 GSM	\$17.82						
A3-120 GSM	\$18.10						
LAND TENURE MAP:							
80 GSM	\$58.10						
120 GSM	\$61.99						