

The official newsletter of the iTaukei Land Trust Board

Mitigating the impacts of climate change



iTaukei land fully utilise by farmers in Veikoba, Naitasiri

THOUSANDS of iTaukei Land Trust Board (TLTB) tenants are affected by the changing weather patterns which are caused by cyclones, severe floods and prolonged droughts to name a few.

Chief Executive Officer, Mr Tevita Kuruvakadua said that this was common in all different lease types and the Board has taken a keen interest to address the impacts of climate change. "For iTaukei leases that are affected by the rising sea level, tenants are taking measures to safeguard land loss from erosion, floods and inundations," he added.

Mostly affected are the tourism leases where major resorts are located such as Mana Island Resort & Spa, Double Tree Resort (Sonaisali Island) and Denarau Island and they are protecting their beach fronts with rocks and boulders, which is changing the landscape of the resorts.

Mr Kuruvakadua also mentioned that tenants living along the coast or river banks were also taking steps to protect their leases and properties, by putting up barricades or simply moving to a safer site as an adaptation measure. TLTB took into account the Government's commitment in the global arena to reduce carbon emissions and mitigate or adapt to climate change impacts.

"This is in full support of the advocacy by the President of the COP 23 who is our Prime Minister, Minister of iTaukei Affairs and is also the Chairman of the TLTB

Board of Trustees," said Mr Kuruvakadua.

TLTB is also engaging with landowners, government, development partners and NGO's, in embedding its carbon footprint in biodiversity, environment conservation, carbon sequestration and other climate change mitigation programmes around the country.

Partnerships with other organisations have seen the establishment of conservation leases such as Sovi Basin; Kilaka Forest; the forest and nature around Mount Victoria, Taveuni Forest Reserve and Coloisuva Forest Park and the Waisali Nature Reserve in Cakaudrove.

To enhance Fiji's carbon sequestration, the TLTB has been instrumental in the National REDD+ Steering Committee and is now finalising the first REDD+ lease with the Government under the United Nations Framework Convention on Climate Change (UNFCCC) carbon credits mechanism. On water quality protection, the TLTB has also issued several water catchment leases to the government. ■

\$32m worth of investment for minors

TO understand how the lease monies for minors (landowners below the age of 18 years) are kept by the iTaukei Land Trust Board (TLTB) we need to understand the facts and the law that governs the Equal Rent Distribution Policy.

The iTaukei Land Trust (Leases and Licences) (Amendment) Regulations 2010 states that "any monies received by the Board by way of rents and premiums in respect of iTaukei land, including any monies received by the Board but not yet distributed at date of commencement of the iTaukei Land Trust (Leases and Licences) (Amendment) Regulations 2010, shall be distributed by the Board to all the living members of the proprietary unit, in equal proportion."

At the end of August, a total of 34,606 individual iTaukei landowners under the age of 18 (minors) are currently with lease entitlements at a total value of \$32.7 million. All monies belonging to iTaukei landowners under the age of 18 are being allocated and securely invested with the HFC Bank until they are matured enough to access these monies, i.e. over 18 years.

These funds are invested by the Board on behalf of the minors and will be paid out with the dividends derived from a 2% interest.

Landowning unit members above the age of 18 years who had successfully registered with TLTB should have already started receiving their lease entitlements from their various lease rentals received through the Board. ■



Children from Nabukelevu Village, Yavusa Burenitu, Serua

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From the CEO's Desk



Ni sa bula vinaka!

We have completed the first six months already and time is going fast.

As one of the very old organisation that started way back in the Colonial days with not many changes in our work systems and corporate structures – the challenge is huge.

But we are happy that with the help of our stakeholders; in particular the TLTB Chairman of the Board of Trustees and his fellow directors we have set the foundation that will improve the way we do our work "to meet the expectation of all stakeholders".

This has enabled us to look at some of the key areas that we can contribute to in as far as national development is concerned. Some of the areas that we have focused on are:

- empowerment of iTaukei landowners,
- corporate governance,
- mitigation and adaption measures to address climate change,
- support for women in SME's and leases,
- growing minors investment,
- strategic leadership and training,
- improved communication and overall customer service,
- financial literacy
- cane farming,
- return of Schedule A & B land,
- consultation with tenants, and
- increasing demand for land.

The journey has been very interesting as we continue to improve our recruitment and selection process – which has seen the employment of one of the four Estate Assistants which we have in all the four Regional Offices to help our counter service staff when dealing with Hindi-speaking clients.

