



FIJI REVENUE AND CUSTOMS SERVICE

SPECIFICATIONS FOR EXPRESSION OF INTEREST (EOI) NO.39/2026:

BUILDING SERVICES ENGINEERING CONSULTANCY FOR THE PROPOSED FRCS NADI OFFICE COMPLEX

Tender Reference	EOI No. 39/2026
Tender Title	Building Services Engineering Consultancy for the Proposed FRCS Nadi Office Complex
Release Date	Friday 09 th October 2026
Submission Response Close	Friday 30 th October 2026, 12PM FJT

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Advertisement

The following is the advertisement for Fiji Revenue and Customs Service as it originally appeared in the local media and should be used as the basis to submit your responses:

 **FIJI REVENUE AND
CUSTOMS SERVICE**

Expression of Interest (EOI)

FRCS hereby invites qualified bidders to submit EOIs for the following services of the Proposed FRCS Nadi Office Complex.

1. EOI No. 37/2026 – Civil & Structural Engineering Services for the Proposed FRCS Nadi Office Complex
2. EOI NO. 38/2026 – Quantity Surveying Services for the Proposed FRCS Nadi Office Complex
3. EOI No. 39/2026 - Building Services Engineering Consultancy for the Proposed FRCS Nadi Office Complex

The project involves the full design, statutory approvals, construction, commissioning, and handover of a new multi-storey office complex in Nadi comprising over 5,000 square metres of floor space. The facility will serve as the FRCS office, a Regional Training Hub, accommodation facility, conference centre, and associated infrastructure to support FRCS's operational, administrative, and border management functions. Interested firms with proven experience in the design and delivery of similar large-scale developments are invited to submit their Expressions of Interest in accordance with the tender requirements.

Interested bidders can access the Terms of Reference from the FRCS website: <https://www.frcs.org.fj/tenders/> or for further information, please email on tenders@frcs.org.fj

Submission must be enclosed in a sealed envelope, clearly marked with the relevant tender reference number and title, and addressed to:

**The Chairman
FRCS Tender Board
Fiji Revenue and Customs Service
Private Mail Bag
Suva, Fiji**

Or it should be dropped in the Tender Box located at FRCS Complex, Building 2 – Level 4, Corner of Ratu Sukuna Road and Queen Elizabeth Drive, Nasese, Suva, Fiji no later than 12.00pm on 30th October 2026.

FRCS reserves the right to accept or reject any submissions at its discretion, and this RFT does not constitute a contract or offer and is intended solely for the purpose of soliciting interests.

Section 1 – Invitation to Tender

EOI No. 39/2026 - Building Services Engineering Consultancy for the Proposed FRCS Nadi Office Complex

1. Fiji Revenue and Customs Service (FRCS), invites written signed tenders from eligible bidders for the given subject.
2. The following attachments form part of the Bidding Documents:
 - Section 1 – Letter of Invitation
 - Section 2 – General Terms and Conditions
 - Section 3 – Bid Data Sheet (BDS)
 - Section 4 – Schedule of Returnable Forms
 - Schedule A: Declaration by Bidder – Conformity
 - Schedule B: Bidder Information
 - Schedule C: Project Commitment, Experience & Referees
 - Schedule D: Key Personnel
 - Schedule E: Not Applicable
 - Schedule F: Declaration by Bidder – Price
 - Schedule G: Scope of Works
 - Schedule H: Payment Schedule
 - Annexure A – Title
 - Annexure B – Locality Map
3. Competitive bidding will be conducted under FRCS procurement procedures and guidelines and is open to all eligible companies.
4. Interested bidders can access the EOI specifications from the FRCS website page: <https://www.frsc.org.fj/tenders/> at no cost. All documents are in the English language.
5. It is the bidder's responsibility to ensure that the submission is dropped in the Tender Box located at FRCS Complex, Building 2 – Level 4, Corner of Ratu Sukuna Road and Queen Elizabeth Drive, Nasese, Suva, before the specified closing time.
6. Bidders are required to submit compliance certificates/letters from FNPF, FRCS & FNU, as part of their bids. Failure to comply with the requirements of the Bidding Documents may invalidate your submission.
7. Bidders seeking further clarification/information on the EOI and/or the process should contact via email on tenders@frcs.org.fj
8. Bid responses must be hand delivered before **12pm FJT on Friday 30th October 2026**.
9. Late tenders will not be accepted.
10. The lowest or any EOI may not necessarily be accepted.
11. FRCS reserves the right to accept or reject any Bid, and to annul, in whole or in part, or to suspend the bidding process and reject all Bids at any time and without reason prior to award, without thereby incurring any liability to the affected Tenderer or Tenderers.

