



TENDER 8/26 LAGIALGI STAGE 3, PHASE 1 PROJECT ARCHITECTURAL

*Building
Sustainable Communities
for a Better Fiji*



**AFFORDABLE
HOMES**



**STRONGER
COMMUNITIES**



**SUSTAINABLE
LIVING**



**BRIGHTER
FUTURES**



**Prepared for
Public Rental Board (PRB)**



**Location:
Lagilagi, Suva**

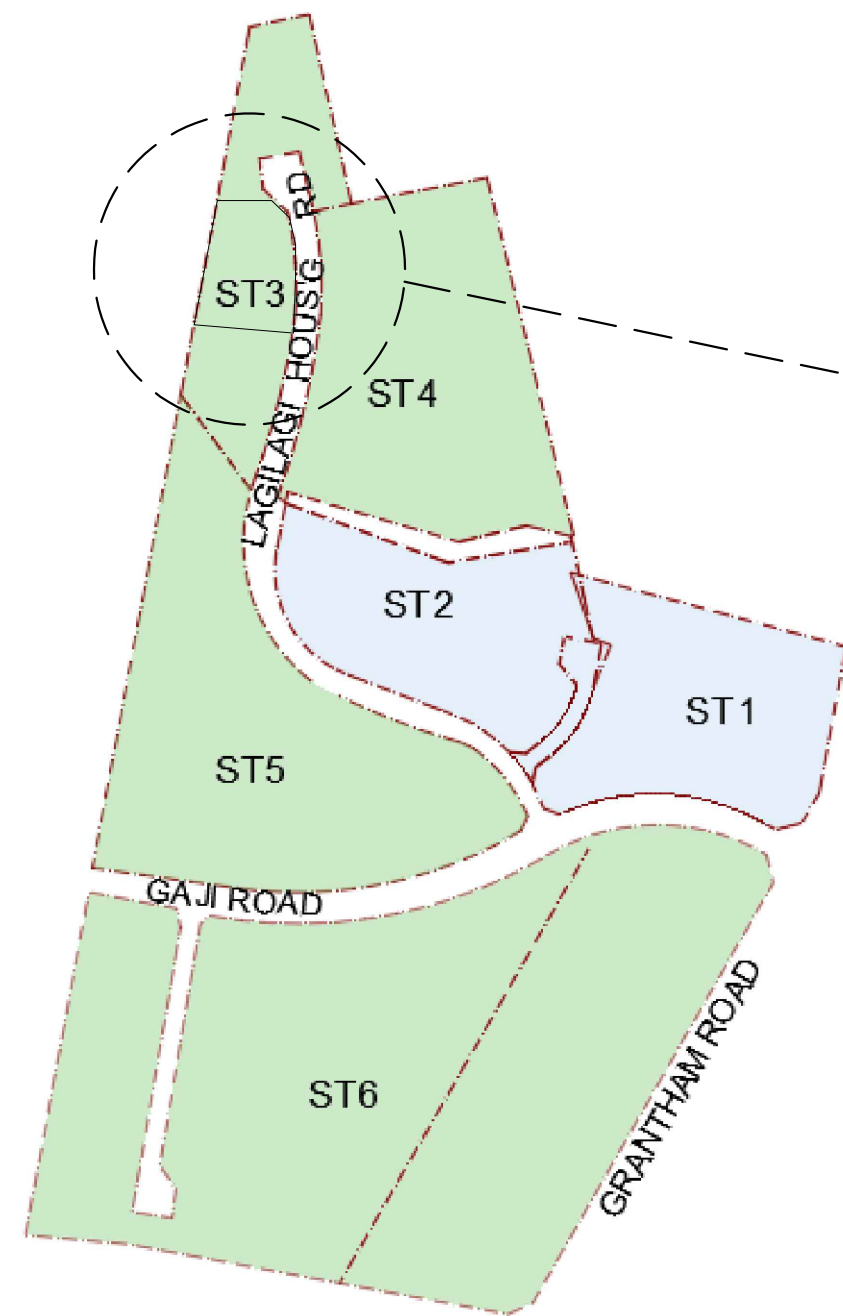


**Start:
October 2026**

DRAWING INDEX

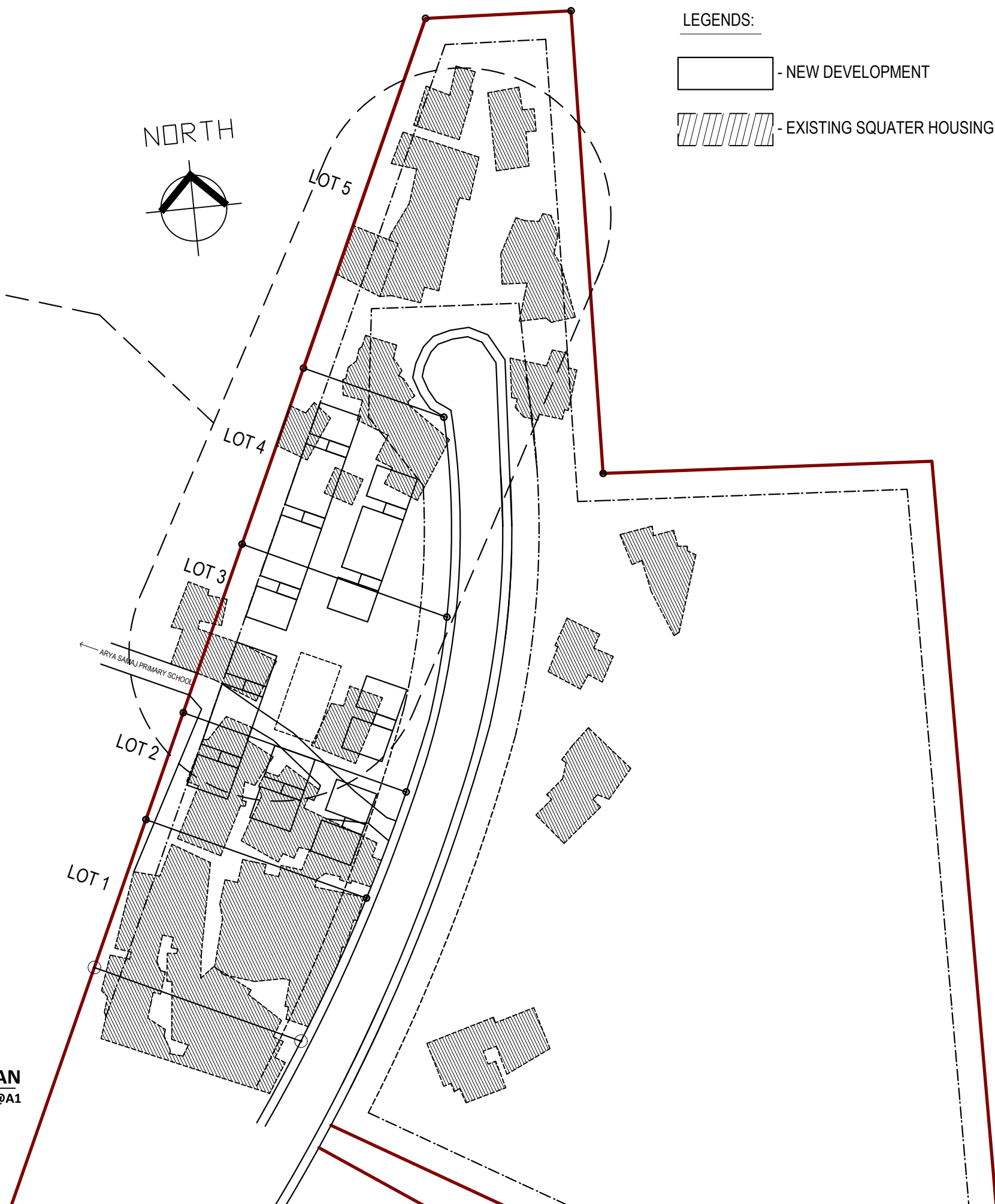
DRAWING NUMBER	DESCRIPTION	DATE	COMMENT
A00	DRAWING INDEX	30.9.26	BUILDING PRMIT ISSUE
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F01	DOOR SCHEDULE & DETAIL	30.9.26	BUILDING PRMIT ISSUE
E01	WINDOW SCHEDULE & DETAIL	30.9.26	BUILDING PRMIT ISSUE
S00	KITCHEN BENCH DETAIL	30.9.26	BUILDING PRMIT ISSUE





1
A03 **SCHEME MASTER PLAN**
SCALE : 1:1000@A3/1:75@A1

1
A03 **EXISTING SITE PLAN**
SCALE : 1:1000@A3/1:75@A1



LEGENDS:

□ - NEW DEVELOPMENT

▨ - EXISTING SQUATER HOUSING

DEVELOPMENT SCHEME:

TOTAL LAND AREA- 5013M2

LOT 2, 3 & 4

TOTAL FLATS- 80

BUILDING 1- 470M2 - PHASE 1 - 24 FLATS

BUILDING 2- 314M2- PHASE 2 - 16 FLATS

BUILDING 3- 314M2- PHASE 3- 16 FLATS

BUILDING 4- 158M2-PHASE 4- 8 FLATS

BUILDING 5- 158M2- PHASE 5- 8 FLATS

BUILDING 6- 158M2- PHASE 6- 8 FLATS

CARPARK 1 & COURT- 382M2

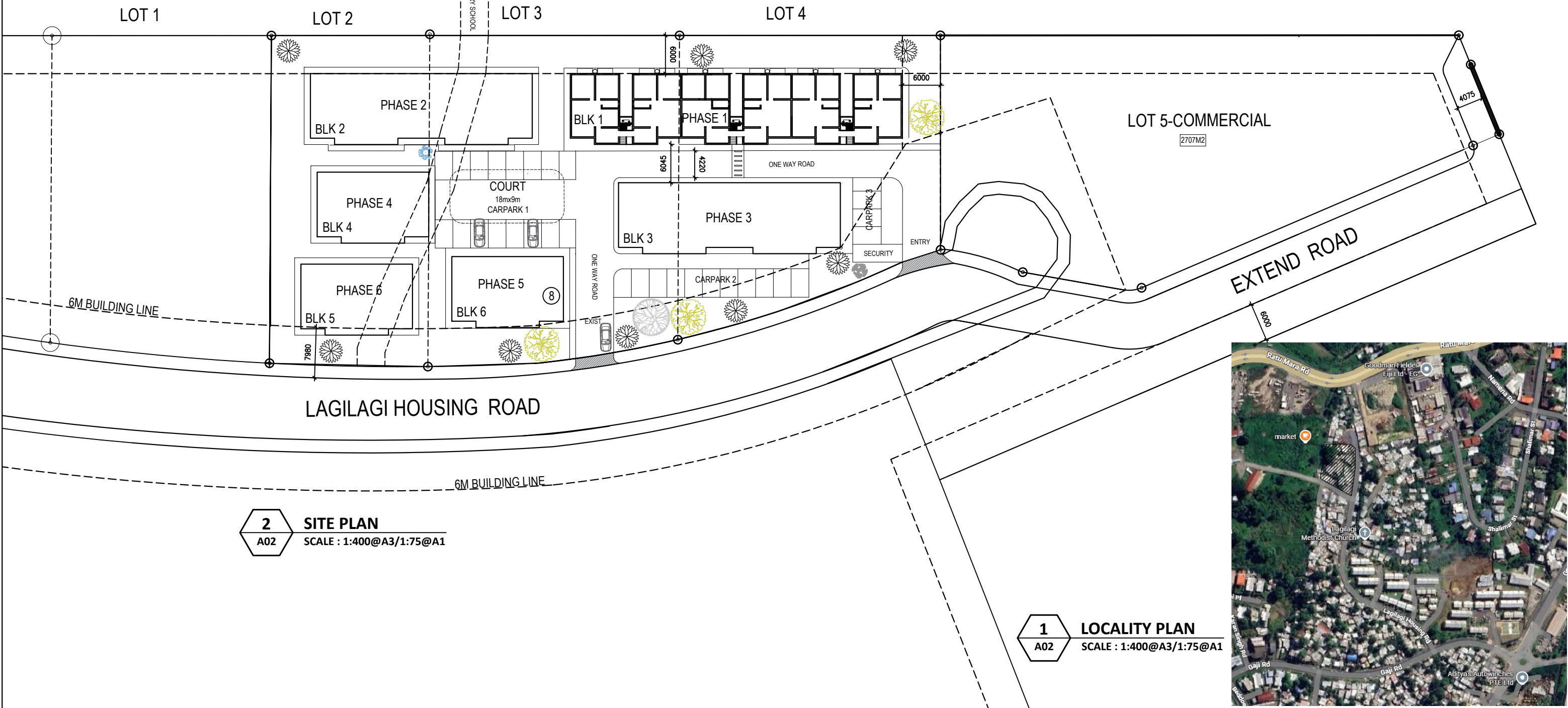
CARPARK 2- 138M2

CARPARK 3- 63M2

ROAD ACCESS- 679M2

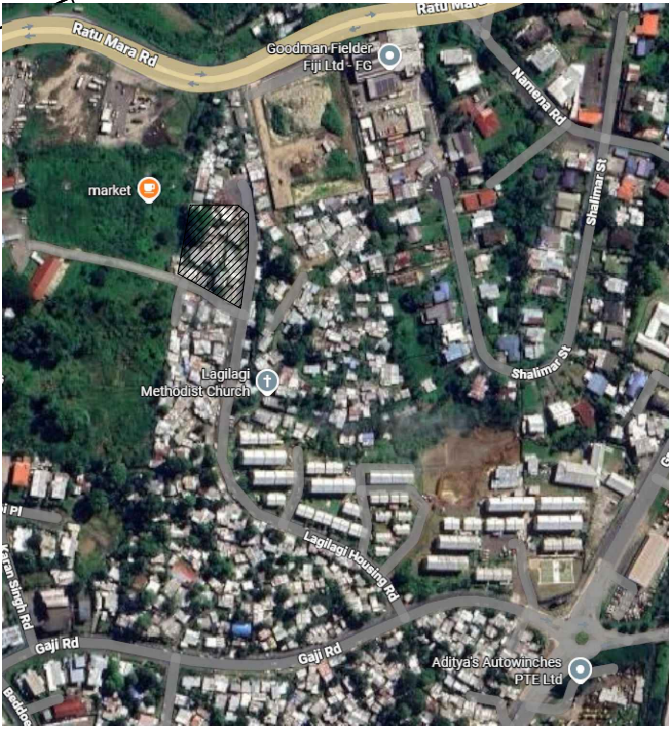
GREEN AREA LOT 2,3,4- 2179M2 (43%)

