

# Future Cities Program in Fiji

THE iTaukei Land Trust Board (TLTB) hosted a knowledge sharing workshop for the Asian Development Bank (ADB) - Future Cities Program which is providing Technical Assistance for the Land Appraisal Index Project.

The main outcome was to have an improved land management and administration systems, including property valuation and taxation innovations to generate increased local government revenues.

General Manager Mr Kuruvakadua said staffs used the opportunity to learn new knowledge and experience of land reforms from other parts of the world and to see how best we could adopt and apply some of their best practices.

The ADB team through its Manila office was in the country to finalise the Scope of Works for the TLTB project, and have also brought with them their resource person from the Land Governance and Institutions Consultants (LGI) Inc. to share experiences on the "Support to Local Government Revenue Generation and Land Administration Reforms [REGALA] Project".

The workshop was attended by staff, supervisors and senior managers. Mr Kuruvakadua said the workshop was beneficial to all in terms of up skilling, knowledge building and getting exposure to successful land administrative reforms practiced in other parts of the world. ■



Prime Minister Voreqe Bainimarama delivers his speech at the Public Consultation in Ba

## iTaukei land is safe:PM

*"TLTB ... had also distributed \$73 million to traditional landowners from a portfolio of 40,000 leaseholders."*

Mr. Voreqe Bainimarama, TLTB Chairman

DO not feel insecure or threatened because your rights are protected under the Constitution.

This was the assurance given by the Prime Minister and TLTB Chairman Voreqe Bainimarama to iTaukei landowners during the Greater West joint public consultations hosted by TLTB and the Fiji Sugar Corporation in February.

TLTB issued 2100 new leases of different categories to tenants and had also distributed \$73 million to traditional landowners representing revenue from a portfolio of 40,000 leaseholders.

"Under the Government's equal rent distribution policy put into effect by TLTB from late 2015, a total of 33,600 iTaukei landowners under the age of 18 years had \$33.6 million saved in their individual savings accounts," Mr. Bainimarama said.

"The interest of iTaukei from different areas of stakeholders continued to rise which was a positive sign of confidence," he said. To make iTaukei land more attractive and enhance

confidence, he said the Board had issued longer commercial agricultural leases.

"There is a need to strike a balance between accessibility to land with the future needs of iTaukei landowners," Mr Bainimarama said.


"This is undertaken by TLTB through the reservation of land process where the TLTB can set aside a portion of their various holdings as a reserve for their future generations and not to be leased out."

In 2017, he said the Board had set aside 2106 hectares of land to 13 landowning units that applied through this process. ■




LGI director Mr Ian Lloyd in Suva

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## From the GM's Desk



WELCOME to the first issue of the TLTB News, 2018.

The Strategic Corporate Plan 2018 had been distributed and is a good performance indicator for individuals and departments under a new Performance Management System (PMS). There have been a lot of activities undertaken by TLTB for the last three months and on top of it all was the opening of the new Ba Sub-Regional Office.

This coincided with the Prime Minister's Greater West Consultation on issues in regards to itaukei land, the sugar industry and itaukei affairs which all fall under his ministerial portfolio. It was also during this tour that TLTB's \$200K SEED Fund Grant was distributed to 29 landowners and landowner groups' around the country. The initiative is to encourage landowners to utilize and lease their own land.

While there has been a lot of talk in the social media about the insecurity of itaukei land; as Chairman of TLTB Mr Bainimarama gave the assurance that itaukei land is safe and iTaukei landowners rights are fully protected under the 2013 Constitution.

Although there was a fire triggered by an electric fault in March and the subsequent social media outbursts on the safety of the building and land records at TLTB, all is well and none of the key TLTB documents were destroyed as claimed.

We know 2018 is an election year and it will be more challenging. We must be wary and resist political influence that compromise our statutory roles and duties.

We look forward to your support, commitments, sacrifice, innovations and comradeship in delivering our corporate targets for 2018.