Section 2 – General Terms and Conditions

The following General Terms and Conditions will apply.

1.1 Format of Response	Each bidder must provide a formal letter of transmittal that must: a. Be signed by an authorized representative of the organization and must state that the signing official is authorized to legally bind the organization. b. Include the names, titles, office addresses and office telephone numbers of the persons authorized by the organization to conduct negotiations on the proposal, including their expected roles in negotiations; and c. Provide a contact name, address, landline number and email address which FRCS will use in serving notices to the bidder.
1.2 Late Submissions	Submissions received within five minutes of the closing time will be accepted. Five minutes is allowed as variation for any timing difference.
1.3 Applicants to Inform Themselves	Each applicant should: a. Examine this specifications document; and any documents referred to within; and any other information made available by FRCS to the applicants. b. Obtain any further information about the facts, risks and other circumstances relevant to the tender by making all lawful inquiries. c. Ensure that the submission, and all information on which its proposal is based, is true, accurate and complete. By submitting their proposal, applicants will be deemed to have: a. Examined the EOI specifications and any other information made available in writing by FRCS to the applicants. b. Examined all information relevant to the risks, contingencies, and other circumstances having an effect on their proposal and which is obtainable by the making of reasonable inquiries.
1.4 Bidder's Risk	FRCS accepts no responsibility, liability, or obligation whatsoever for costs incurred by or on behalf of any bidder in connection with the EOI or any participation in the tender process.
1.5 Selection of Preferred Applicant	• No proposal will necessarily be selected by FRCS as the preferred solution/s. The FRCS Evaluation Committee may decide not to accept any proposal or reject all proposals at any time. FRCS reserves the right to cancel this tender and pursue an alternative course of action at any time. • Selection of Preferred Applicant will not be acceptance of the proposal and no binding relationship will exist between the preferred applicant(s) and FRCS until a written agreement acceptable by FRCS is executed by an authorized officer of FRCS and the successful applicant(s).

1.6 Conduct of Applicants	Conduct of Applicants or any of their consortium members, may affect the outcome of their tender responses, including non-consideration of the proposal. Applicants warrant to FRCS that they (and their consortium members) have not and will not engage in any of the following activities in relation to this tender process: a. Lobbying of or discussions with any politician or political groups during this tender process. b. Attempts to contact or discuss the tender process with officers, any member or staff or contractor currently working in FRCS or any agent of this Department, Exception to Evaluation Committee members. c. Provision of gifts or future promise of gifts of any sort to the previously mentioned personnel. d. Accepting or providing secret commissions. e. Seeking to influence any decisions of FRCS by an improper means; or otherwise acting in bad faith, fraudulently or improperly.
1.7 Currency	All currency in the proposal shall be quoted in Fiji Dollars and prices shall be VAT Inclusive.
1.8 Corporate Information	Each applicant must provide the following information: a. Details of the corporate and ownership structure, including identification of any holding company or companies and parent companies (Business license and Business Registration); b. Profiles of the company and any parent entity. If the company is a subsidiary, the applicant must provide full details of the legal and financial relationship between the subsidiary and parent. The names of all directors and officers of the company. c. A full description of the current operations of the company including the most recent audited financial statement or bank guarantee letter stating companies financial stability. d. A copy of the company's Certificate of Incorporation. e. Confirmation that the company has the capacity to bid for the Services and that there is no restriction under any relevant law to prevent it from bidding. f. Provision of details of any legal proceedings that are being done against the company.