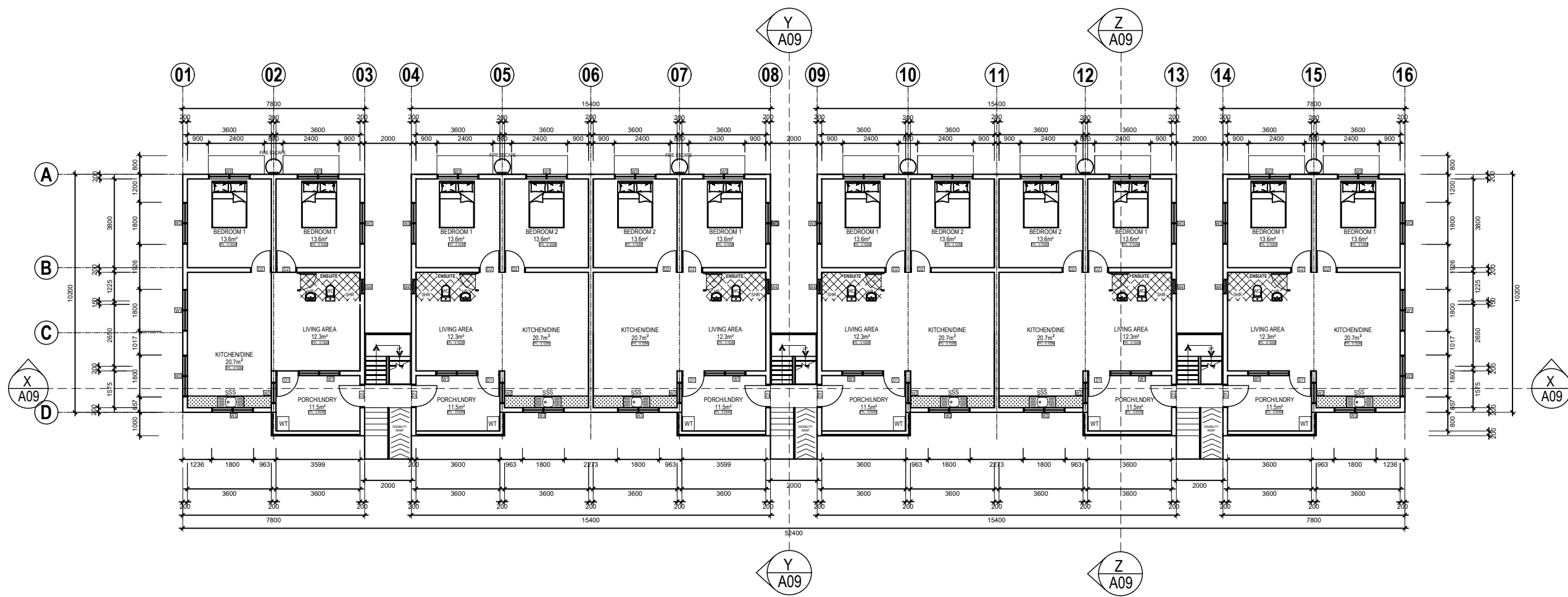
COMMERCIAL LOT 5- 2707M2



2 SITE PLAN
A02 SCALE : 1:400@A3/1:75@A1

1 LOCALITY PLAN
A02 SCALE : 1:400@A3/1:75@A1





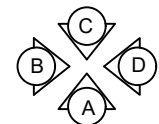
LEGENDS:

- 200 LOAD BEARING WALL
- SELECTED GRANITE STONE SINK TOP
- 600x600 PORCEIN TILE
- 300x300 ANTI - SLIP MOSAIC TILE

SSS- STAINLESS STEEL SINK
WC - WATER CLOSET
HB - HAND BASIN
WT- WASH TUB
SHR- SHOWER
LNRY- LAUNDRY

76.14M² - TOTAL AREA PER FLAT

- NOTICE:**
1. APPLICATION OF WATER PROOFING AGENT WILL BE AT ALL WET AREA FROM 1ST FLOOR TO 3RD FOOR.
 2. 2 FLATS AT GROUND FLOOR LEVEL WILL BE DISABLE FRIENDLY FLATS
 3. 300x300 MOSAIC TILES @ TOILET SHOWER AREA
- ALL GROUND FLOOR FLATS WILL BE DISABLE FRIENDLY FLATS
 - FIRST, SECOND & THIRD FLOOR ARE IDENTICAL



ELEVATION KEY

1
A03 **GROUND FLOOR LEVEL**
SCALE : 1:200@A3/1:75@A1

PRB
My Home

SUVA
132 GRANTHAM RD
RAIWA
PHONE:3387787
FAX:3370105

LAUTOKA
12 HECTOR ST
NATOKOWAQA
PHONE:6668717
FAX:6666970

LABASA
7 TUATUA ST
LABASA
PHONE:8816717
FAX:8814233

EMAIL- info@prb.com.fj
www.wix.com/prbfj/prbwebsite

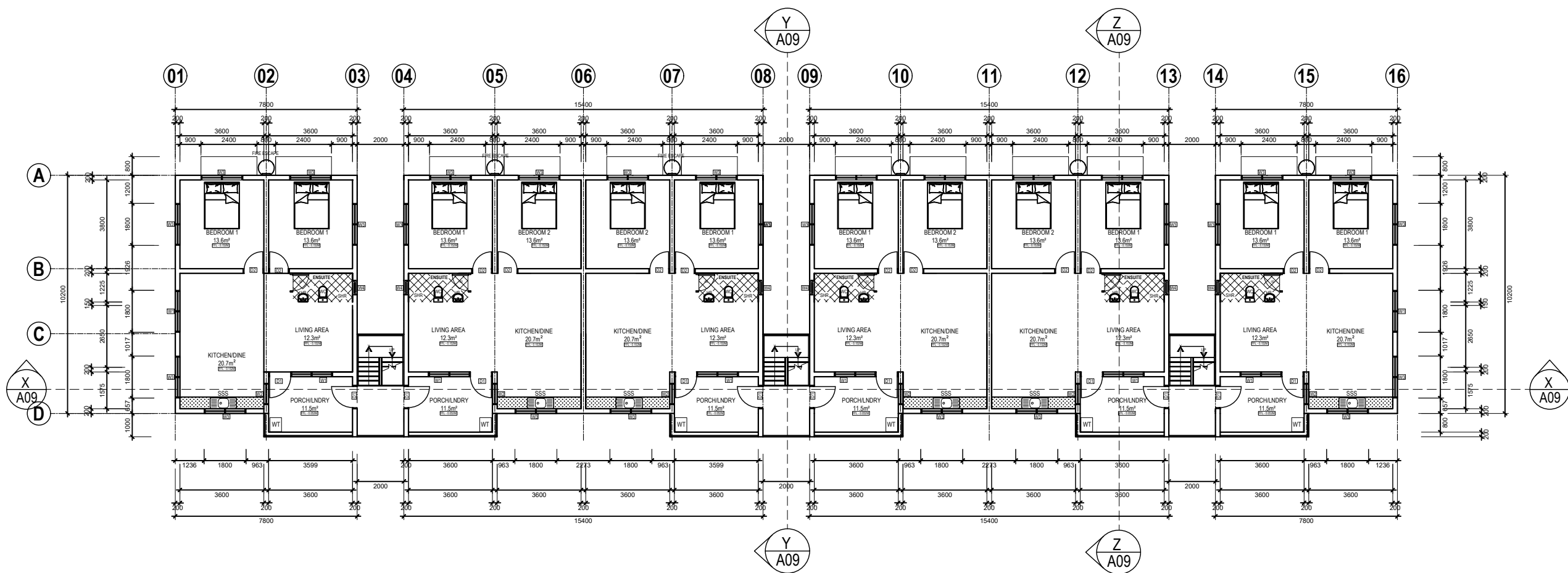
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PROJECT TITLE :
PROPOSED NEW 24 UNITS RESIDENTIAL BUILDING FOR PUBLIC RENTAL BOARD AT STAGE 3 PHASE 1, LAGILAGI ESTATE

DRAWING TITLE
GROUND FLOOR LEVEL

REV	DESCRIPTION	DATE	JOB NO	--
P1	APPROVAL ISSUE	28.08.2026	DISCIPLINE	ARCHITECTURAL DRAWINGS
			DATE	JUNE 2026
			SCALE	1:200@A3/1:75@A1
			DESIGN	EN / MD
			DRAWN	EN / MD

SHT NO :
A03



1
A04 **FIRST FLOOR LEVEL**
SCALE : 1:200@A3/1:75@A1

LEGENDS:

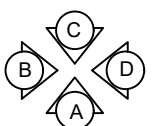
- 200 LOAD BEARING WALL
- SELECTED GRANITE STONE SINK TOP
- 600x600 PORCEIN TILE
- 300x300 ANTI - SLIP MOSAIC TILE

SSS- STAINLESS STEEL SINK
WC - WATER CLOSET
HB - HAND BASIN
WT - WASH TUB
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LNRY- LAUNDRY

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NOTICE:

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 - 2 FLATS AT GROUND FLOOR LEVEL WILL BE DISABLE FRIENDLY FLATS
 - 300x300 MOSAIC TILES @ TOILET SHOWER AREA
- ALL GROUND FLOOR FLATS WILL BE DISABLE FRIENDLY FLATS
 - FIRST, SECOND & THIRD FLOOR ARE IDENTICAL



ELEVATION KEY



SUVA
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PHONE:3387787
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LAUTOKA
12 HECTOR ST
NATOKOWAQA
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FAX:6666970

LABASA
7 TUATUA ST
LABASA
PHONE:8816717
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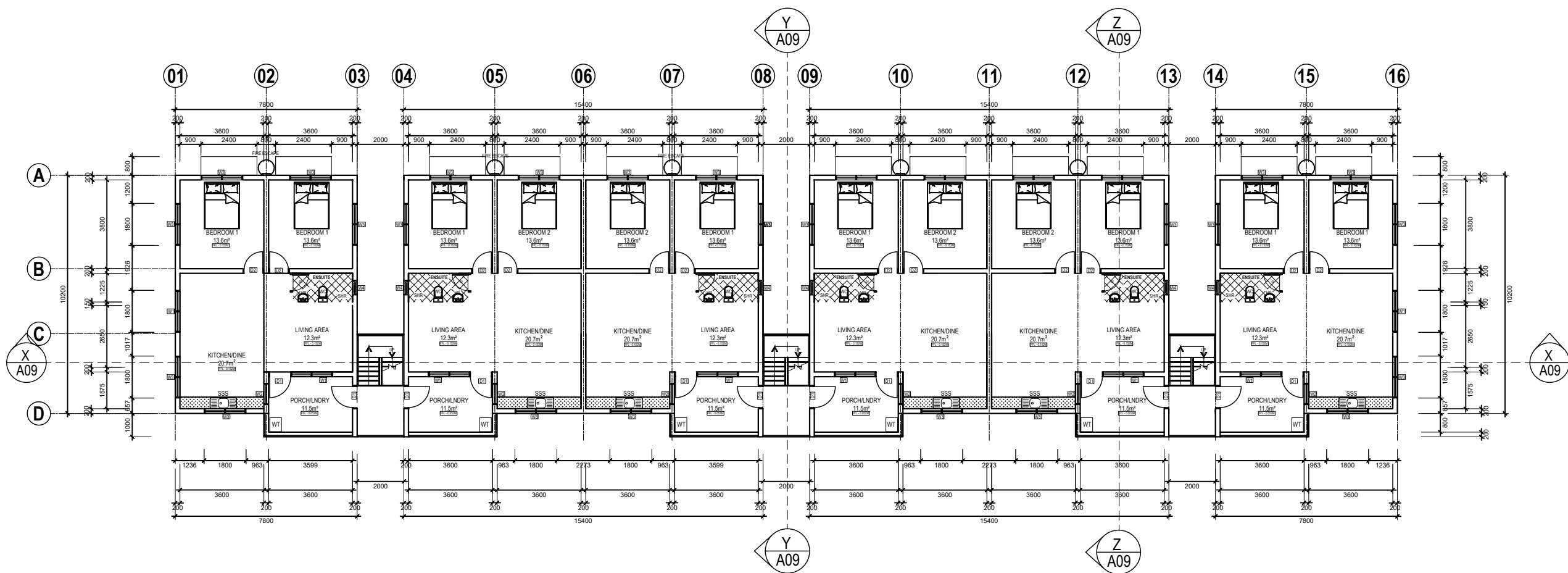
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FIRST FLOOR LEVEL