**Tevita Kuruvakadua**  
General Manager

## TLTB focuses more on empowerment

THE iTaukei Land Trust Board has set aside a \$350,000 grant this year to empower the iTaukei landowners to lease their own land, participate in business and contribute to the growing of the local economy.

General Manager Mr Tevita Kuruvakadua said there had been a problem with the lack of financial injection to assist landowners in turning their intended business plans into reality.

"We call this empowerment and this is why we have increased this grant from \$200,000 last year to \$350,000 this year because we have seen the challenges that the landowners are facing on a daily basis – they are resource rich but cash poor," he said.

A special unit was set up in 2015 called the Landowners Affairs Unit (LAU) whose purpose was to advise the landowners' on how best they can utilize their resources and lease monies especially in choosing viable business options and other credible investment opportunities.

Since then, TLTB has been providing efficient services to the landowners through its financial literacy programs, land owning unit (LOU) consultations and the asset capitalization (recording) project and have identified landowners' schemes under various lease holdings that are

either moving slowly or not moving at all. In 2016, TLTB had given out 131 agriculture leases to the landowners but there seems to be not much progress as well.

Mr Kuruvakadua said this was why TLTB started this initiative last year. He said these leases had been issued by the Board to empower landowners to use their own resources to increase their standard of living and progress their financial status in business.

"Through all our landowners session TLTB had been advocating that LOU's lease their own land, develop it, participate in business and explore the many areas that they can venture in to provide them other sources of income other than receiving rental incomes for the use of their land by other people," he said.

Mr Kuruvakadua said LAU was an integral part of TLTB's operation because it solely focuses on the needs of the landowners, their assets, their resources and their prospects for the future.

"The move to assist the landowners in their agriculture developments is our pathway for the future, with landowners becoming more educated and aware of their potential and the need for the Board to progress and expand on service levels to better assist them. ■

## Ba Office opens for business



The new TLTB Sub-Region Office in Ba during its Official Opening by the Chairman Mr. Voreqe Bainimarama

THE new iTaukei Land Trust Board (TLTB) is expanding its services to the north-western side of Viti Levu by opening its fifth sub-regional offices in Ba.

The new office is located at the 1st Floor, Tower Building, Ganga Singh Street, Ba Town and will offer ALL the necessary land management services including:

- General lease and iTaukei land enquiries;
- Landowner consultations and

awareness;

- iTaukei Land Lease and licence applications, rent reassessments, lease expiries and renewals, land developments and subdivisions, land marketing and enforcement of lease/ licence terms and conditions and compliances;

- Dealing (consent, mortgage, assign, subletting, building

plan, FEA meter, WAF meter, etc.), survey instructions and lease documentation;

- Lease rental payments (Cashier Services);
- Registration of iTaukei landowner's for equal rent distribution; and,
- Assist iTaukei landowners leasing their own land, and provide support and advice on business initiatives.

The new regional office in Ba will be serving all in Ba, Tavua and Nadrau. ■



## A three-clicks-to-everything is possible: Koya

SIGNIFICANT budgetary allocations to various government organisations on the geospatial information management initiative have been provided by the Government.

This was part of the Minister for Industry, Trade, Tourism, Lands and Mineral Resources Mr Faiyaz Koya's speech as he opened the 4th Geospatial Information Management annual conference that was held at Novotel in Lami.

Mr Koya said their bid to support this initiative is to serve Fijians better.

"Government had allocated a significant budget of up to close to \$5 million for the development of the VanuaGIS, the modernization of our very own datum, the purchase of satellite images and a mapping drone," Mr Koya said.

"All Fijians will only enjoy our services with '3 clicks to everything' if we make data sharing a reality," he said.

He said the Government is the custodian of an astounding collection of unique data, gathered directly and indirectly in the course of many years.

"In my last address to the Fiji Geospatial Information Management Council in November 2017, I had urged for a collaborative effort in the sharing of quality data through the National Geospatial Information Management Strategy."