1.9 Qualifications and Capability	Each Applicant must: - Be FNPF, FRCS, FNU & VAT compliant (letters to be attached). Tax Identification Number (TIN) must be quoted in the submission. - Directors to be tax compliant. A copy of Directors tax compliance certificate to be included in the submission. - Be able to demonstrate that it will be able to meet its financial obligations under this EOI.
1.10 Mergers,	Where such information is publicly accessible, the Applicant must indicate
Acquisitions, Sales of Applicant	whether any mergers, acquisitions or sales are planned presently or during the year following the submission of the proposal.
1.11 Enquiries	- All questions and enquiries regarding this EOI are to be made in writing via email or official letter. - All questions and inquiries will be responded to in writing by email. - Verbal responses will not have any binding on either party.
1.12 Confidentiality	- All Companies shall keep strictly confidential any and all information contained in this ITT, and other information or documents made available to it by or on behalf of FRCS in connection with this ITT. The firms shall not disclose, nor allow any such information to be disclosed. - Any effort by a Bidder to influence the FRCS in its decisions on Tender evaluation, Tender comparison, or Contract Award may result in the rejection of the Tenderer's Bid.
1.13 Price Bid	The Price(s) should include all non-exempt duties, taxes, and other levies payable by the Tenderer under the contract/purchase order and must be as per the Price Schedule/Bid Form provided.
1.14 Bid Validity Period	The bid shall remain valid for 90 calendar days after the deadline of the receipt of the bids.
1.15 Notification of Award	FRCS will notify the successful Bidder in writing prior to the expiration of the period of Bid Validity. FRCS may sign a contract with the successful Tenderer and issue a Purchase Order for a set duration.
1.16 Extension of Validity Period	- In exceptional circumstances, prior to the expiration of the proposal validity period, FRCS may request Bidders to extend the period of validity of their Proposals. The request and the responses shall be made in writing and shall be considered integral to the Proposal. - If the Bidder agrees to extend the validity of its Proposal, it shall be done without any change to the original Proposal. - The Bidder has the right to refuse to extend the validity of its Proposal, and in which case, such Proposal will not be further evaluated.

Section 3 – Bid Data Sheet

BDS No.	Description	Instruction
1.	Condition of EOI	Fixed Lump Sum
2.	Contract Form	The provisions of the Contract Template are only indicative of the terms and conditions that the parties may ultimately agree to enter and will become binding on the parties after the EOI has been awarded and upon finalization and execution of the contract.
3.	Mandatory Supplementary Documents	• Company Profile including Organization Structure • Key Resources (staff & equipment) • Professional Indemnity (PI) Cover • Member of Engineers Fiji. • Valid Business License and Registration Certificate
		• FRCS Tax Compliance Letter (Business and All Directors) • FNPF Compliance Letter • FNU Levy Certificate • OHS Compliance Certification • 3 minimum written Clients Reference with contact details. ◦ Written client references must be within the last 3 years. Bids will not be considered for evaluation unless 3 Client's References are provided. • 3 minimum Past Project Experience of Similar Value and Nature
4.	Public Liability Cover	FJD 1,000,000.00
	Professional Indemnity Insurance	FJD 1,000,000.00
5.	Liquidated Damages (LD)	FJD 2,500.00 per Calendar Day
6.	Deadline / Submission	Date: Friday 30th October 2026 Time: 12pm FJT Mode: Submission to be dropped in the Tender Box located at FRCS Complex, Building 2 – Level 4, Corner of Ratu Sukuna Road and Queen Elizabeth Drive, Nasese, Suva. Tender to be in a sealed envelope and clearly marked as “EOI No. 39/2026 – Building Services Engineering Consultancy for the Proposed FRCS Nadi Office Complex”.
7.	Contact Information	Contact Person: Mr. Colin Alfred Designation: Manager Facilities and Projects, Finance Contact Details: (T) 679 324 3104 (M) 998 3666 (E) calfred001@frcs.org.fj

Section 4 – Schedule of Returnable Forms
Schedule A: Declaration by Bidder – Conformity

Tender Reference:	EOI No. 39/2026
Tender Title:	Building Services Engineering Consultancy for the Proposed FRCS Nadi Office Complex