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SHT NO :

A04



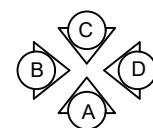
1
A05 **SECONDD FLOOR LEVEL**
SCALE : 1:200@A3/1:75@A1

- LEGENDS:
- 200 LOAD BEARING WALL
 - SELECTED GRANITE STONE SINK TOP
 - 600x600 PORCEIN TILE
 - 300x300 ANTI - SLIP MOSAIC TILE

SSS- STAINLESS STEEL SINK
WC - WATER CLOSET
HB - HAND BASIN
WT- WASH TUB
SHR- SHOWER
LNRY- LAUNDRY

76.14M² - TOTAL AREA PER FLAT

- NOTICE:
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LABASA
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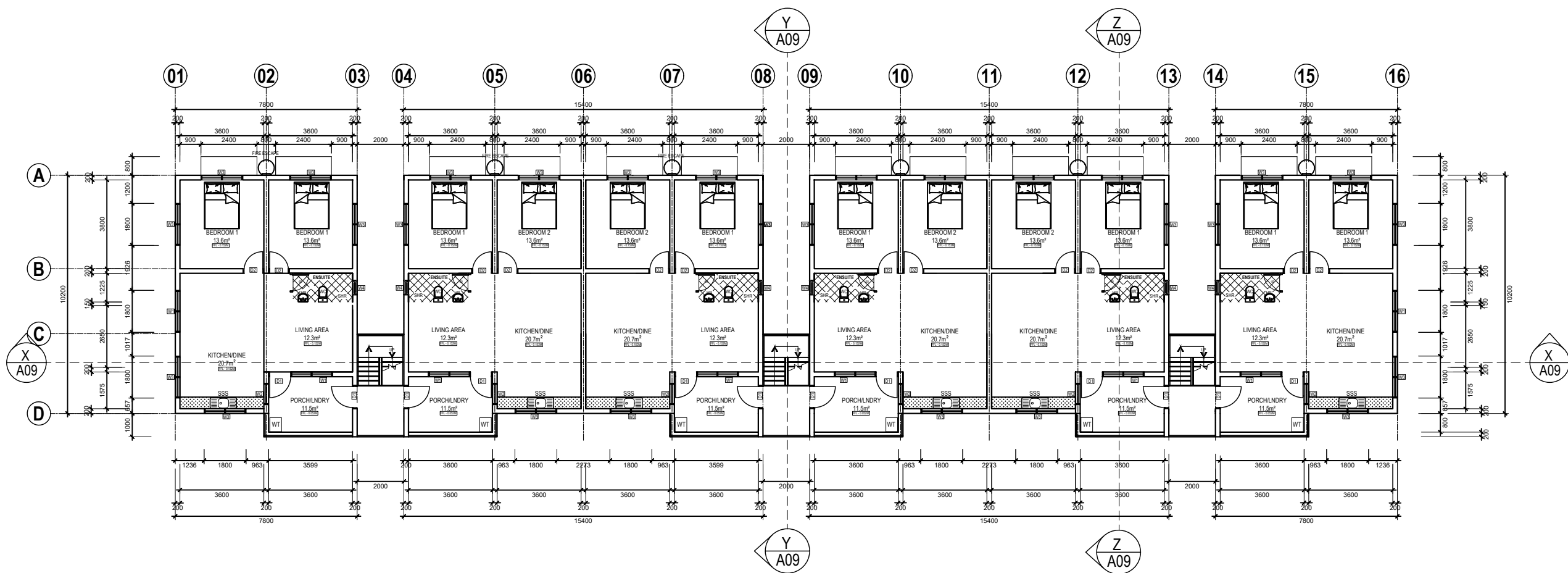
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SECONDD FLOOR LEVEL

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SHT NO :
A05



LEGENDS:

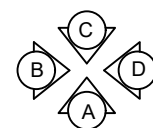
- 200 LOAD BEARING WALL
- SELECTED GRANITE STONE SINK TOP
- 600x600 PORCEIN TILE
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76.14M² - TOTAL AREA PER FLAT

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ELEVATION KEY

1
A06 **THIRD FLOOR LEVEL**
SCALE : 1:200@A3/1:75@A1



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LABASA
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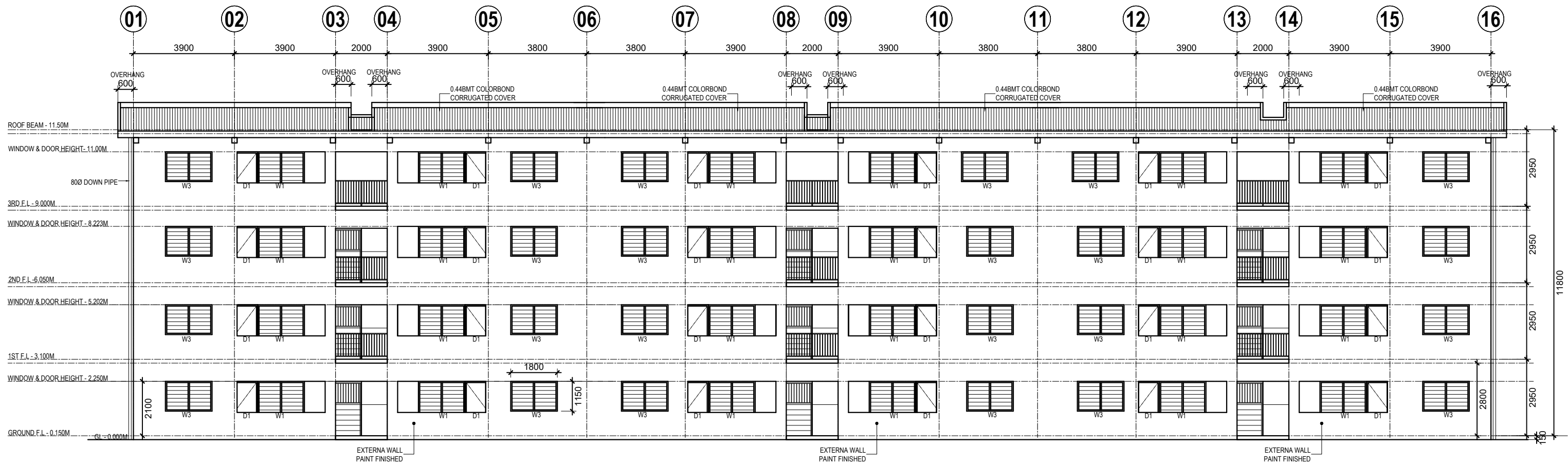
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PROPOSED NEW 24 UNITS RESIDENTIAL BUILDING FOR PUBLIC RENTAL BOARD AT STAGE 3 PHASE 1, LAGILAGI ESTATE

DRAWING TITLE
THIRD FLOOR LEVEL

REV	DESCRIPTION	DATE	JOB NO	--
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			DRAWN	EN / MD

SHT NO :

A06



1
A07 **ELEVATION A**
SCALE : 1:150@A3/1:75@A1



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FAX:6666970

LABASA
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LABASA
PHONE:8816717
FAX:8814233

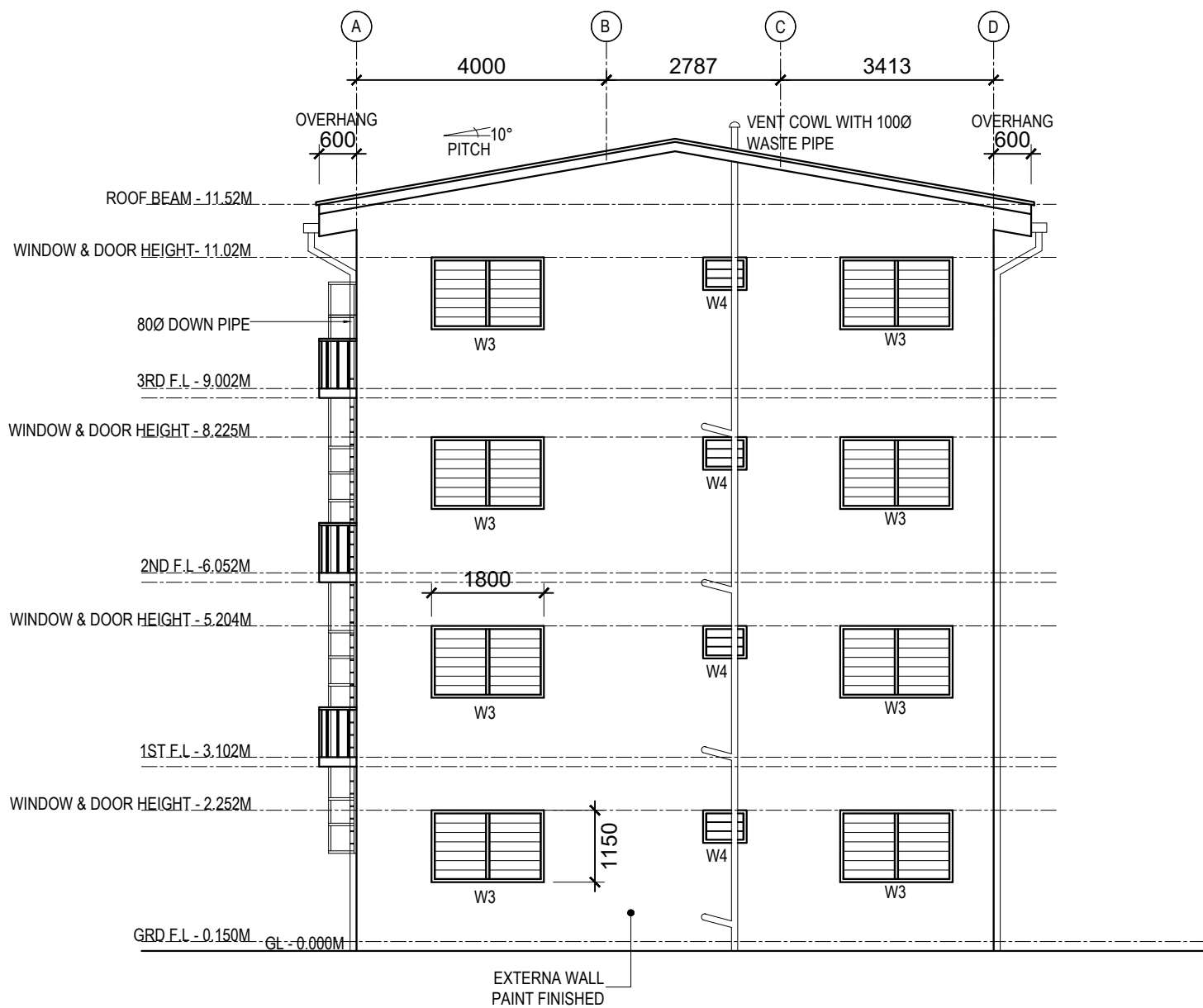
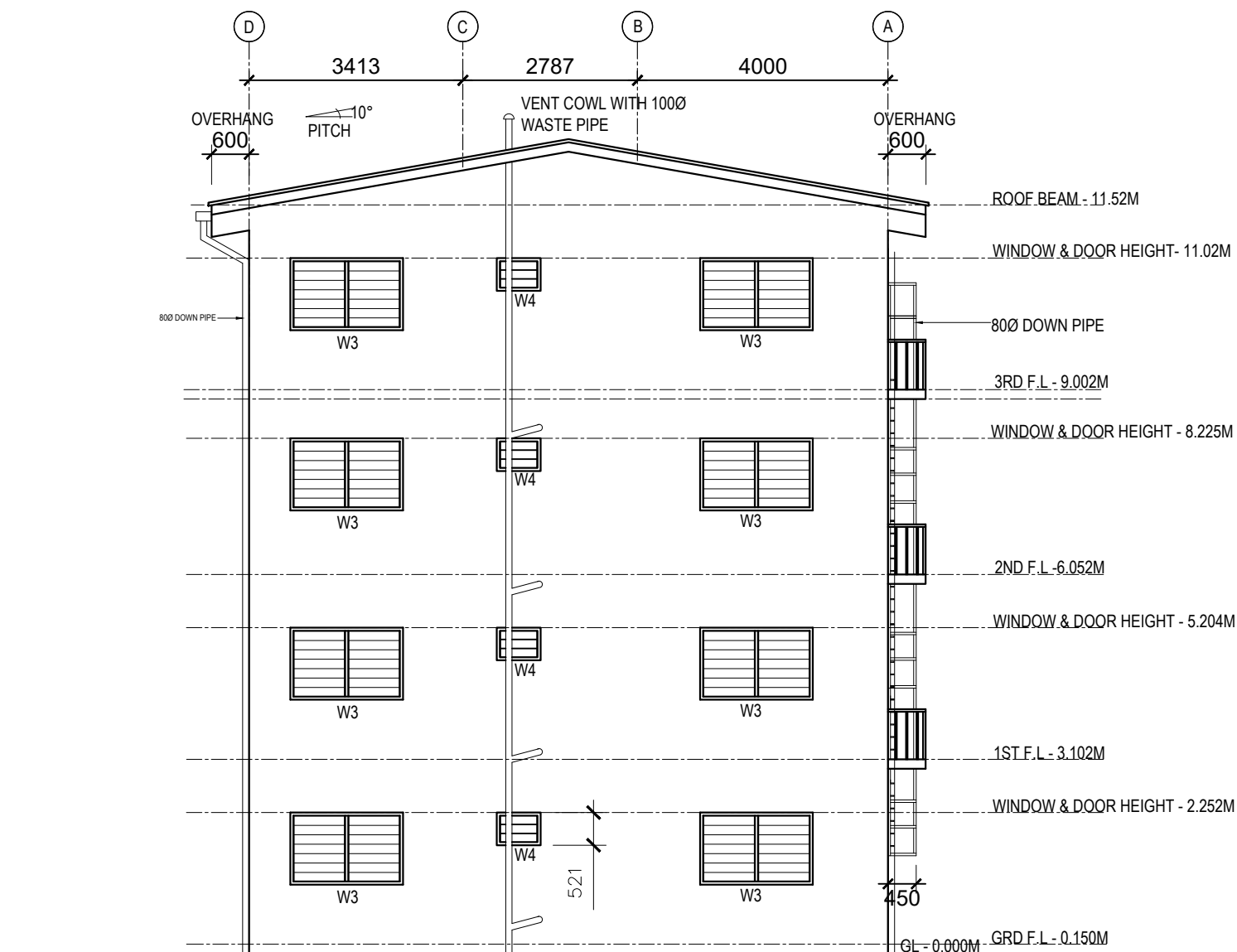
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PROPOSED NEW 24 UNITS RESIDENTIAL BUILDING FOR PUBLIC RENTAL BOARD AT STAGE 3 PHASE 1, LAGILAGI ESTATE