TLTB is a member of the Fiji Geospatial Information Management (FGIM) Council.



Conference participants and Minister for Industry, Trade, Tourism, Lands and Mineral Resources Mr Faiyaz Koya was a Chief Guest at the FGIM Conference at Novotel, Lami

## 100% waiver of interest on rent and fees



A tenant in Sigatoka raises an issue directly to the Chairman of TLTB Voreqe Bainimarama at a consultation meeting in Nadroga

THE iTaukei Land Trust Board (TLTB) will waive the payment of all interest on land rent and fees if tenants decide to take advantage of the January-June grace period.

General Manager Mr Tevita Kuruvakadua said the grace period would run from now until the last day of June this year (30th June 2018).

He said this was an initiative by the Board for all its tenants to recover the arrears that had been accumulated over the years

and provide all landowners what they were entitled to receive from the use of their land.

Land rental arrears outstanding at 1st January 2018 stands at \$15.3 million and more than 16,000 tenants' need to pay this up as they are due.

"All TLTB tenants are reminded once again to ensure timely payment of their rent by 1st January and 1st July every year.

*"All TLTB tenants are reminded once again to ensure timely payment of their rent by 1st January and 1st July every year. For tenants to qualify for the waiver, they must pay their current rent and also settle their arrears of previous years."*

Mr Tevita Kuruvakadua,  
TLTB General Manager

For tenants to qualify for the waiver, they must pay their current rent and also settle their arrears of previous years," he said.

Mr. Kuruvakadua said tenants must pay their arrears now to avoid court action and possible eviction from their lease which is an unpleasant thing that the Board wants to avoid.

Payment can be made at any Post Office outlets, banks and MH stores around the country. ■

## \$33.6m set aside for youths



*A young girl in Ra goes through a registration process at one of the Public Consultation attended by the TLTB Trust Team*

PRIME Minister and iTaukei Land Trust Board chairman Voreqe Bainimarama has revealed that 38,600 iTaukei youths will collect a total of \$33.6 million from TLTB lease money when they turn 18.

He made the revelation during a public consultation with landowners and sugarcane growers in the Western Division in February.

Mr Bainimarama also said that the TLTB issued 2100 new leases in 2017 and from the current 40,000 leases, TLTB collected and distributed \$73m in trust income for

the landowners," Mr Bainimarama said. "And a total of 38,600 iTaukei landowners under the age of 18 years have total funds of \$33.6m saved in their individual savings accounts for their future and their shares will be given to them when they turn 18."

He also explained a new long-term agricultural lease introduced by TLTB would benefit both landowners and tenants.

However, Mr Bainimarama also emphasised the need to ensure that landowners had parcels of land available

for their own use.

"There is a need to strike a balance between the accessibility to land and the future needs of the landowners.

"This is undertaken by TLTB through the reservation of land process which encourages the landowners to put aside land reserves for their future generations.

"In 2017, the Board set aside 2106 hectares of land for 13 landowning units that had applied for this process," he said.

## Landowners to work on SME's

THE iTaukei Land Trust Board (TLTB) had distributed \$200,000 in February to 29 landowners from across the country in Ba.

Prime Minister and TLTB Chairman Voreqe Bainimarama presented the cheques to the landowners and congratulated them for utilising their own land and working on starting their own businesses.

"These individuals and landowning units have been selected for the potential they have in putting forward innovative ideas that we believe are going to seriously shape the Fiji of tomorrow especially in the areas of agriculture, tourism, land development, transportation, logging and other businesses," he said.

"These people have been selected by the Board after demonstrating that they not only have great business ideas, but that they have a business plan to turn those ideas into profitable businesses," he

added.

"We are encouraging iTaukei landowners in starting their own revenue generating initiatives as an individual or a landowning unit. All you have to do is to stand up and start doing some serious work. My Government will provide that moral and financial support if you want them," he said.

