



MINISTRY OF HOUSING

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SUBMISSION BY MINISTER FOR HOUSING AND LOCAL GOVERNMENT, HON. MACIU KATAMOTU NALUMISA

Parliament Sitting on 26 May 2026

[This document serves as a response to Written Question 94/2026 from the Hon. Shalen Kumar on the Ministry's Informal Settlement Upgrading Programme]

WRITTEN QUESTION 94/2026:

Hon Shalen Kumar to ask the Minister for Housing and Local Government - Can the Minister update Parliament on the following-

- a. the status of the Informal Settlement upgrading Project
- b. those completed and those still underway; and
- c. the number of families that have benefitted and expected completion timelines

INTRODUCTION

The Ministry of Housing Informal Settlement Upgrading Programme (ISUP) is an in-situ capital development programme aimed at improving the living conditions of households residing in informal settlements through the provision of essential infrastructure and utility services. The programme facilitates Civil Construction works which include, access to basic services such as tar-sealed roads, clean drinking water, sewerage reticulation systems, fire hydrants, electricity reticulation, drainage systems, and fully serviced residential lots.

Upon completion of civil construction works within the upgraded settlement site, eligible households are issued with 99-year lease titles, providing secure land tenure and long-term housing security. This creates opportunities for families to invest confidently in their homes, their families, improve their living standards, and better participate in the growth of our formal economy.

Importantly, the programme promotes social inclusion and protection of the vulnerable and low-income households who may otherwise have limited opportunities to access or own land through formal housing markets. Through secure tenure and improved infrastructure, the ISUP contributes to safer, more resilient, and more dignified communities while supporting broader national development priorities and global urban resilience goals.

1. STATUS OF THE INFORMAL SETTLEMENT UPGRADING PROJECT

- 1.1. In the 2025–2026 financial year, the Ministry of Housing has been allocated approximately \$13 million for the Informal Settlement Upgrading Programme (ISUP). From this allocation, more than \$9.6 million has been specifically requested to facilitate the payment projects that are at construction phase

2. THOSE UNDERWAY - ONGOING PROJECTS

- 2.1. These sites include Sakoca, Tavela, Field 4, Tore, Valewaquyaya, Vuniika, Delaisaweni, Nabare, Caubati, and Lovu Seaside, all of which are at various stages of development. Four sites, Sakoca, Tavela, Field 4, and Tore, are in the final stages prior to completion, while Valewaquyaya remains an ongoing project. The remaining five projects, Vuniika, Delaisaweni, Nabare, Caubati, and Lovu Seaside, are scheduled for commencement of development works in this financial year 2025–2026. Upgrading works have already commenced at Vuniika, Nabare, and Delaisaweni, while Caubati and Lovu Seaside are currently awaiting approval to proceed with the advertisement for tender.
- 2.2. These funds allocated for construction phase includes payments of contractor at 30%, 65%, 90% and 100% completion milestones. Also included is consultants' supervision cost and retention payment which relate to completed civil works contracts. These are made in accordance with standard contractual arrangements, ensuring that all compliance, quality assurance, and defect liability requirements are met before full release of funds. This process also supports accountability and safeguards the quality and sustainability of infrastructure delivered under the ISUP programme.
- 2.3. The Tavela Project has been completed and is currently within the defects liability period. The Tore Project is anticipated to be completed by July 2026, while the Sakoca and Field 4 projects are expected to be completed by September 2026. The Valewaquyaya Project is anticipated for completion by November 2026.
- 2.4. Projects that commenced in the 2025–2026 financial year include Vuniika, which is expected to be completed by June 2027, while Delaisaweni and Nabare are to be completed by March 2028. These projected completion dates remain subject to inclement weather conditions and other unforeseen delays.
- 2.5. In the meantime, all engineering plans for the Caubati and Lovu Seaside Settlements have been approved, and the projects are now ready to proceed to tender advertisement. Both projects are expected to be completed within 24 months following the engagement of the contractor.

3. COMPLETED PROJECTS

- 3.1. Completed Informal Settlement Upgrading Projects include the development sites at Cuvu in Nadroga, accommodating 108 households, and Ledrusasa in Nadi, accommodating 71 households, while the Waidamudamu development will benefit 265 households.
- 3.2. Following the completion of these developments, residents receive 99-year residential lease offers for their respective lots, providing greater security of tenure and promoting long-term social and economic stability.
- 3.3. In addition, residents in Cuvu, and Ledrusasa now have access to improved infrastructure and essential services, including proper road networks, clean and safe drinking water, communal septic sanitation systems for each site, municipal waste collection services, other municipal services, and access to basic government services. These developments have significantly enhanced the living conditions and overall wellbeing of families residing within these communities.

4. PROJECTS CONSIDERED AT PLANNING PHASE

- 4.1. The following sites have been identified for future ISUP Projects and are currently undergoing the planning phase. They are; Sasawira, Nadonumai, Tauvegavega, Tukutora, Vunivau A, Vunivau B, Delainamasimasi, Veivauceva, River Road, Vatia Siberia, Tore 2 and Osonabukete.
- 4.2. Following the completion of the scheme plans, detailed geotech assessments and plans will be undertaken, Environmental Impact Assessment (EIA) reports will be prepared and submitted, and engineering consultants will be engaged to design and oversee the development of these settlements. These processes are essential to ensuring that the settlements are properly planned and developed to provide residents with access to basic government services, resilient infrastructure, improved living conditions, and an enhanced quality of life.

5. EXTENSION OF DEVELOPMENT LEASE

- 5.1. The Ministry has been undertaking joint consultations with the respective Land-owning Units (LOUs), the iTaukei Land Trust Board, and the Ministry of Lands and Mineral Resources regarding development leases that have expired. While several LOUs have provided consent for the renewal of these leases, a total of ten (10) development leases have not received support for renewal from the respective LOUs. These include Wakanisila, Sayaro, Uluisila, Natabucola, Solove, Vunitivi, Qauia, Nadonumai, Vunarewa, and Tomuka.
- 5.2. During consultations, landowners raised concerns regarding the conduct of some sitting tenants, including allegations that landowners were prevented from accessing portions of their land, as well as concerns relating to a lack of respect shown towards the LOUs and the limited development undertaken within leased areas. These issues

are largely attributed to challenges arising from decisions made in the past, during which thirty-five (35) development leases were acquired between 2017 and 2018, without sufficient planning, resources, or implementation capacity. Consequently, the number of development leases acquired exceeded the Ministry's practical capacity to effectively develop and manage them within the intended five to ten-year development timeframe.

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