DRAWING TITLE
ELEVATION A

REV	DESCRIPTION	DATE	JOB NO	--
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SHT NO :
A07



1
A08 **ELEVATION B & D**
SCALE : 1:100@A3/1:75@A1



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FAX:6666970

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LABASA
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DRAWING TITLE
ELEVATION B & D

REV	DESCRIPTION	DATE	JOB NO	--
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			DRAWN	EN / MD

SHT NO :
A08



1
A09 **ELEVATION C**
SCALE : 1:150@A3/1:75@A1



SUVA
132 GRANTHAM RD
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12 HECTOR ST
NATOKOWAQA
PHONE:6668717
FAX:6666970

LABASA
7 TUATUA ST
LABASA
PHONE:8816717
FAX:8814233

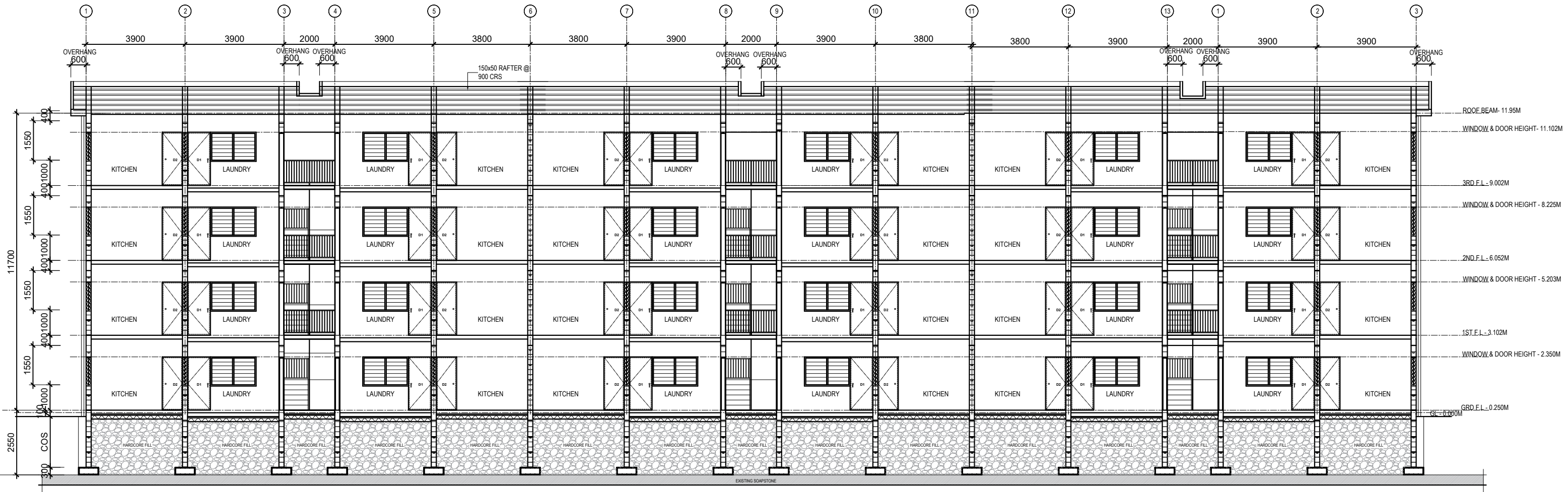
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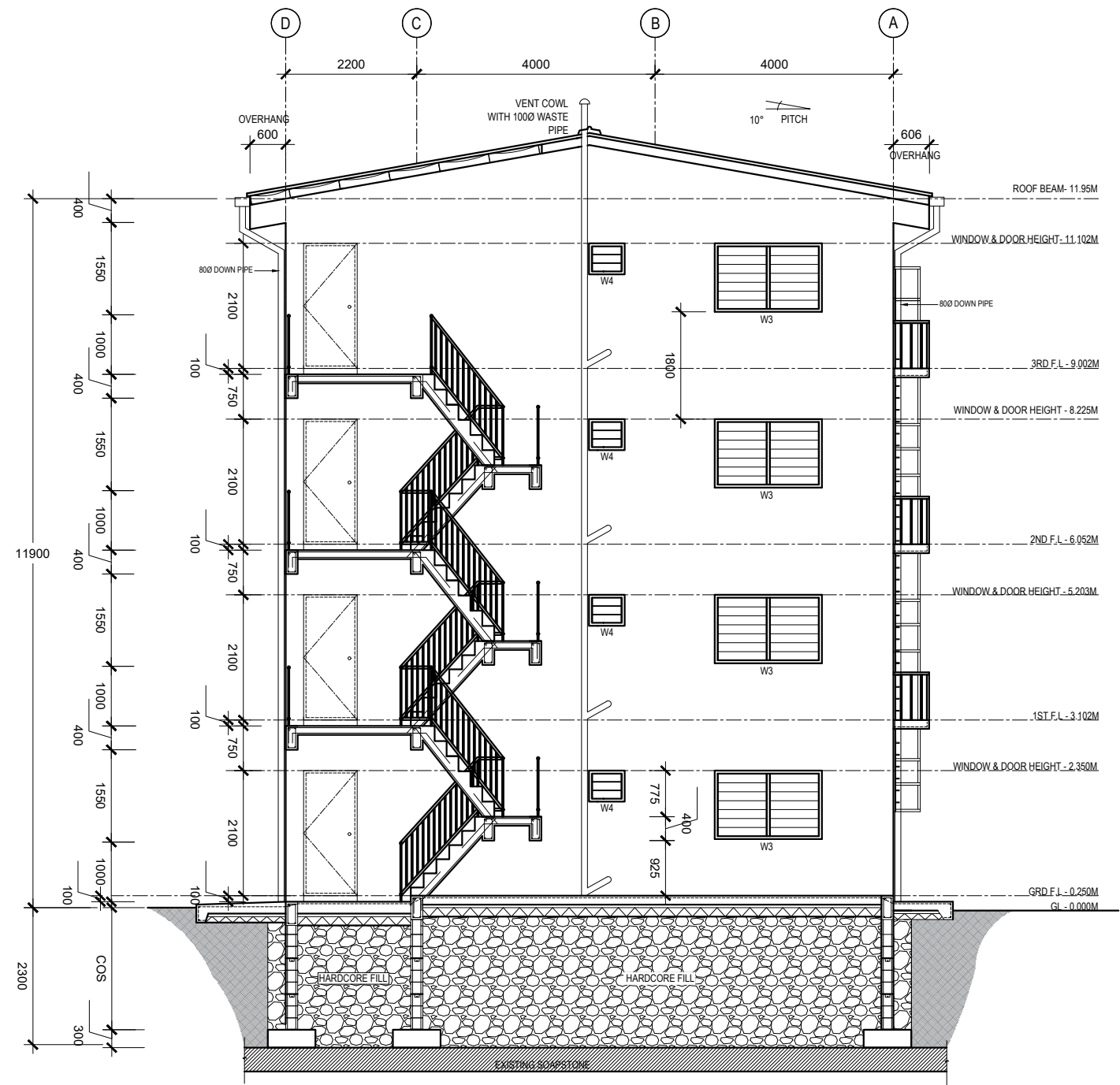
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ELEVATION C

REV	DESCRIPTION	DATE	JOB NO	--
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			DATE	JUNE 2026
			SCALE	1:150@A3/1:75@A1
			DESIGN	EN / MD
			DRAWN	EN / MD

SHT NO :
A09



1
A10 **SECTION X-X**
SCALE : 1:150@A3/1:75@A1



1
A13 **SECTION Y-Y**
SCALE : 1:150@A3/1:75@A1



SUVA
132 GRANTHAM RD
RAIWA
PHONE:3387787
FAX:3370105

LAUTOKA
12 HECTOR ST
NATOKOWAQA
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LABASA
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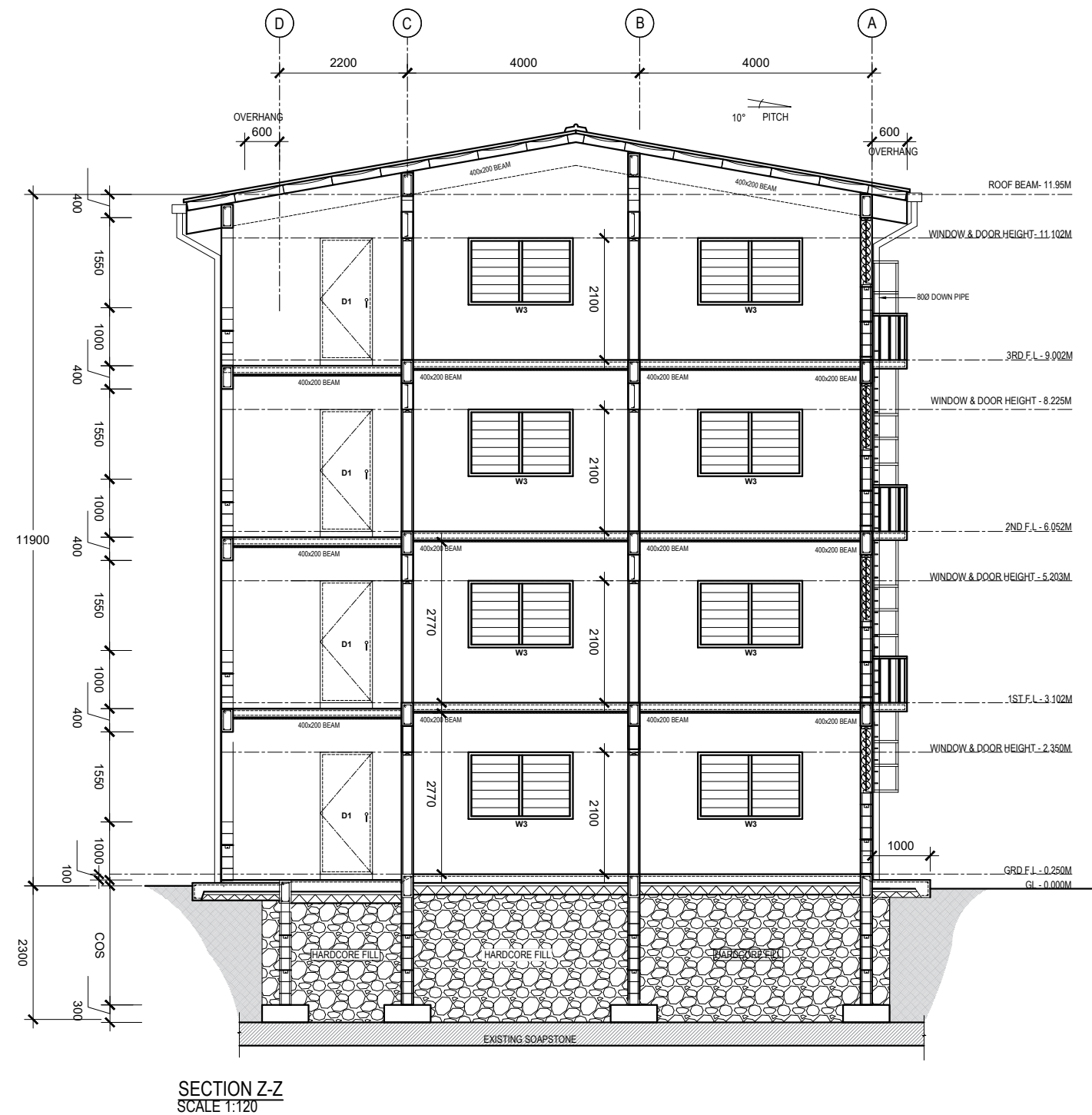
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PROPOSED NEW 24 UNITS RESIDENTIAL BUILDING FOR PUBLIC RENTAL BOARD AT STAGE 3 PHASE 1, LAGILAGI ESTATE