"As you are aware, my Government is committed to support small and micro enterprises as an engine for real economic growth in Fiji. We want to help and fund bankable business ideas from thousands



*Recipients of the \$200,000 grant with the Prime Minister and TLTB Chairman Voreqe Bainimarama after the cheque presentation in Ba*

of Fijian landowners, giving them the chance to put up their business plans, hire their fellow Fijians in support of their dreams and help Fiji's economy to grow," he added.

The money disbursed ranges from \$5,000 to \$22,000 per individual or LOU group. ■



# Joint Venture is the way to go for FSC



*Cane cutting in the cane belt of the Western Division*

A Memorandum of Understanding signed in December last year is expected to increase landowners' participation in the sugar industry through joint ventures.

General Manager Mr Tevita Kuruvakadua said that in the broader context of the MOU, TLTB would fully support the Government's objectives with the sugar industry who was now requiring 12,000 hectares of land in the next 3 years to realise FSC's objective of setting up large scale farms.

"To ensure consistent supply of sugar

cane to all FSC mills, joint ventures with landowners are also being pursued by FSC with TLTB's assistance so that the sugar industry can fully realise its objectives," he said.

"The MOU between TLTB and FSC is to formalise an understanding that we will continue to work together in fulfilling our respective responsibilities under the relevant mandates and policies and assisting one another in fast-tracking the services needed and in meeting the needs and requirements of our stakeholders" he added.

Some of the areas of understanding reflected in the MOU included:

1. Exchanging ideas and information for the better performance of their respective roles.
2. Engaging in proactive avenues to address issues on agricultural lease ground rent and management of rent arrears on leases under cane contracts
3. Assisting each other where necessary through the sharing of data and information for the efficient and effective delivery of service to mutual customers
4. Assisting each other where necessary in building the capacity of staff through awareness sessions, training through workshops and seminars;
5. Assisting each other through expedient processing of leases for FSC estates and joint venture farms and similarly the settlement processes by FSC.
6. Addressing disputes by engaging in good faith through discussions to resolve the same.
7. Promote consultation and discussion of common areas of interest such as emerging concepts and issues relating to Land Management best practices, Changes in the FSC policies pertaining to the Sugar Cane Industry, Lease Processing Requirements to name a few. ■

## Most squatters on reserved land: GM

iTAUKEI landowners giving up reserved land have been one of the causes of the increase in squatter settlements, General Manager Tevita Kuruvakadua during the greater west public consultation in February.

He said the reserved land was meant to be given to members of the landowning unit.

"All these squatter settlements have come about because landowners are agreeing in the first place to accept informal tenants to come in and squat on their land," he said.

"It's the doing of the respective landowners. Most of these squatter settlements are carried out on iTaukei reserved land, meaning these are land put aside by the landowning unit to be occupied only by the members of the unit or the members of that particular mataqali."

He said this was beyond the control of the TLTB.

"For example, if a friend of the landowner comes in from a different part of Fiji and



*One of the squatter settlements in the suburb of Suva*

he wants to settle where the landowner is. He goes directly to the landowning unit and makes a *sevusevu* and makes a goodwill payment and so they are allowed to settle on their land.

"They do this without coming through the formal process of going to TLTB.

"However the Board was working closely with Government to address this national issue to convert 23 informal settlements into residential areas.

"This will also allow landowners to get a proper lease and that will enable them to receive lease payments in a structured manner. Most of the landowners are appreciative of the initiative.

"They understand that this is an expensive exercise and it will take a while before everything is formalised and that includes them receiving their proper lease documents," he concluded. ■

# IN BRIEF

## New Performance Management System



Senior Managers at the GCC Complex

A new Performance Management System (PMS) has been adopted by TLTB this year for the purpose of improving individual employees, departments, and the organization overall. The new system will facilitate the attainment of individual and corporate goals and accounted for all the work done including individual soft skills under TLTB's value statement. Manager Human Capital Management Mr Peceli Baleikorocau said the transition to the new PMS started last year when the annual Strategic Corporate Plan was put together for 2018. As a result, TLTB's core activities, business outcomes and outputs were revised from an organisational level and whereby all individual annual performance targets were set against.