The future is bright and we must all work together to achieve what we have set to achieve from the beginning of the year.

Happy Reading!

Tevita Kuruvakadua
Chief Executive Officer

Kuruvakadua is CEO

THE iTaukei Land Trust Board (TLTB) chairman and Minister for iTaukei Affairs, Voreqe Bainimarama has announced the appointment of Mr Tevita Kuruvakadua as chief executive officer with effect from June 1st, 2018.

Mr Bainimarama said this appointment would further strengthen and drive the institution's strategies with increased responsibilities.

This will ensure that the TLTB delivers against its National Development Plan and continues to strengthen its contribution towards Fiji's economy, particularly in the provision of land for residential purposes, agriculture, commerce, industries, tourism, mining, forestry, dairy, conservation and renewable energy.

The key focus for Mr Kuruvakadua as CEO is to meet and deliver all stakeholders' needs and to make a positive contribution to Fiji's economic growth, mainly through the leasing of iTaukei land.

"TLTB manages more than 40,000

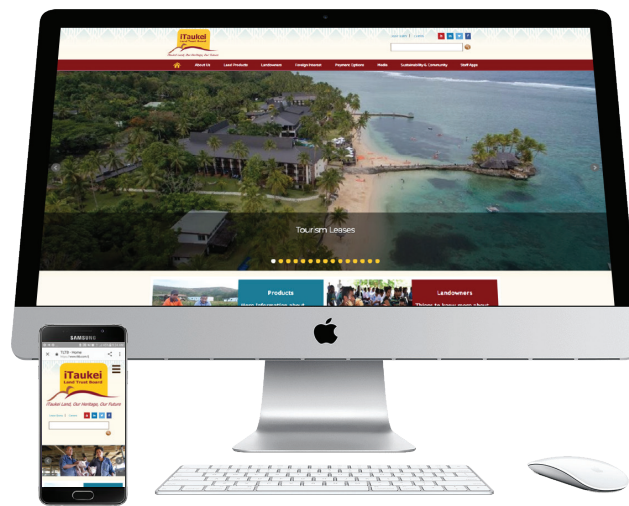
various types of leases covering 422,201 hectares of land and distributes about \$70million annually to landowners," Mr Bainimarama said.

Mr Kuruvakadua has produced an exemplary performance over the past three years as the general manager of TLTB thus the endorsement by the chairman and TLTB Board of Trustees on his appointment.

The Board has every confidence in his appointment and congratulates Mr Kuruvakadua on his new role.

Mr Bainimarama said that the Board of Trustees looked forward to CEO Kuruvakadua in undertaking a series of initiatives and programmes aimed to strengthen its organisational and operational frameworks that are fit-for-purpose and aimed at improving services to meet the expectations of its customers and stakeholders including our valuable landowners. ■

Revamped website now live



give us your feedback.

The whole purpose was to add value so while looking our strategic goals, our products and what we can with the current technologies we thought that it was always good to constantly relook at our contents and design so that we can always be relevant.

Some of the new features included are:

- iTaukei Version Tab,
- Mobile Responsive,
- Online forms with instant replies,
- Online payment,
- Landowners Information Menu,
- Whistleblower portal,
- New content e.g. climate change, CSR,
- Sharing Tabs,
- Social Media Tabs (Facebook, You Tube, Twitter & Linked-In).

The updated site includes changes to navigation, with dropdown menus for both mobile and desktop versions. We've also improved the structure of our content, so you'll get more from a quick read.

There's a whole host of smaller but impactful changes, all to make you and our stakeholder experience of the TLTB site that much better. ■

TLTB is pleased to announce the launch of its revamped website that aims to create a user-friendly browsing experience for our trusted and valued customers, the landowners and tenants and other stakeholders.

In addition to appealingly re-designing the website, Chief Executive Officer Mr Tevita Kuruvakadua said they had also refined the product category and menu structure for an enhanced user experience in accessing information relating to their products and services.