1. We, confirm to have examined the EOI Documents, attended the Pre-Bid Site Meeting (if any) and hereby acknowledged any addendums thereof, offer to supply the goods, services or works set out in the EOI, the Specifications, Drawings and accompanying documents for the price(s) specified in the Price Schedule.
2. Declare that we have read and clearly understood all Sections of this EOI , including the GTC & TOR, if required we will sign and return any section of EOI to form part of the Contract Document.
3. We hereby declare that our firm, its affiliates or subsidiaries or employees, including any JV/Consortium /Association members or subcontractors or suppliers for any part of the contract:
 - a. have no conflict of interest, is not under procurement prohibition by the FRCS or been suspended, debarred, sanctioned or otherwise identified as ineligible;
 - b. have not declared bankruptcy, are not involved in bankruptcy or receivership proceedings, and there is no judgment or pending legal action against them that could impair their operations in the foreseeable future;
 - c. Undertake not to engage in proscribed practices, including but not limited to corruption, fraud, coercion, collusion, obstruction, or any other unethical practice, with the FRCS or any other party, and to conduct business in a manner that averts any financial, operational, reputational, or other undue risk to FRCS.
4. We declare that all the information and statements made in this Proposal are true and we accept not to deviate, unless the Scope of Work will change by the FRCS;
5. Agree that the FRCS has the right to deduct the full Bid Security Sum (if any) in case of any breach to the terms of conditions of the EOI or in case where we decided to reject the offer by the FRCS after the Letter of Award has been issued by the FRCS;
6. I understand that the FRCS reserves the right, unless the tenderer stipulates to the contrary in the tender, to accept such portion thereof as FRCS may decide. FRCS is not bound to accept the lowest or any tender.
7. Confirm that our submission shall be valid and remain binding upon us for the period specified in the Bid Data Sheet.

I, the undersigned, certify that I am duly authorized to sign this Proposal and bind it should FRCS accept this Proposal.

Authorized Representative Signature : _____
Authorized Representative Name : _____
Designation : _____
Company Name : _____
Date : _____

[Bidders official stamp/seal]

Schedule B: Bidder Information

Bidder Registered Name	[Complete]
Legal Address	Street Address: [Complete] Postal Address: [Complete] Office Number: [Complete] Website (if any): [Complete]
Year of Registration	[Complete]
List of Director(s)/Shareholder(s)	[Complete]
Bidder's Authorized Representative	Name and Title: [Complete] Telephone numbers: [Complete] Email: [Complete]
Countries of Operation	[Complete]
No. of full-time Employees	[Complete]
No. of Technical Employees	[Complete]
No. of Field Employees	[Complete]
Contact person FRCS may contact for requests for clarification during Proposal evaluation	Name and Title: [Complete] Telephone numbers: [Complete] Email: [Complete]
Attach the following documents:	• Company Profile, <u>not</u> exceeding fifteen (15) pages with Organization Structure, Director(s), specialization, expertise, and resources; • Project Profile, list of past experiences in similar nature and capacity with contact details; • Certificate of Incorporation/ Business Registration; • Professional Indemnity (PI) Cover Certificate; • Public Liability Cover • Member of Engineers Fiji Certificate; • Valid Tax Compliance Certificate issued by FRCS; • Certificate of Tax Registration and Exemption (if any); • Valid FNPf Compliance Certificate; • Valid FNU Levy Compliance Certificate; • Copies of the financial statement (balance sheets, including all related notes, and income statements) for at least recent 3 years prepared by a qualified Accountant professional;

Schedule C: Project Commitment, Experience & Referees

C.1 On-Going Projects

List down Projects currently in Progress in the table below.

Client Name	Project Name & Location	Contract Value	% Progress & Approximate Completion time	Types of activities being undertaken

☐ Bidders may also attach additional information with the submission.

C.2 Past Project Experience

List down Past Project Experience in the table below of similar scope & capacity to this tender.

Client Name	Project Name & Location	Contract Value	Year of Completion	Types of activities undertaken

☐ Bidders **MUST** also attach Statements of Satisfactory Performance from the Top 3 (three) Clients or more, with the submission.

C.3 Project Cliental Referees

List down at least 3 Cliental Referee details in the table below.

Name of Referee	Project Name & Location	Reference Contact Details	Contract Value	Types of activities undertaken
1.				
2.				
3.				

☐ Bidders **MUST** also attach Statements of Satisfactory Performance from the Top 3 (three) Clients or more, with the submission.

Schedule D: Key Personnel

List the key staff personnel that will be engaged for this project.

All listed personnel may be employees or subconsultants of the Consultant; however, **full responsibility for their performance and outputs remains solely with the Consultant**. Key Experts shall not be substituted without the Client's prior written approval.