## Taskforce to resolve forest lease issues

TLTB will undertake separate joint taskforce with Fiji Pine Limited (FPL) and Fiji Harwood Corporation Limited (FHCL) to verify and clean their leases in Viti Levu this year. Deputy General Manager Operations Research & Development Mr Solo Nata said the taskforce was to reconcile lease plan area, recorded land area in the database and geospatial land area. This will require charting of the FPL and FHCL leases boundaries on TLTB geospatial to highlight discrepancies and deal with the appropriately. With the adoption of modern technology such as GPS/GNSS and much reduced accuracy in our ArcGIS geospatial, whilst assisting and enhancing integrity of maps and data, they are unraveling lease anomalies from the past. In essence, the two taskforces are part and parcel of the data cleaning exercise currently undertaken by the Board.

## ISO Standards

A Steering Committee has been appointed by the Board to look into the planning, implementation and adoption of the ISO 9001 for TLTB. In the coming weeks and months, the Committee will work on creating awareness for staff before a gap analysis is conducted for further audit, review and improvement systems are instituted for certification purpose. The adoption of a quality management system is a strategic decision for TLTB to help improve its overall performance and provide a sound basis for sustainable development initiatives. The potential benefits to an organization of implementing a quality management system based on this International Standard are: a) the ability to consistently provide products and services that meet customer and applicable statutory and regulatory requirements; b) facilitating opportunities to enhance customer satisfaction; c) addressing risks and opportunities associated with its context and objectives; d) the ability to demonstrate conformity to specified quality management system requirements.

## TLTB in the global list



Image of the TLTB Building which reveals that lights were switched off during the Global Earth Hour event on the 24th of March 2018

TLTB joined World Wildlife Fund-led global event to celebrate Earth Hour on Saturday 24th March 2018. This required TLTB to switch off unessential lights for an hour from 8:30 p.m. to 9:30 p.m. Earth Hour started as a symbolic lights out event in Sydney in 2007, WWF's Earth Hour has grown to become the world's largest grassroots movement for the environment, inspiring individuals, communities, businesses and organizations in more than 180 countries and territories to take tangible climate action for over a decade. WWF-Pacific had shared pictures of the TLTB Building on social media and added the TLTB Building to the global list of organisations who were 'switching off' for the event.

## Data cleaning to improve accessibility



16 new recruit for Data Cleaning Project at the Training Room in Suva

Data cleaning is an investment and cost TLTB more than \$200,000 to recruit 16 project staffs and purchase new desktop computers and ensure appropriate training are undertaken. So says the General Manager Mr Tevita Kuruvakadua at the opening of the Data Cleaning Project Training at the Training Room in Suva. "The tasks that are involved in this project have very far reaching implications. The development of this nation relies a lot on the accessibility of iTaukei land. So TLTB will not be able to provide effectively if there are inaccurate, incorrect and invalid records in our system," he said. TLTB provides a very unique service to the landowners of Fiji, to the tenants and stakeholders but there are records in the land files that do not match with what is in the IT system as well as with what that is actually on the ground (land).

## Adoption of HCM concept by TLTB

The Human Resources Department will change its name to Human Capital Management (HCM) Department. Manager Human Capital Management Mr Peceli Baleikorocau said the change coincided with the strategic intent of the Board in identifying and pursuing best practices in HCM and in recognising the importance of recruiting and retaining competent human capital within TLTB. "People are widely seen as assets (human capital) whose value can be measured and elevated through investment in learning and development. From the strategic level of the Board, TLTB will enable to integrate well from the organizational and individual level such as recruitment, learning & development, appropriate structure, succession planning, remuneration and position evaluation, etc.



