



Terms of Reference for Expression of Interest (EOI) No. 3/25: Raiwaqa Ex-4 Storey Joint Venture Opportunity

1. Background

The Public Rental Board (PRB), a statutory authority mandated to provide affordable social housing in Fiji, seeks visionary partners to co-develop a landmark mixed-use complex on prime land in Raiwaqa, Suva. This transformative project aims to integrate high-end residences, commercial zones, recreational facilities, and affordable housing, redefining urban living while fostering economic growth.

2. Project Objectives

Develop a sustainable, architecturally innovative hub on 8.111 acres (**Lot 1:** 2.647 acres; **Lot 2:** 0.074 acres; **Lot 4:** 5.39 acres).

Optimize land use for mixed commercial (Lots 1–2) and affordable residential (Lot 4) purposes.

Enhance community infrastructure aligned with Fiji's urban development goals.

Ensure financial viability, ecological responsibility, and social inclusivity.

3. Scope of Work

a. Key Components

- **Commercial Zones:** Retail outlets, offices, and service-oriented spaces (Lots 1–2).
- **Residential Complex:** Affordable housing units (Lot 4).
- **Amenities:** Indoor recreation, ample parking, green spaces, and connectivity to public services (EFL, WAF, TFL, schools, health centers).
- **Sustainability:** Energy-efficient design, waste management systems, and eco-friendly materials.

b. Partnership Responsibilities

- **Public Rental Board:** Land provision, regulatory approvals, and community engagement.
- **Joint Venture Partner:** Financing, design, construction, and operational management.

4. Eligibility Criteria

Interested parties must demonstrate:

- **Financial Capacity:** Robust funding capability (e.g., audited statements, financing plans).
- **Technical Expertise:** Proven experience in large-scale mixed-use developments (submit 3+ project portfolios).
- **Innovative Design:** Vision for space optimization, sustainability, and modern aesthetics.
- **Local Compliance:** Registration with Fiji's relevant authorities (FNPF, FRCA).



5. Submission Requirements

Proposals must include but not limited to the following:

- **Technical Proposal:**
Conceptual designs/master plans with 3D visuals.
Phased implementation timeline (design → completion).
Sustainability and community impact strategies.
- **Financial Proposal:**
Detailed financing structure (equity/debt ratio).
Cost projections, ROI analysis, and risk mitigation.
- **Company Profile:**
Certificates of incorporation, audited financials (last 3 years).
Case studies of similar projects (scale >\$10M).
Key personnel credentials (architects, engineers, project managers).

Joint Venture Framework:

- Proposed equity split, governance model, and exit clauses.
- Community engagement plan (e.g., local employment, CSR initiatives).

6. Submission Protocol

- **Format:** PDF files, labelled:

“EOI 2/25 – Raiwaqa Ex-4 Storey Joint Venture Opportunity – [Company Name]”

- **Delivery:**

Upload to PRB portal: www.prb.com.fj.

Addressed to: The General Manager, Public Rental Board, P.O. Box 5275, Raiwaqa.

Deadline: 4:00 PM, 4th July 2025 (late submissions rejected).

7. Evaluation Criteria

No.	Criteria	Weight	Details
1	Technical Merit	40%	Innovation, sustainability feasibility.
2	Financial Strength	30%	Funding stability ROI value for money.
3	Experience & Capacity	20%	Track record resource capability.
4	Community & Environment, Social Governance Focus	10%	Social impact environmental compliance.
Note: PRB reserves the right to shortlist, negotiate or reject proposals without justification.			

8. Timeline

No.	Activity,	Date
1	EOI Launch	17th June 2025
2	Pre-submission queries	Via email until 27th June 2025
3	Submission Deadline	4th July 2025 (4:00 PM)
4	Evaluation Period	5th–25th July 2025
5	Shortlisted Notifications	1st August 2025



9. Contact Information

- **Officer:** Maloni Daurewa
- **Email:** tendersecretariat@prb.com.fj
- **Phone:** +679 338 7787
- **Queries:** Clarifications must be submitted in writing by 27th June 2025.

10. General Terms

- **Confidentiality:** All submissions become PRB property; no proprietary claims accepted.
- **Disclaimer:** PRB may cancel/modify the EOI without liability.
- **Intellectual Property:** Shortlisted partners grant PRB rights to refine concepts.
- **Compliance:** Fiji's procurement laws govern this process.

"Shape Fiji's Future with PRB – Where Vision Meets Legacy"

Appendices

Lot 1,2,4 Topography plan

GIS site imagery

