

WEST SURVEYS PTE LTD

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WES- WSL/025-2026
Date: 16th February 2026

Detail & Topographical Survey Report for Project Work on **Lots 3 & 4 M2726 (part of), Seqaga Vanua Levu**

The detail and topographical survey were undertaken under instructions of WesEng Consulting Pte Ltd, and the site survey completed on the 13th of February 2026. The survey has been facilitated as an independent site investigation and bears no responsibility to the tenancy boundaries, lease-holding processes, planning requirements or legal surveys under the Land Transfer or the TLTB Act.

1.0 Project Site Background

- 1.1 Subject land is Itaukei Land leased under agreement to EFL. There is an alternate arrangement by EFL with another survey company to facilitate the legal survey towards registration of an Itaukei Lease.
- 1.2 Present zone of the land is agricultural. Rezoning is under process by EFL through its nominated survey company, towards change of use.
- 1.3 Original legal description is Lot 1 M2726, but now superseded by the TLTB GIS Mapping allocation of a 26.4723 ha area to EFL under lease. The land is currently under an "Agreement to Lease" with conditions.
- 1.4 Present state of subject area: undeveloped and unimproved raw land with varying contours, undulating landscape, and flat plains along the Korovuli Creek, which forms the eastern boundary of the subject lease.
- 1.5 Accessibility: The project area is directly accessible from the Wainikoro – Dama Road, which abuts its north -western boundary.

2.0 Survey and Plan Methodology

- 2.1 The site survey was undertaken using total stations and electronic data collection to ensure the accuracy of XY and Z coordinate measurements and the generation of 0.5 m contours. Site constraints and inclement weather conditions necessitated the adoption of this survey methodology as the most reliable approach to achieving the required level of accuracy.
- 2.2 Datum of Survey: Approved Plan: SO 7033
Datum Marks: SS11834 & SS11833 (FMG)
Benchmark: SS11834 – RL: 122.30m.
- 2.3 Boundary Identification: TLTB GIS Coordinates in Fiji Map Grid.
M2726: Boundary of the Dama-Wainikoro Road.

- 2.4 Topographical survey captures a broad range of spot heights including string definitions along the major changes in grades. Features such as creeks, elevated areas, prominent trees, fencing, access roads, embankments, and visible constraints have been surveyed.
- 2.5 The survey includes part of the Wainikoro – Dama Road immediately adjoining the property.
- 2.6 Adjoining tenants identified three flood mark locations, where the last major flood-water limit had breached up to. These were demarcated by wooden stakes and ground levels duly surveyed.
- 2.7 Three geotechnical test pit sites were also surveyed.

3.0 Observation

- 3.1 The site is hilly to undulating with the Korovuli Creek and the various internal streams, having a major impact on the site. It is apparent that the lower slopes and limited flat areas are arable but flood prone.
- 3.2 The legal boundaries as defined on the plan are based on the TLTB GIS Coordinates, but the irregular boundary along the Korovuli Creek is arbitrary and follows the creek bank as shown.
- 3.3 There are no improvements (structures or services) to the property.
- 3.4 Visibility in all directions is clear with no natural (mountainous) or man-made obstruction to the solar pathway.
- 3.5 The final plan is at a scale of 1:1500m for orientation in an A3 planform.

This is an inspection report and shall bear no responsibility towards any planning, subdivision, or leasehold entitlement processes.

Yours faithfully,

WEST SURVEYS PTE LIMITED



Manoj K Sharma
Registered Surveyor (Fiji)
Director Survey & Planning.

NOTES

- 1) LAND SURVEYED IS ITAUKEI LAND UNDER AGREEMENT FOR LEASE (EFL).
- 2) SURVEY DATUM IS FROM S07013.
- 3) LEVEL DATUM FROM SS11834, S07013 ORIGIN OF LEVELS AT 122.30m.
- 4) FLOOD LEVEL LOCATIONS WERE IDENTIFIED BY ONSITE NEIGHBOUR-TENANTS.
- 5) BOREHOLE POSITIONS WERE IDENTIFIED BY CONSULTING ENGINEERS.

LEGEND

- | | | |
|-----------|---|-----------------------------|
| 1) SPTK | ● | DENOTES SEPTIC TANK/DRUM |
| 2) PP | □ | DENOTES EFL POWER POST |
| 3) POJA | □ | DENOTES BUILDING |
| 4) TOP | — | DENOTES TOP OF BANK |
| 5) EOG | — | DENOTES EDGE OF GRAVEL ROAD |
| 6) | — | DENOTES DRAIN |
| 7) WM | ⋈ | DENOTES WATER METER |
| 8) MB | □ | DENOTES METER BOX |
| 9) TOE | — | DENOTES BOTTOM BANK |
| 10) MTREE | ⊗ | DENOTES MANGO TREE |
| 11) | — | DENOTES FENCE |
| 12) | ⊗ | DENOTES COCONUT TREE |

LOCALITY