## Landowners to benefit from \$3.72 million

138,899 individual landowning unit members who have individual bank accounts will get a share from the funds collected by the Committee for Better Utilisation of Land (CBUL).

Prime Minister and TLTB Chairman Voreqe Bainimarama announced this during the public consultation with the iTaukei Land Trust Board and sugar industry stakeholders in Taleinavuruvuru, Sigatoka, and also revealed that a total of 1,479 iTaukei landowning units whose land lots are leased out for agricultural purposes will receive \$3.72 million.

Mr Bainimarama said since 2010, government has paid out more than \$50 million under CBUL and this has directly impacted on the renewal of land leases from 47 percent in 2010 to over 80 percent in 2017.

He added that iTaukei landowners' rights are protected under the constitution.

Mr Bainimarama also confirmed that TLTB had also facilitated the return of Schedule A and Schedule B land to iTaukei landowners who need them.



*A landowner recipients of the SEED Fund Grant with the Prime Minister during the cheque presentation in Ba*

He said this process took a slow start but now has been fast tracked and is near completion.

Mr Bainimarama said TLTB had allotted 1,074 parcels or over 90% of Schedule A land and 87% of Schedule B land to iTaukei landowners.

Mr Bainimarama said this facilitation has led to more iTaukei land that was held under the Crown prior to 2003 to be reverted to iTaukei landowners.

He said this would allow for more land to be used for sugarcane farming and other developments. ■

## \$1.5m paid for Somosomo hydro lease



*The Somosomo Mini Hydro in Taveuni*

A total of \$1.5 million has been paid out by the iTaukei Land Trust Board (TLTB) for the Somosomo Mini Hydro lease in Taveuni.

General Manager Mr Tevita Kuruvakadua made these comments in response to the Public Accounts Committee member Ratu Naiqama Lalabalavu.

"The claim made by Ratu Naiqama that the lease given to the Fiji Electricity Authority (FEA) now known as Energy Fiji Ltd (EFL) for the construction of the Somosomo Mini Hydro last year does not

provide any benefit to the landowners is false," he said.

"In fact, a total of \$1.5 million has been paid to the three landowning units involved; including Mataqali Valelevu (Lamini), descendants of Ratu Nemani Kavuru and descendants of Apenisa Ralulu – all from Somosomo Village," he added.

"But it must be emphasised that the hydro produces renewable energy and complements the purpose of forest reserve in protecting the environment

including air and water, so the project was both permissible and viable," he said.

In addition, several consultations were conducted by TLTB and FEA/EFL with the landowners and 10 villages of Taveuni are now enjoying consistent supply of electricity from the hydro.

For the national economy, we are also saving some \$1.9 million cost of fuel importation every year which is a huge savings for the Government. ■



## Lease Application Process

### Steps for applying for an iTaukei Lease

STEP 1



- Lodge an application;
- Provide requirements;
- Pay lease application fees;
- Application approved or rejected;
- Timeline: 2 weeks.

STEP 2



- Lease Processing:
  - » Consultation,
  - » Preparation and approval of scheme plan for non-ALTA,
  - » Inspection and recommendation,
  - » Approval of recommendation,
  - » Dereservation (if applicable) - 6 weeks.
- Pay lease processing fee;
- Non-ALTA - approval of scheme plan
- Timeline: 2 weeks.

STEP 3



- Lease Offer received;
- Payment of the Lease Offers;
- If EIA Report is required engage a consultant and the Department of Environment to approve EIA Report and submit approved report to TLTB;
- Issue of survey instruction;
- Timeline: 6 weeks.

STEP 4



- Issue lease agreement (AFL or IOT);
- Registration and endorsement of survey plan;
- Prepare lease documents;
- Signing of lease documents.

STEP 5



- Stamping;
- Issue of survey instruction;
- Registered survey to be submitted to the Registrar;
- Lease documents issued to tenants.

Estimated timeframe for completion of a lease application process = 6 months

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