DRAWING TITLE
SECTION Y-Y

REV	DESCRIPTION	DATE	JOB NO	--
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			DATE	JUNE 2026
			SCALE	1:150@A3/1:75@A1
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			DRAWN	EN / MD

SHT NO :
A11



1
A14
SECTION Z-Z
SCALE : 1:150@A3/1:75@A1



SUVA
132 GRANTHAM RD
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PHONE:3387787
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LAUTOKA
12 HECTOR ST
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LABASA
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LABASA
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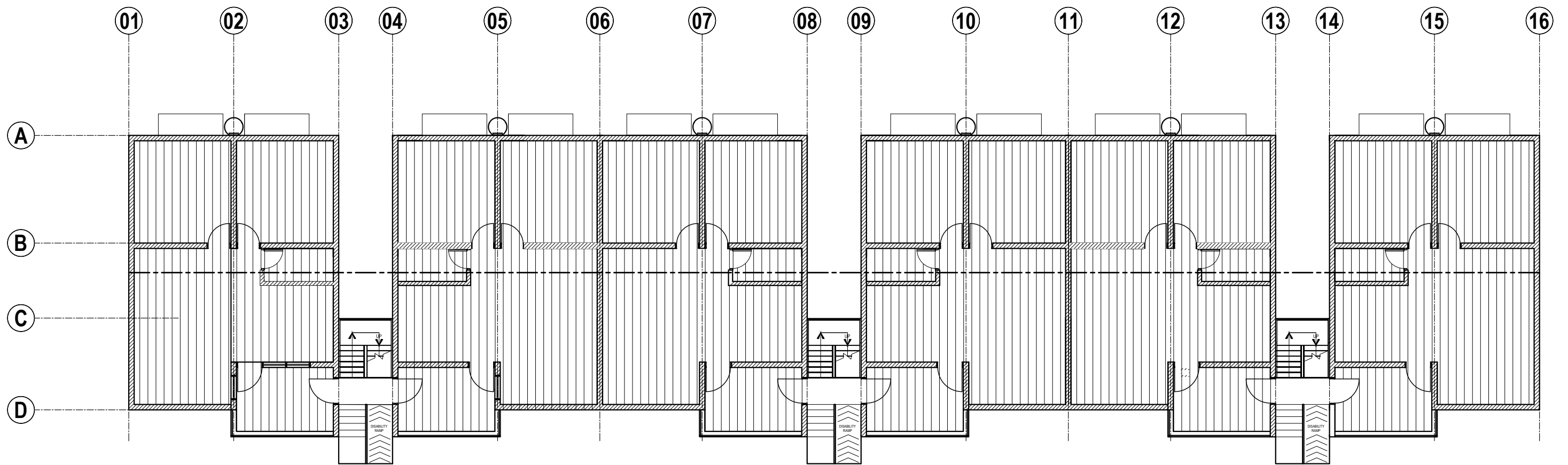
EMAIL- info@prb.com.fj
www.wix.com/prbfj/prbwebsite

PROJECT TITLE :
**PROPOSED NEW 24 UNITS RESIDENTIAL BUILDING
FOR PUBLIC RENTAL BOARD AT STAGE 3 PHASE 1,
LAGILAGI ESTATE**

DRAWING TITLE
SECTION Z-Z

REV	DESCRIPTION	DATE	JOB NO	--
P1	APPROVAL ISSUE	28.08.2026	DISCIPLINE	ARCHITECTURAL DRAWINGS
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			DESIGN	EN / MD
			DRAWN	EN / MD

SHT NO :
A12



LEGENDS:	
	PLASTERED 4mm CEILING AREAS
	200mm LOAD BEARING WALL

1
A14
3RD FL REFLECTED CEILING PLAN
SCALE : 1:150@A3/1:75@A1



SUVA
132 GRANTHAM RD
RAIWAI
PHONE:3387787
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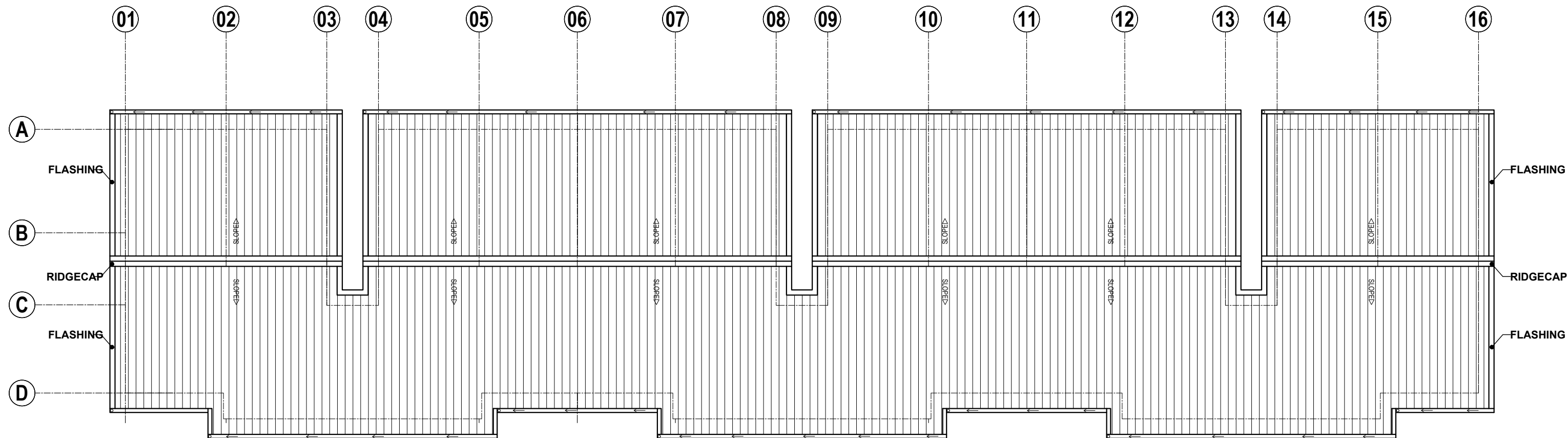
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DRAWING TITLE
3RD FL REFLECTED CEILING PLAN

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SHT NO :
A13



1
A14
ROOF PLAN
SCALE : 1:150@A3/1:75@A1



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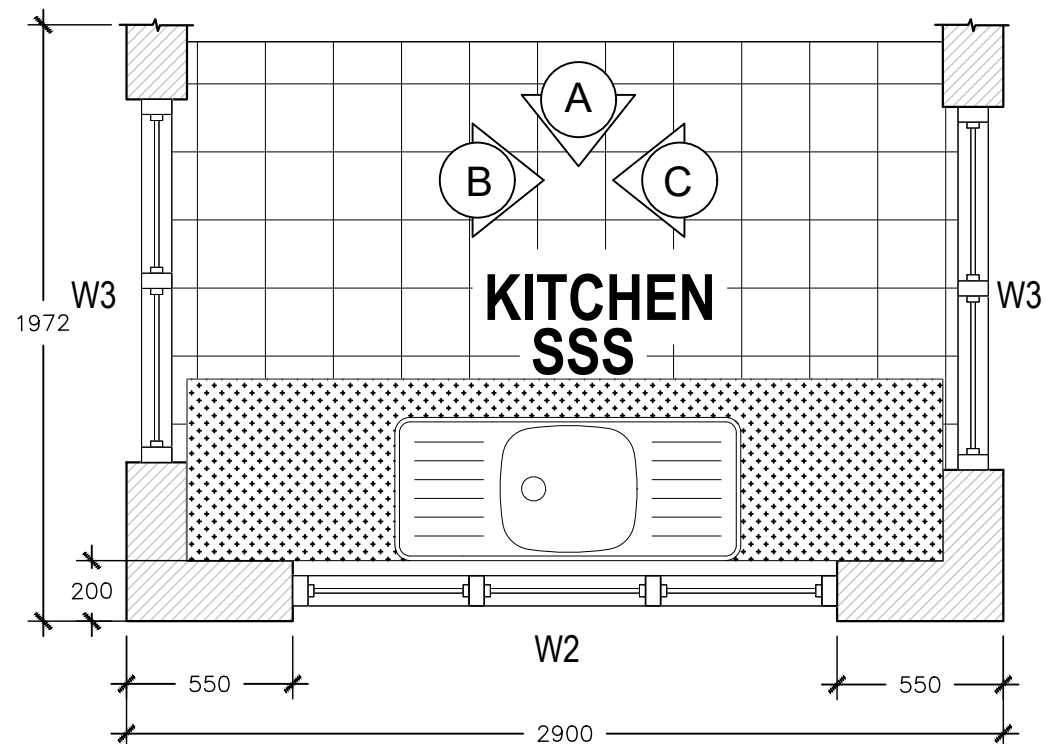
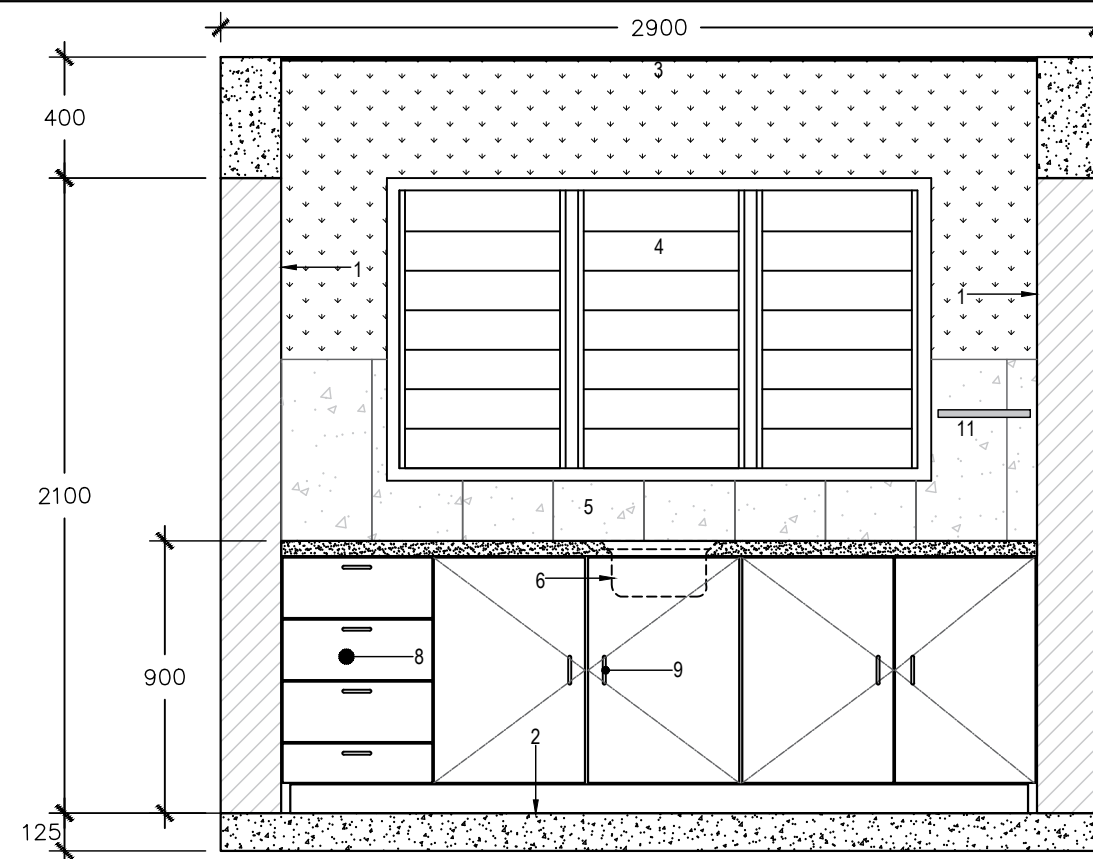
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND BE RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO PUBLIC RENTAL BOARD BEFORE COMMENCING ANY WORKS. THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF THE PUBLIC RENTAL BOARD AND MUST BE RETURNED ON COMPLETION OF THE WORK. DO NOT SCALE PRINTS.