Name	Current Position	Experience	Qualification	Role for this Project and % Contribution
				Senior Building Services Engineer – Team Lead % - [Complete]
				Building Services Engineer – Mechanical % - [Complete]
				Building Services Engineer – Electrical % - [Complete]
				Building Services Engineer – Hydraulic % - [Complete]
				Building Services Engineer – ICT/Communications % - [Complete]
				[BLANK]
				[BLANK]
				[BLANK]

☐ Bidders to attach resume of nominated key staff personnel required for the project as assigned above.

Schedule E: Works Programme and Project Methodology

Bidder must attach;

- Tentative works programme using Gantt chart, indicating key trade and milestone timelines.
- Methodology Statement detailing all activities from planning, developing, and controlling a project from start to finish, ensuring efficient resource allocation, risk management, and successful completion within established parameters.

Tentative Works Duration: _____

Schedule F: Declaration by Bidder – Price

Tender Reference:	EOI No. 39/2026
Tender Title:	Building Services Engineering Consultancy for the Proposed FRCS Nadi Office Complex

We, the undersigned, submit our Price for the above project in accordance with the Specification prepared by FRCS.

The whole of the works shall be completed and carried out to the entire satisfaction of FRCS for the sum of [Insert amount in words and figures (VIP)].

Our Proposal shall be valid and remain binding upon us for the period of time specified in the Bid Data Sheet. We understand you are not bound to accept any Proposal you receive.

I, the undersigned, certify that I am duly authorized to sign this Proposal and bind it should FRCS accept this Proposal.

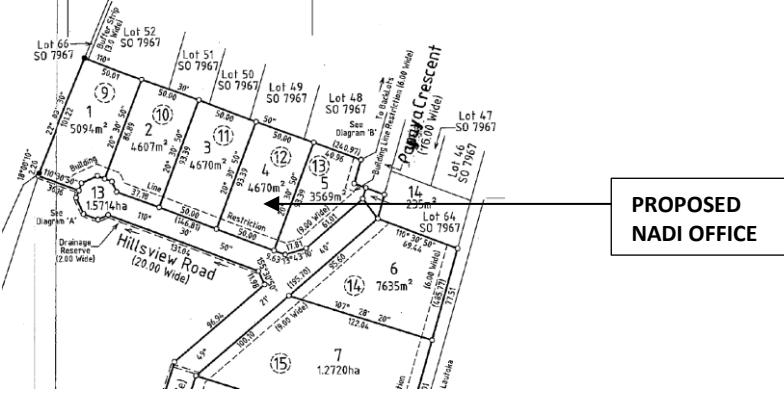
Authorized Representative Signature : _____
Authorized Representative Name : _____
Designation : _____
Company Name : _____
Date : _____



[Bidders official stamp/seal]

NOTE: Bidders to provide initial pricing and only shortlisted Bidders would be invited to update their pricing once the Conceptual Drawings are provided.

Schedule G: Scope of Works

ITEM No.	TRADE DESCRIPTION
1.0	PROJECT BACKGROUND
	The Fiji Revenue & Customs Service (FRCS) is undertaking the development of a new office facility in Nadi to support its operational, administrative, and border management functions. The project involves full design, statutory body approvals, construction, commissioning, and handover of the FRCS Office, including associated infrastructure and services. FRCS intends to construct a multi storey office complex with approximately 5,000 plus square meters. Apart from been FRCS office the facility will be a Regional Training Hub, accommodation facilities and conference facilities. FRCS invites Expression of Interest from suitably qualified and experienced Building Services Engineer to provide professional services engineering for the delivery of the FRCS Nadi Project
2.0	PROJECT LOCATION
	
3.0	PROJECT DURATION
	The Proposed Project is expected to last for a period of two (2 years). Timeline is subject for review.
4.0	SCOPE
	The Fiji Revenue and Customs Services (FRCS) invites registered and experienced firm to submit an Expression of Interest (EOI) that can provide Building Services engineering services for the Proposed New FRCS Nadi Office Complex located at Lot 4 Hillview Road, Voivoi Subdivision Legalega, Nadi on iTaukei Lease No: 36692, Lot 4, SO 8654 with a land area of