"We value the feedback of our customers and business partners and customers, so if you have any suggestions to improve any areas of our website, please drop us an e-mail or fill up the lease query form to

Gone ni Bure Forest Climate Investment

The first local housing rental business in Fiji

ELEVEN siblings have joined forces and their finances to set up the first local housing rental business in Fiji. The business venture is now known as the Gone ni Bure Forest Climate Investment who owns the land from the Mataqali Naulukarua in Kalabu, Naitasiri. One of the company directors called Mr Saula Qaliduadua said they have just started and we are doing all these for our children. "We have just completed building three houses up in Tacirua with tenants paying \$400 a month for one home in rent. It is just



Landowner and Company Director of the Gone ni Bure Climate Investment Mr Saula Qaliduadua



The first three housing built by Climate Forest Investment in Tacirua which was initiated by the Mataqali Naulukarua in Kalabu, Naitasiri with the support of TLTB

a simple plan with two bedrooms, kitchen, living area, toilet, bathroom and a washing area and verandah outside," he said. "This kind of houses is good for small island families or couples to start off with," added.

Mr Qaliduadua said that their total cost to build the three homes was just about \$20,000 which is too small compared to what we have been receiving in the past years.

"But this is what we have been trying to do and at the same time teach our children of what we as iTaukei people are capable

of. That is our main target," he added. The building of the three homes was financed from the lease monies received from the iTaukei Land Trust Board (TLTB).

"We are also grateful for TLTB because we have undergone a number of training and short courses with certificates in business which really helped us up to this stage," he said.

Their next project now is to build 11 houses at Veikoba and have it up for rent given the increase in demand for housing at the Suva-Nausori corridor. ■

iTaukei land increases by 4%

iTAUKEI Land Trust Board Chief Executive Officer, Mr Tevita Kuruvakadua said that there has been a lot of misinformation in the public sphere about iTaukei land being lost.

"This is erroneous and the misinterpretation of information by those who are opposing the activities of the Government to gain some form of political mileage is unacceptable," he said.

"In fact, there are a lot more land available now to the iTaukei people compared to how it was 16 years ago," he added. Figures revealed by the Reserves Commission indicated that there has been an increase of iTaukei land since 2002 after the return of some 252,000 acres previously held by the State as Schedule A and Schedule B land.

Mr Kuruvakadua said this equates to about a 4% increase in total. "Now we are working on the allotment of other land parcels to their respective landowning units who claim for land and also considering those who are in need of land. We are planning to complete all the Reserve Commission sitting and forward recommendations to the Board for their endorsement by the end of the year," he added. ■



Landowners of the Denarau land on which Sheraton and Westin Resort properties are built at the site (Picture: Fiji Sun)

Denarau case closed

THE iTaukei Land Trust Board (TLTB) has clarified the outcome of the High Court proceeding, titled HBC 319 of 2016 that was recently called before the Suva High Court on 15th August 2018.

The proceeding was formally brought to a close on the same day after the parties - Ratu Timoci Duaka Dawai and others (as applicants); and the TLTB, Dubbo Limited, Barton Limited, Farleigh Limited (as respondents) by consent had agreed to the disclosure of a document which the applicants had initially sought by filing the proceedings.

TLTB further clarified that apart from the parties' consent to disclose the document,

there were no other orders made to the subject matter of the proceedings or any related issue.

As mentioned above, with the agreement of the parties to disclose the document, the proceedings are now at a close. The Court did not make any findings regarding the status of the Sheraton and Westin leases or any related issues as perpetuated in the media and social media platforms.

TLTB is steadfast in its position to safeguard the interest of the landowners and their future generations by negotiating better and equitable benefits with the current owners. ■

Nasautorotoro into cane farming

TLTB has issued its first offer letter in June to the Tokatoka Nasautorotoro of Korovuto Village, Nadi to lease their own land that lies alongside the Korovuto Creek for the purpose of planting sugar cane.

Deputy General Manager Operations Research & Development Mr Solo Nata said, this was a testimony to the support that TLTB have for the landowners.

The land had been vacant for some years following the termination of the leases belonging to Viti Kabani due to the high arrears and the death of the company's sole director. The land has access to public utilities and is suitable for a wide range of crops



DGMORD Mr Solo Nata (4th from Left) and Manager South-West Mr Soloveni Masi (1st from Left) together with FSC Representatives and landowners of Nasautorotoro in Nadi

where drainage is not seen to be a problem.

The total land area is about 76 acres with a lease term of fifty (50) years

effective from 1st July, 2018. Rental to be charged for the first five (5) years would be \$600 per annum and the market rent will be determined after the first five (5) years. ■

A dream for chocolate factory in Tailevu



Cocoa farm workers at one of the Fiji Cocoa Ltd's farms in Nadi

THE National Cocoa Day was held in Korovou town on 17th May, 2018 to celebrate the achievements of the cocoa industry in Fiji and also to create awareness on the potential the industry has on Fiji's economy if given the assistance and support needed.