PROJECT TITLE :
PROPOSED NEW 24 UNITS RESIDENTIAL BUILDING FOR PUBLIC RENTAL BOARD AT STAGE 3 PHASE 1, LAGILAGI ESTATE

DRAWING TITLE
ROOF PLAN

REV	DESCRIPTION	DATE	JOB NO	--
P1	APPROVAL ISSUE	28.08.2026	DISCIPLINE	ARCHITECTURAL DRAWINGS
			DATE	JUNE 2026
			SCALE	1:150@A3/1:75@A1
			DESIGN	EN / MD
			DRAWN	EN / MD

SHT NO :
A14



NOTE:

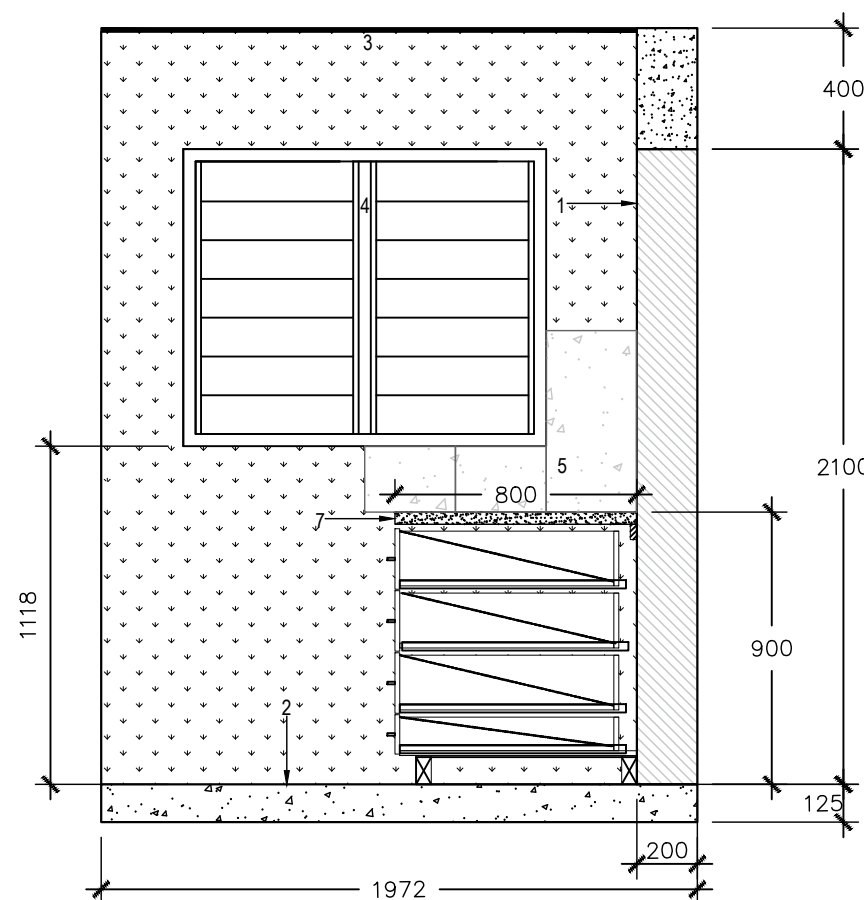
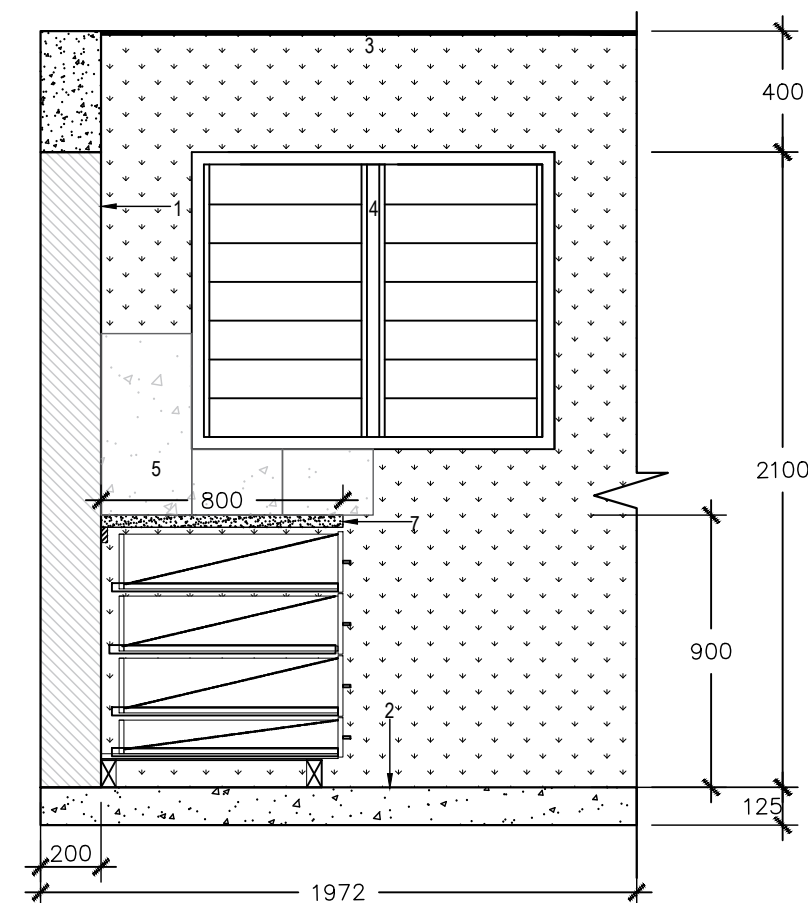
- 1 - BLOCKWALL PLASTERED AND PAINTED FROM BOTH SIDES OR
TILED AS PER ARCHITECTS INSTRUCTION
- 2 - SELECTED 600 X 600 FLOOR TILES ON CONCRETE FLOOR SELECTED BY CLIENT
- 3 - BONDEK AS CEILING PRIMED WITH METAL PRIMER & FINISHED WITH OIL BASED FINISHING COAT SELECTED BY CLIENT.
- 4 - WINDOWS AS PER SCHEDULE
- 5 - 600 X 300 WALL TILES SELECTED BY CLIENTS
- 6 - SINGLE STAINLESS STEEL SINK
- 7 - SELECTED GRANITE TOP AND EDGES TO BE FINISHED OFF BY
SELECTED BULLNOSE
- 8 - SELECTED LAMINATED FINISH TO DOORS AND INSIDES ON 16MM EXT.PLY BOARDS
- 9 - SELECTED "D" PULLS
- 10- LAMINATED FINISH TO SIDES OF 16MM EXT.PLY BOARDS
(OPEN SHELVES)
- 11- CHROME TOWEL RAIL WITH BRACKETS

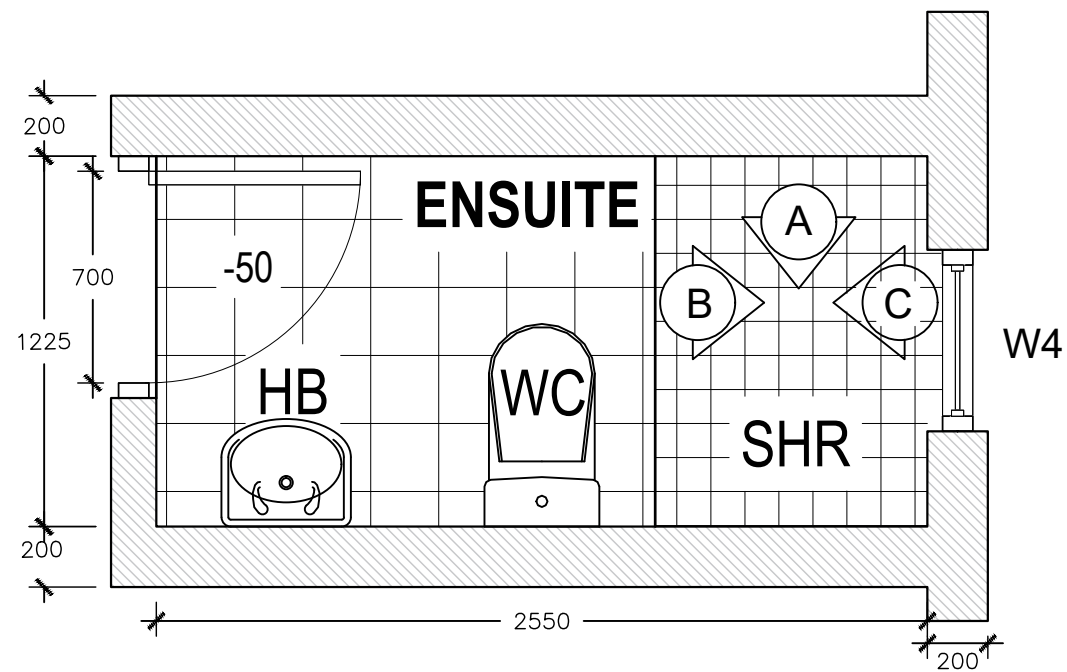
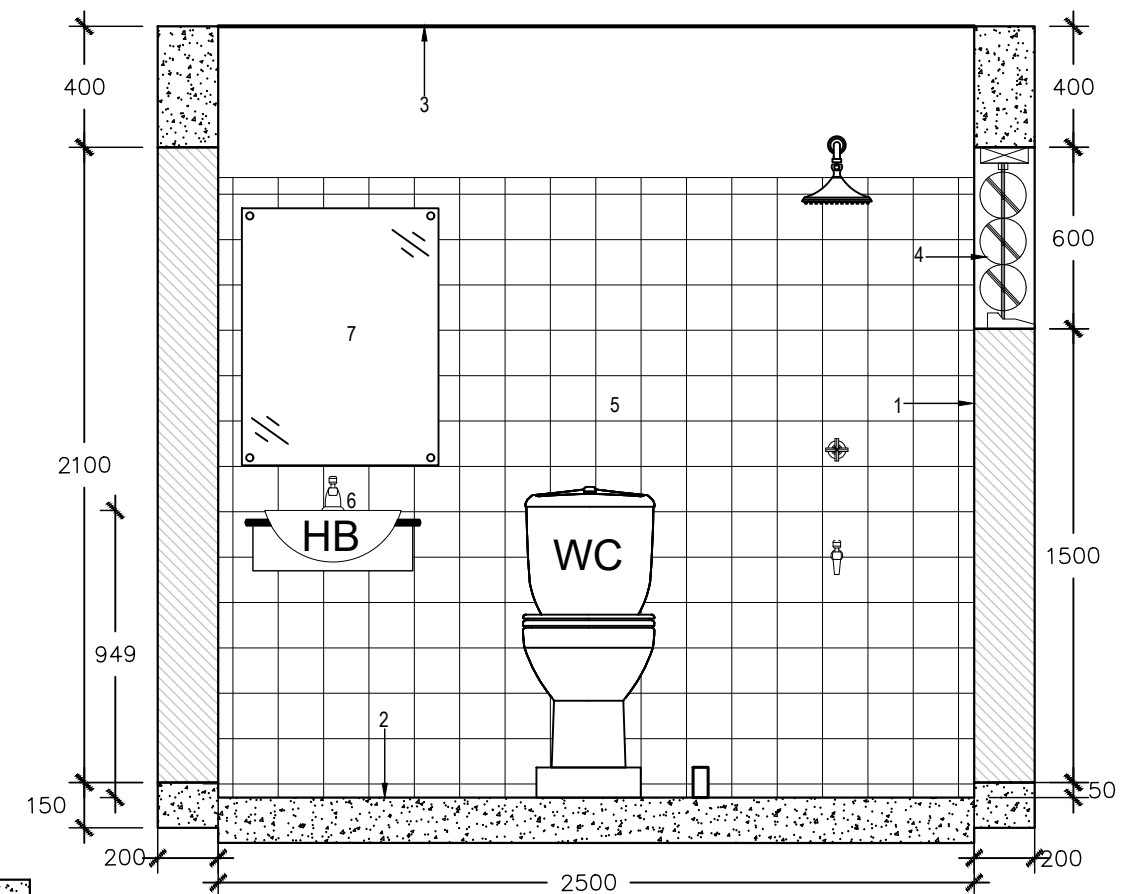
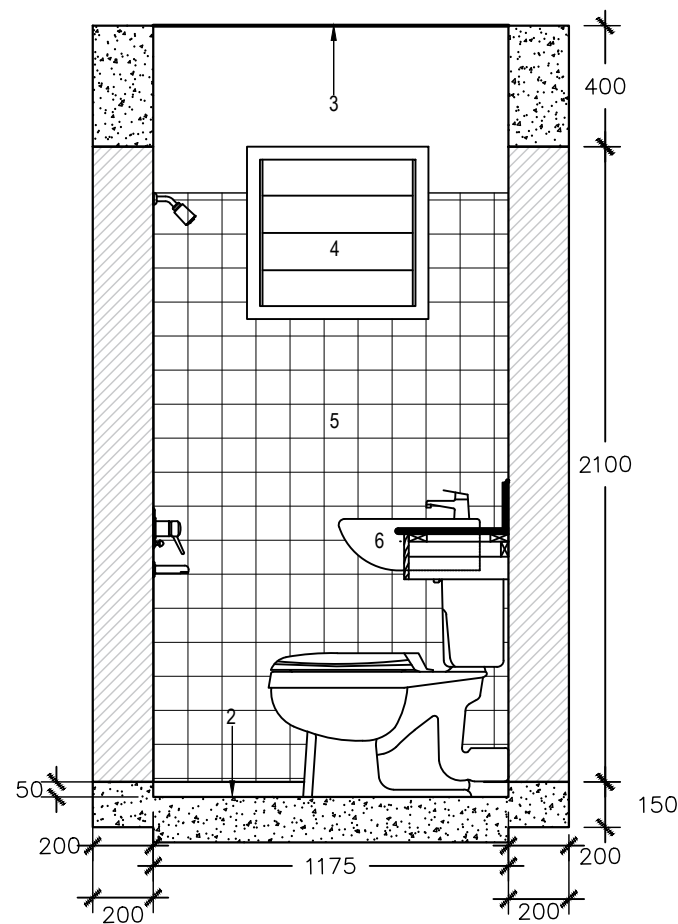
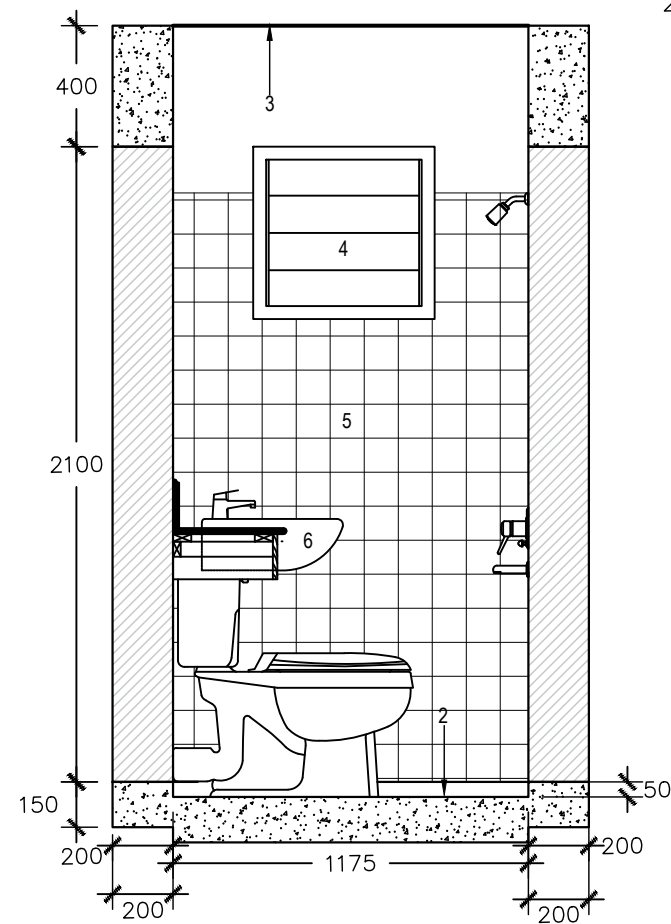
1

KITCHEN PLAN

A14

SCALE : 1:150@A3/1:75@A1



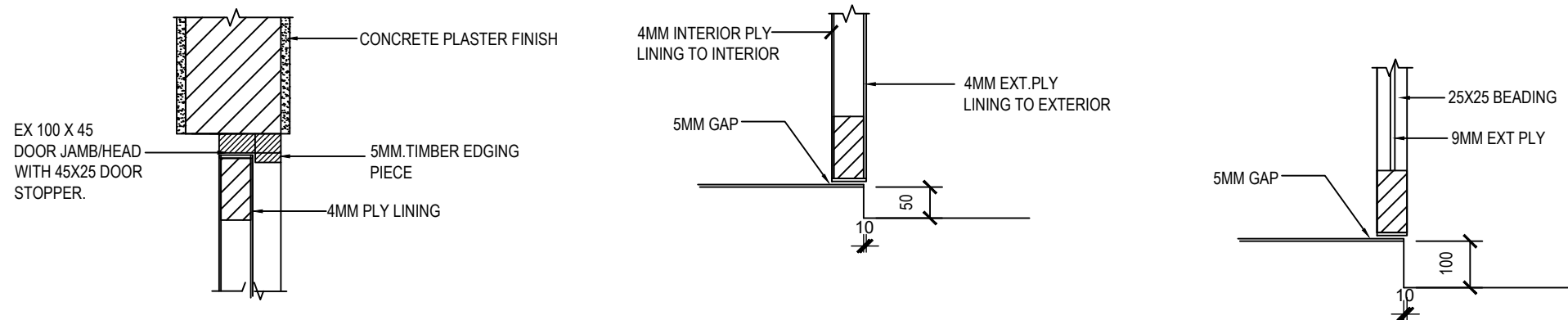
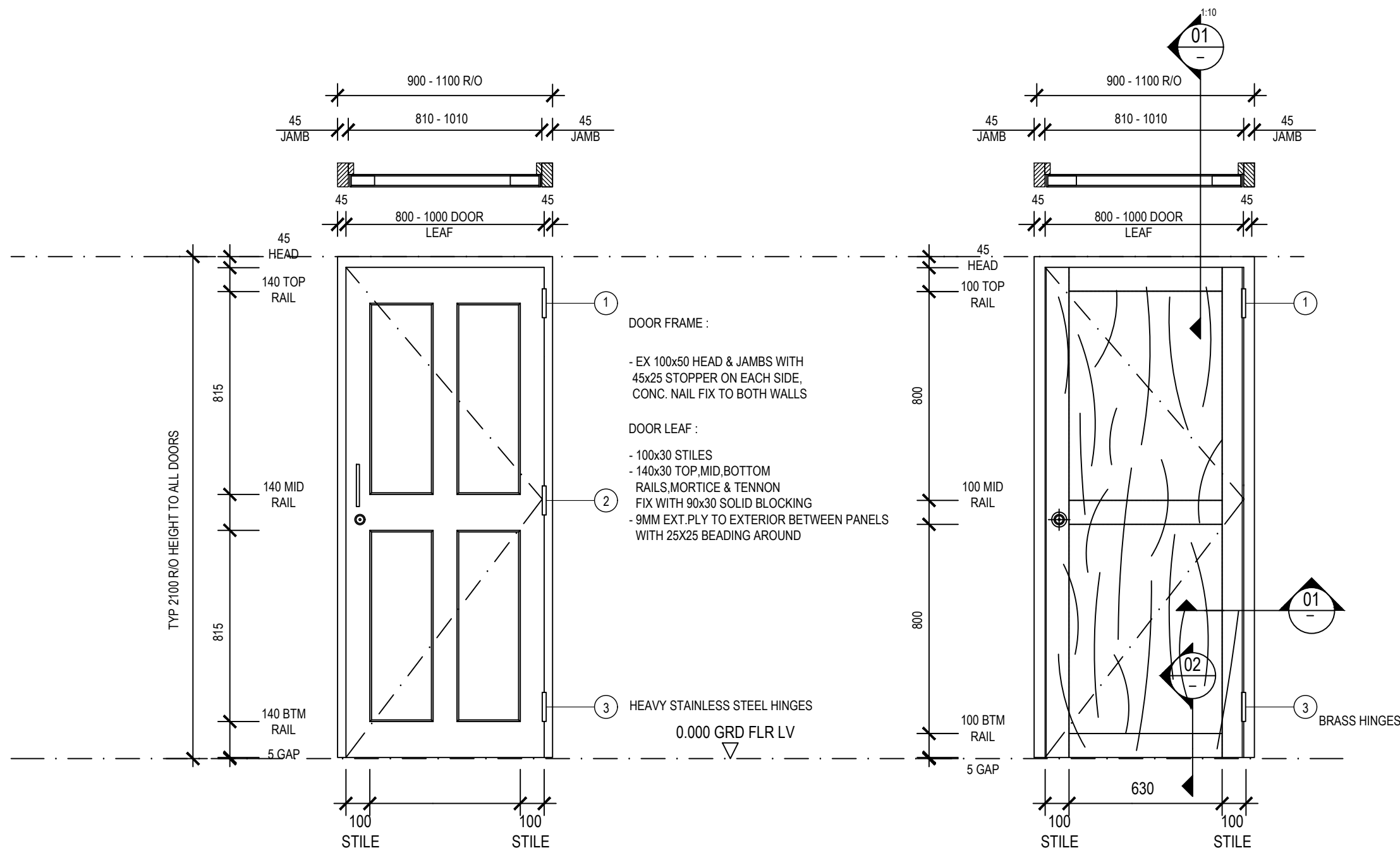
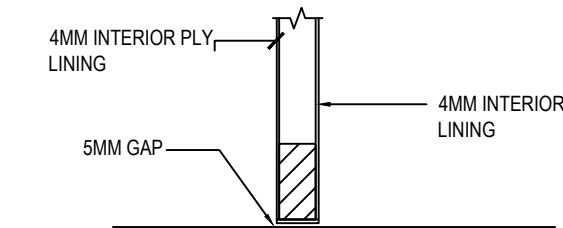


NOTE:

- D2 - 2100 x 800 -35MM- INT. DOOR
- WC - ALL WC'S ARE TO BE CAROMA/STYLUS BRAND WITH CISTERN TO BE SIDE ENTRY & 'P' TYPE TOILET PAN
- 1 - BLOCKWALL PLASTERED AND PAINTED FROM BOTH SIDES OR TILED AS PER ARCHITECTS INSTRUCTION
- 2 - SELECTED 600 X 600 ANTI-SLIP FLOOR TILES ON CONCRETE FLOOR SELECTED BY CLIENT
- 3 - CEILING PLASTERED AND PAINTED FROM FROM GROUND FL - 2ND FL & 4MM EXT. CEILING NAILED TO 50x50 NOGS AT 600 CRS BOTH SIDES WITH CORNICE ALL AROUND ONLY AT 3RD FL
- 4 - WINDOWS AS PER SCHEDULE
- 5 - 600 X 300 WALL TILES SELECTED BY CLIENTS
- 6 - HAND BASIN
- 7 - FULL WIDTH 6MM MIRROR WITH BEVELLED EDGES & CHROME HEADED SCREWS

1 WET AREA PLAN
A14 SCALE : 1:150@A3/1:75@A1

DOOR HARDWARE:		
ITEM	HARDWARE	FINISH
Internal Doors	<ul style="list-style-type: none"> • Brass butt hinges,as specified. • Brass spring Hinges to Toilet door • 2 - coat hooks to toilet door • Double acting brass spring hinges to kitchen door. • Mortice deadlock with 2 keys • Wall mounted rubber eye door stopper 	Stain chrome plated
Main Entrance Doors	<ul style="list-style-type: none"> • Heavy stainless steel hinges • Cylinder mortice locks • Wall mounted rubber eye door stopper 	



DOOR FRAME :

- EX 100x50 HEAD & JAMBS WITH 45x25 DOOR STOPPER ON EACH SIDE, CONC. NAIL FIX TO BOTH WALLS

DOOR LEAF :