Opened by the Permanent Secretary for Agriculture, Mr David Kolitagane, the theme of the day was **"Let Us Revive Fiji's Cocoa Industry"**.

Korovou's Acting Team Leader at that time Mr Manasa Vakabua said that what caught their attention was the high involvement of landowning unit's (LOU) in the industry.

A good percentage of LOU lands are being allocated for the planting of cocoa plants which has significantly contributed to the success of the chocolate industry in the province of Tailevu.

All these dried cocoa is transported to a local chocolate factory in Namaka, Nadi which is approximately 242 kilometre and about 5-hours drive from Korovou Town.

"Most of these cocoa plantations thrive in the surrounding districts and cover acres of LOU lands possibly unleased. If the TLTB would be willing to inspect and research the viability of introducing Commercial Agriculture Leases to these areas and offer tailor -made solutions, in my opinion, would give more returns to the landowners. The farms would also build a strong local market for the district, possibly their own chocolate factory right here in Korovou" he added.

A food for thought to generate ideas for reviving a once thriving market in Fiji. ■

Meeting with tenants

THE TLTB must continue to be innovative and strategic in approach, in providing services to its customers.

One of such is the face to face meetings that was conducted in the West, commencing in Sigatoka, then to Lomawai, Korovuto, Votualevu, Sabeto, Rakiraki, Tavua, Ba and Lautoka for a week.

Deputy General Manager Operations, Research & Development Mr Solo Nata said the primary objective was to meet the tenants and applicants to discuss their pending cases, especially rent reassessment and new lease applications.

"Of particular emphasis were the pending rent reassessment cases, which is still very high and need to be addressed. Currently our rate of closed cases is around 40%, however our target is 80%. No longer will we sit around and accept the status quo, we need to do things a bit differently and get out of the office. For the South-West (Nadi), some 377 cases were closed in two days with 1700 pending to be followed-up. Hence, we achieved positive results and could be more if we can get more tenants to our meeting venues," he said.

"One thing I noticed from the cases that Regions are waiting in the office whence they should get out more, organise meetings and discuss cases with our clients/tenants in their community. Whilst discussing cases, teams can conduct 360 inspections and update personal details in such multi-prong approach," he added.

■

Time to re-think strategies: CEO

WHILE acknowledging the hard work, commitment, sacrifices, efforts and achievement of all senior managers, supervisors and team leaders the Chief Executive Officer Mr Tevita Kuruvakadua said that the last six months of operation has been very fruitful and time was moving very fast.

The half yearly meeting organised for Senior managers and Supervisors at the Holiday Inn in Suva in July was done for the purpose of assessing current performance, benchmarking against set targets and also aligning the achievements to the set targets as set out in the 2018 Strategic Corporate Plan.

"We have now completed six months of our operations and it is now time for self-reflections and performance assessments," he added.

Mr Kuruvakadua said this was also part of the bigger picture for the Management Team to achieve the Organisational Vision, realise its Mission Statements and living up to the Organisational Values - the consistent urge to improve, the need to move away from the old traditional, non-responsive and unproductive practices and move towards a modern, proactive, automated and innovative organisation that delivers to the satisfaction of our stakeholders.

"As part of good leadership and the strategic planning role in this organisation, it's important that the leaders - meaning Executive Management, Senior Managers, all Supervisors know what we are doing and also to assess - whether we are

doing the right thing and doing it the right way with the full effective use of all resources entrusted to you so that you deliver good and better services to our stakeholders and meeting all their expectations," he added.

"The Operations Divisions was normally taken as the "Engine Room" of the TLTB Business. You are all heavily relied upon to deliver the core operational targets that are much anticipated by the Board stakeholders. As Senior Officers of the Board and entrusted with a lot of operational targets that fulfils the business core roles and objectives of TLTB.

"While aspiring to fulfil this core operational strategies - you are all reminded of the Boards Governance and Risk framework - the need to ensure that we perform and cross check our roles within the tolerance and authority levels - we need to comply with processes and procedures.

"You also need to take note of side projects and reviews planned for the year - the need to know they that are being done for a purpose - we need to open our minds to new ideas so we do the right things and follow proper procedures as always. It is also an opportunity to learn more about project management," he added.