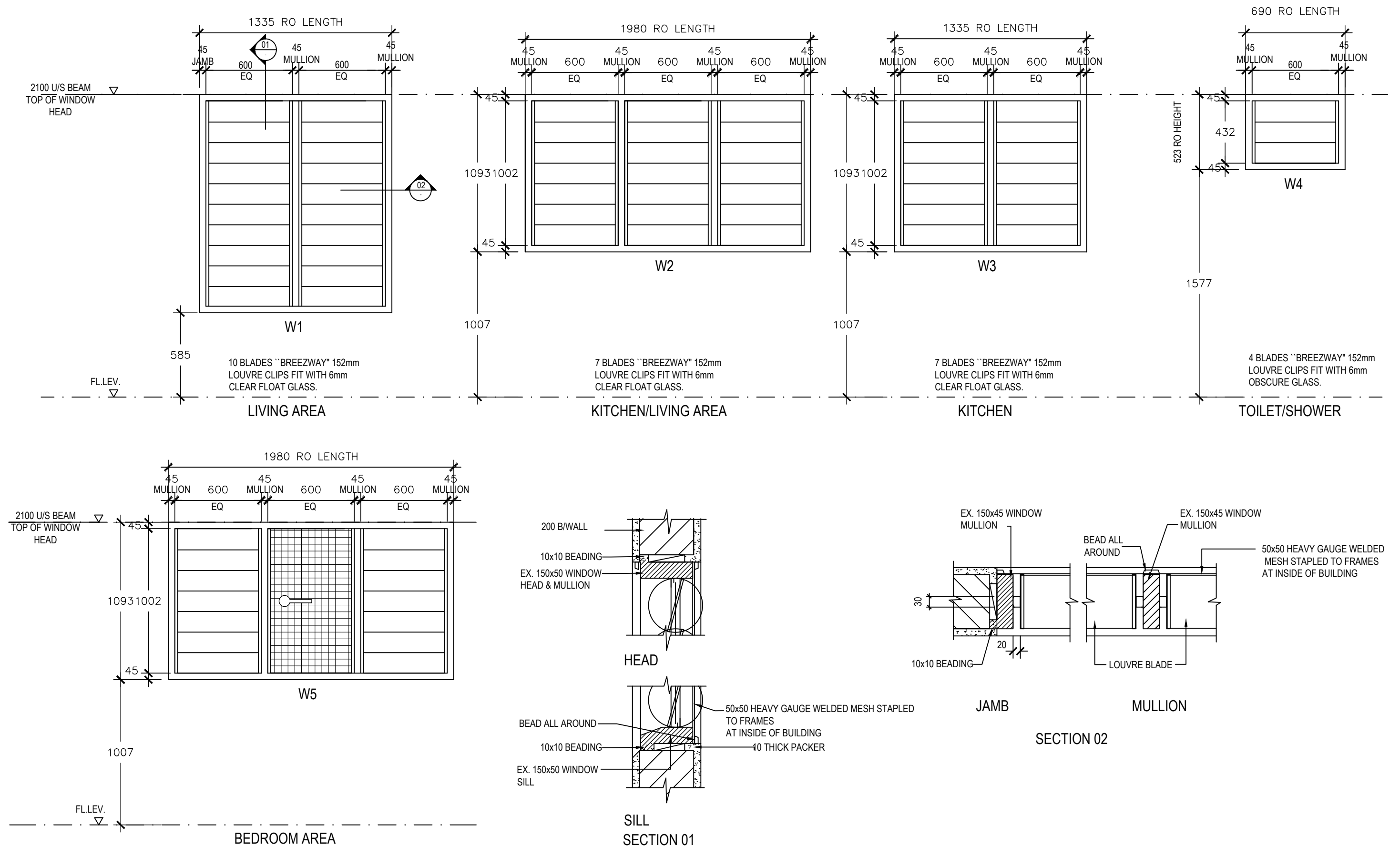
- 100x30 STILES

- 100x30 TOP,MIDDLE,BOTTOM RAILS WITH DOWELLED JOINTS

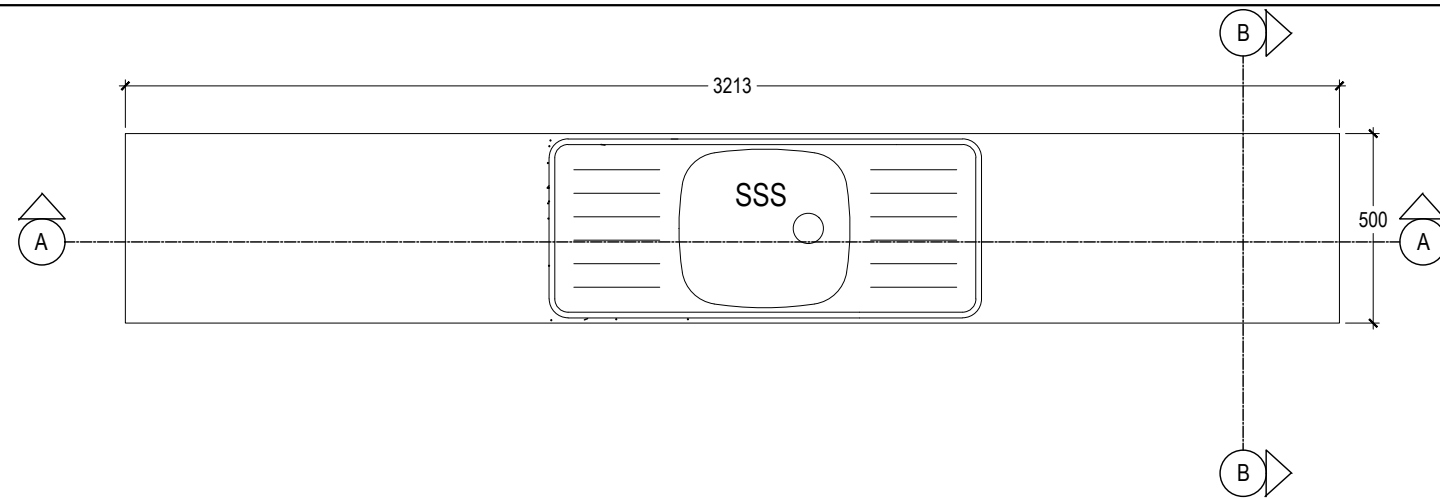
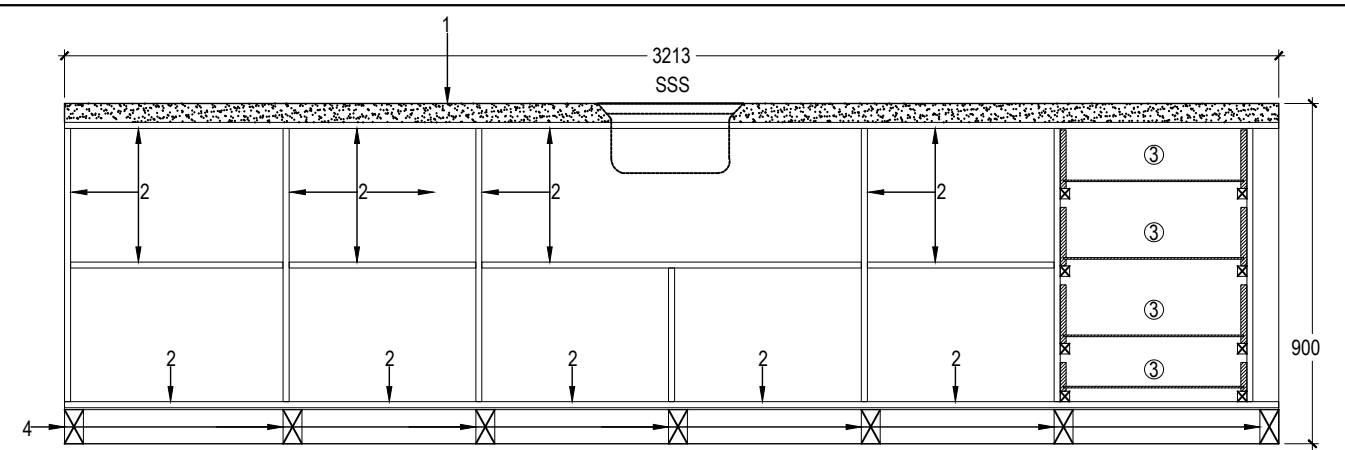
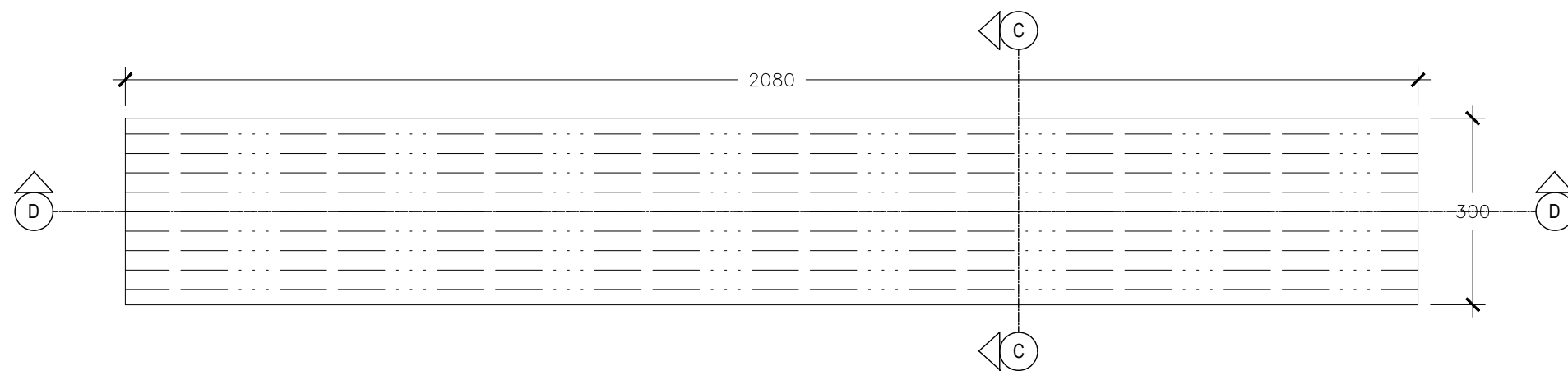
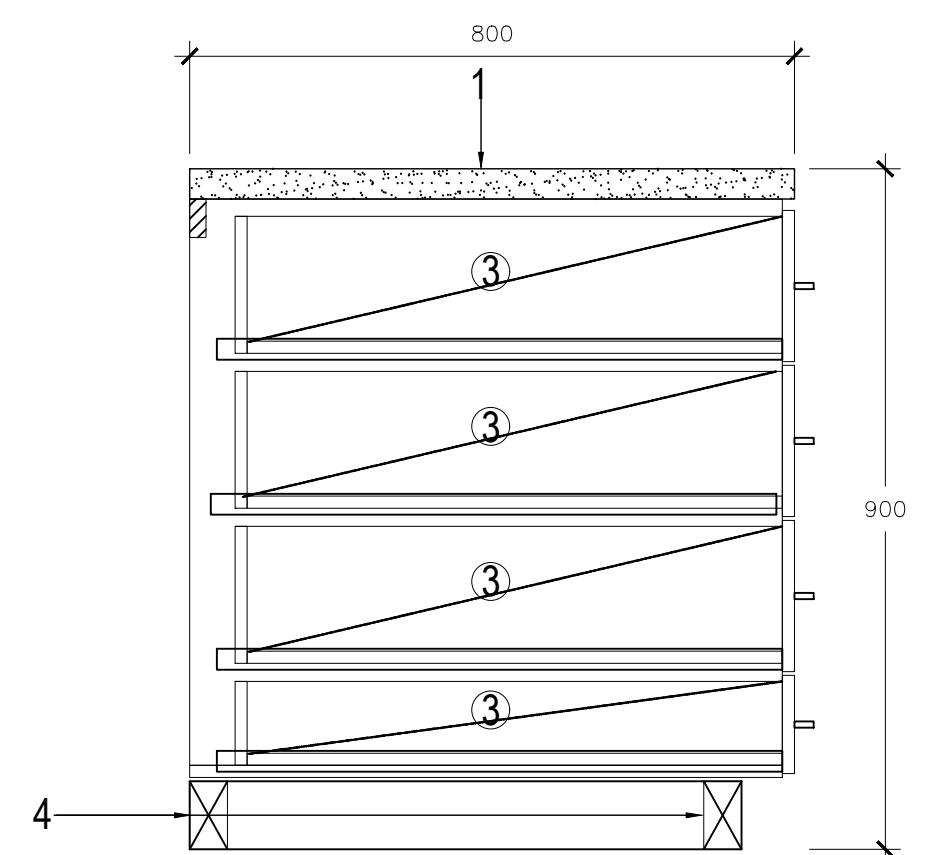
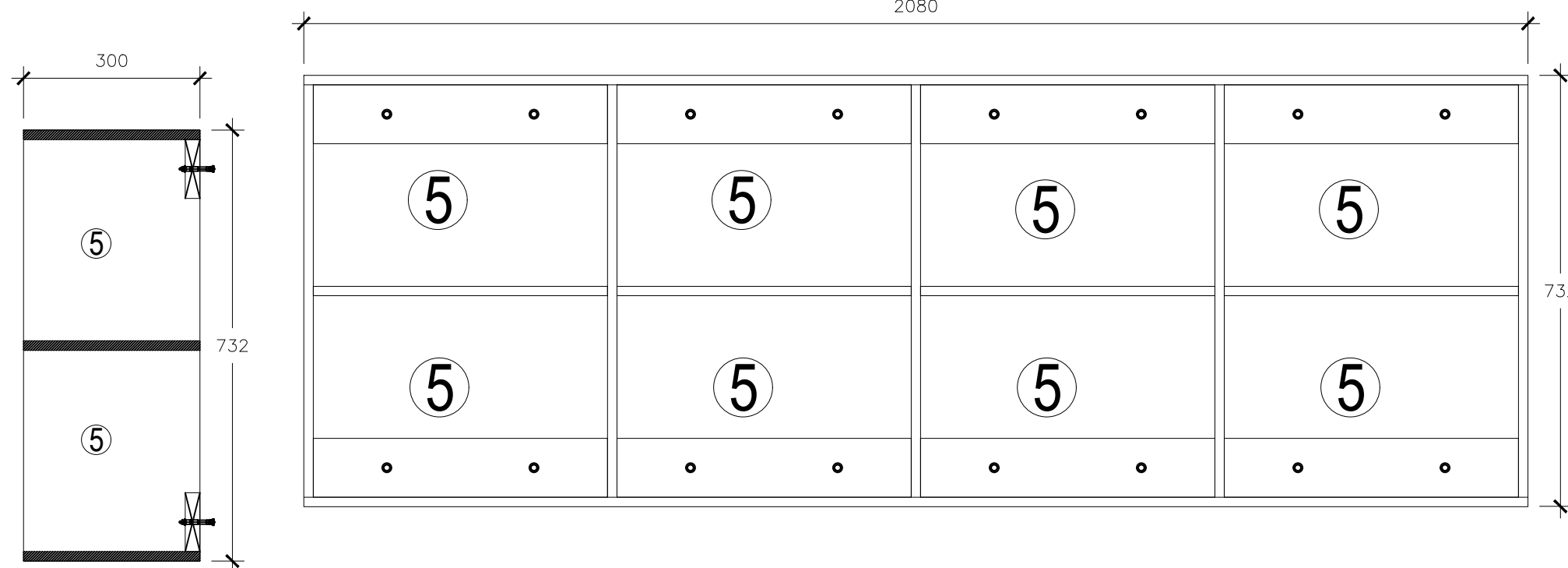
- 4MM INT.PLY TO BOTH SIDES WITH 5MM TIMBER EDGING PIECE

- NOTE FOR WET AREA - PROVIDE 4.5MM HARDIFLEX LINING TO BATHROOM FACE (Interior Lining)

1 DOOR SHEDULE & DETAIL PLAN
A14 SCALE : 1:150@A3/1:75@A1



1 WINDOW SCHEDULE & DETAIL PLAN
A14 SCALE : 1:150@A3/1:75@A1



NOTE:

SSS - SINGLE BOWL STAINLESS STEEL SINK

1 - SELECTED GRANITE TOP AND EDGES TO BE FINISHED OFF BY SELECTED BULLNOSE
 2- 16MM EXT.PLY BOARDS SCREWED AS CARCASS & PARTITIONS WITH CONCEAL HINGES
 3 - 16MM EXT.PLY BOARDS AS DRAWERS WITH SELECTED "D" PULLS
 4- 100 X 50 DRESSED TIMBER FRAME AS KICKERS
 5 - 16MM EXT.PLY BOARDS SCREWED AS CARCASS SCREWED ONTO 100 X 25 DRESSED TIMBER WITH M10 X 75MM GALV. DYNA BOLTS

1
A14 **KITCHEN BENCH DETAIL**
SCALE : 1:150@A3/1:75@A1