Mr Kuruvakadua went on to say that an important component was our human capacity.

"You cannot achieve your targets for the region and your teams unless you know and understand your staff better - know their needs, strengths and weaknesses - expose them to

opportunities and motivate them to constantly upgrade themselves so they enhance their talents and grow in their roles to contribute effectively to the organisation and personally.

"There is a need to be growing TLTB business. We expanding the scope of TLTB operations and hopefully it will contribute to grown of Board business and improve responsiveness out there at the same time supporting national economic projects and development.

Always consider yourself as an important agent for change and growth to Fiji's development as you continue to issue good quality leases. You are all doing great in a lot of areas that used to be ignored by Government in past years - initiatives through the formalization of informal settlements - the drive to issue conservation leases and those that promote environmentally good practices, the availability of the new ArcGIS System, the new Master Landuse Plans and vibrant Landsoft systems that is capable to assist you plan your work better.

"On the Landowners front, we have done better and will continue to do better. Their needs are growing better. We have kicked start the Seed Fund Grant Scheme and hopefully this will promote a lot for iTaukei LOUs to think differently and to realise their source of prosperity is on the land.

"There are a lot of good initiatives coming up this year and moving forward. Hope you consider yourselves lucky that you are part of a growing organisation that will continue to challenge itself to do better and better," he added. ■



Executive and Senior Managers with the various TLTB leadership teams running the corporate as well as the operational working arms of the organisation at their recent 6-monthly meetings at the Holiday Inn in Suva this month

IN BRIEF

State lands returned to landowners

At the joint government consultation with the public in May, the Prime Minister and TLTB Chairman, Mr Voreqe Bainimarama confirmed that TLTB is returning Schedule A and Schedule B lands to the landowners. The land which was previously controlled by the State is now administered by the TLTB. The process took a slow start in 2003 but has been fast-tracked and is nearing completion. Out of 1100 parcels of Schedule A land, the TLTB has already allotted 1074 parcels to landowning units. Out of 304 Schedule B parcels of land TLTB has allotted 265 parcels to landowning units. Mr Bainimarama said, "This will lead to more land being available to the iTaukei compared to pre 2003.

Vetting in regions

Effective from June 2018, the Land Development Vetting Committee (LDVC) will no longer receive applications for vetting directly from surveyors, tenants, clients or consultants. All subdivisions and/or rezoning applications must be lodged at the respective Regions who will then forward the same to the LDVC in Suva. According to Ms Reijeli Taylor this procedure is an automated process in the Landsoft System which we want to strengthen so that customer service is improved in this area. In this manner, the Region can also update the surveyors or clients on the status of the application by simply referring to Landsoft. And the extraction of reports from Landsoft will also be a lot easier and reliable.

Big interest for land in Ba



TLTB Regional Office in Ba

Ba is known as a sugar cane growing region but there is no major development happening in Ba at the moment. However, since the opening of the new TLTB Office in Ba major companies such as M.R. Dayal have shown their interest to develop a few vacant itaukei land in the area for residential purpose. Other big companies such as Kasabia's Hardware and Joe's Farm are also anticipating interests to expand. Senior Estate Officer Mr Josefa Ratabua said this shows that their businesses are growing and at the same time they seeing the opportunities in Ba as a Tax Free Zone.

Dokidoki Wins Best iTaukei Song of the Year



ML Paul Yaqona presents the Best iTaukei Song of the Year Award, 2018

Famous Fijian band Voqa ni Delai Dokidoki scooped the 2018 TLTB-sponsored Best iTaukei Song of the Year Award at the Fijian Performing Rights Association (FPRA) Music Awards that was held at the Grand Pacific Hotel in May this year. After a few years of absence from the Music Industry, the well-known group made a come back in 2018 and won the Award. Manager Legal, Mr Paul Yaqona, presented the Award on behalf of TLTB. The Award is aimed at recognising the creativity and work ethic of our iTaukei musicians.

Become a Whistleblower



The iTaukei Land Trust Board is committed to a culture of good governance and corporate compliance, it expects all its employees to act in accordance with the law at all times, to behave professionally and to uphold TLTB's mission and values in undertaking their duties and activities on behalf of, or in association with TLTB. If any member of the public is unhappy about the conduct of any of our staff or managers please use our Whistleblower Policy and report it. Your identity will be strictly withheld by TLTB.

Digitalisation & automation

"TLTB must respond positively to the impacts of rapid changes in a constantly evolving business and technological landscape." That was how best the Manager Information Technology, Mr Epeli Ravula described his leaning experience at the Centrum für Büroautomation, Informationstechnologie und Telekommunikation (CeBIT), which translates as "Center for Office Automation, Information Technology and Telecommunication" that was

held in Australia in May. Mr Kuruvakadua, the Chief Executive Officer also attended the event. He said "the knowledge and insights attained from the conference is shaping the Board's business in the face of rapid technological change. It has come at the right time as the Board is embarking on its vision to digitalise the operations of the TLTB, however, keeping in mind to always provide the best land management services in the hope of meeting the expectations of our stakeholders".

Surveyed itaukei land adds value

Many financial institutions despise iTaukei land when it has not been surveyed. "This is one of the reasons behind the establishment of the TLTB panel of surveyors," said the Chief Executive Officer, Mr Tevita Kuruvakadua. When iTaukei land is surveyed, the boundaries are properly demarcated which not only adds value to the land, it also adheres to the benchmark set by international standards. It is also good land management practice to ensure that all leases issued and surveyed comply with the standards to ensure that appropriate value is allocated to that piece of land," he added. When the land is not surveyed, it is not included on the master list. This sometimes creates problems for the TLTB officers because they still consider the land available when leases have already been issued to a tenant.

Female of Indian decent in Estate



Estate Assistant III Ashmeta Prasad

One of the four Estate Assistant's that will be recruited by TLTB has started at the Central Eastern Region in Suva with a lot of energy and appreciation of the work. She has worked part-time with USP and World Wide Fund (WWF). Ms Ashmeta Prasad who was brought up in Vanua Levu said, "I am truly grateful and it's a privilege and an honor to be part of TLTB and despite coming from a different background, I understand just how important are my role with TLTB in regards to customer services particularly with Indian descent who don't understand English or iTaukei". She is currently studying Postgraduate Diploma in Climate Change at the University of South Pacific and had graduated with Bachelor of Science (Environmental Science) Major in Geography and Biology.

Retirement Expo is in line with objectives

MORE than twenty two (22) organisations took part in the Fiji National Provident Fund (FNPF) Retirement Expo that was held in Suva on the 23rd – 28th of April.

The Expo was organised by the FNPF together with the Reserve Bank of Fiji (RBF) under the flag of the National Financial Inclusion Taskforce (NFIT).

Chief Executive Officer Mr Tevita Kuruvakadua said such exposition was aligned to

- Deliver competent, smart, sustainable and resilient estate land management services to all our customers.
- Provide the best financial and investment services to the iTaukei landowners, ensure sufficient land are reserved to meet their immediate and future needs.
- Promote equality of opportunities for all Fijians, develop human capital management and recognize performance.
- Uphold good governance,



(L-R) Landowners Relations Officer Lonisa Dillon serving a landowner during the Retirement Expo at Downtown Boulevard in Suva

inclusiveness, visibility and inculcate a culture of growth, innovation, productivity and excellence in the workforce.

Out of the 2600 public enquiries made at the Expo, two hundred and seventy (270) were directed towards the TLTB.

Issues raised included; how land is made available for leasing; handling of lease applications.

These provided TLTB the opportunity to re-look at how it deals with its

customers and the turnaround time of processing applications.

NFIT Chairperson, Ms Eseta Nadakuitavuki said that the responses received from the members of the public, the media and other stakeholders was absolutely amazing and there would be a possibility of having the same type of event in other cities and major town centres in the future. In fact, the Expo had to be extended for another day due to public demand. ■

Support for women vendors

THE iTaukei Land Trust Board was invited to be a part of the *Markets for Change* Market Business Fairs (MBF) that were held at various market locations around the country.

This was a two-day back-to-back event which was intended to bring together Financial, Agricultural and Social service providers to share information, create awareness and deliver services that market vendors and farmers who are generally miss out on on such sessions.

Chief Executive Officer, Mr Tevita Kuruvakadua said "the programme links well with our SEED Fund project but this is more focused on empowering the women in the country.

TLTB was also creating the awareness and see how best leases can be issued to women as landowners to assist in their



A woman enjoys working at her farm

participation in commerce and business and in growing the agricultural sector.

It was also an opportunity to promote the TLTB products and services, which we believe would greatly benefit the market vendors and farmers," he added. ■

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