	4670 m². The Building Service Engineer shall provide all professional engineering services required to develop, design, document, coordinate, and support the project from the concept and design stages through construction, completion, and final handover. All services shall be undertaken in accordance with applicable statutory and regulatory requirements, relevant local authority requirements, applicable building codes, engineering standards, and recognised industry best practices. The Building Service Engineer shall also ensure appropriate coordination with the project team and other consultants throughout all stages of the project.
5.0	SCOPE OF SERVICES, TASKS & DELIVERABLES
5.1	<u>General</u> <u>Scope of Services – Building Services Engineer</u> The Building Services Engineer shall provide full professional engineering services for the planning, design, documentation, tendering, construction support, testing, commissioning, completion and handover of the proposed new office complex. The Engineer shall develop integrated building services systems that are safe, functional, energy-efficient, sustainable, maintainable and cost-effective, and that: • Meet the Project Brief and Client requirements; • Align with the architectural and civil & structural design; and • Comply with all statutory requirements, applicable legislation, building codes, engineering standards and recognised industry practice. <u>Disciplines and Systems Covered but not limited to</u> The scope includes, but is not limited to, the following: • Mechanical services: air-conditioning, ventilation and associated systems. • Electrical services: power distribution, lighting, emergency power and associated systems. • Hydraulic and plumbing services: water supply, sanitary plumbing, drainage and associated systems. • Fire protection and fire services. • Vertical transportation interfaces: lifts and associated building services requirements. • Building Management Systems (BMS) and building controls. • ICT, telecommunications and communications infrastructure interfaces. • Security, access control and associated infrastructure interfaces. • Audio-visual and other specialist building services interfaces. • Energy efficiency, sustainability and renewable energy measures. • Coordination and integration of all building services with architectural, civil, structural and other specialist design disciplines. <u>Energy Efficiency and Sustainability</u> The Engineer shall consider energy efficiency and sustainable building services solutions

throughout the design. This may include:

- Energy-efficient HVAC systems.
- High-efficiency chillers and equipment.
- Variable-speed drives.
- LED lighting.
- Occupancy and daylight controls.
- Building Management Systems.
- Solar photovoltaic systems.
- Energy metering and monitoring.
- Water-efficient fixtures.
- Rainwater harvesting.
- Efficient pumps and motors.
- Heat recovery systems where appropriate.
- Passive design coordination with the Architect.

Where applicable, the Engineer shall coordinate with the project's sustainability objectives and relevant green-building requirements.

Coordination and Integration

The Engineer shall ensure that all building services are fully integrated and coordinated throughout the design and construction phases, including:

- Coordination of plant rooms, service risers, ceiling spaces, penetrations and equipment locations; and
- Provision of adequate maintenance access and resolution of all service interfaces.

The Engineer shall work collaboratively with the Architect, Civil & Structural Engineer, Quantity Surveyor, specialist consultants, Client, Project Manager, Contractor and other relevant stakeholders to ensure the building services design is:

- Fully coordinated, practical and constructible; and
- Aligned with the project scope, programme, budget and quality requirements.

The Engineer shall perform duties and services under the project stages listed below:

Project Stages

Stage 1	Review of Project Requirements, Site Inspection & Assessment and Planning Due Diligence
Stage 2	Develop Conceptual Design and Technical Options
Stage 3	Detailed Design and Approvals
Stage 4	Tender Documentation & Procurement
Stage 5	Construction, Installation & Commissioning Phase Services
Stage 6	Practical Completion and Handover
Stage 7	Defects Liability Period

Stage 1: Review of Project Requirements, Site Inspection and Planning Due Diligence

The Engineer shall, without limitation, be responsible for:

	• Review the client project brief and functional brief. • Review architectural concept and site layout, site information, planning requirements, proposed development parameters & requirements and proposed building configurations. • Review available site investigation, geotechnical, topographical, and survey information and any regulatory constraints • Review existing site infrastructure, utility information, existing services, site constraints and surrounding developments. Assess the availability and capacity of electricity, water, sewer, stormwater, telecommunications and other relevant services. • • The Engineer shall liaise with the relevant utility providers (WAF, EFL, TFL) and develop a Site Servicing Memorandum that clearly identifies the location of current services on site, the disconnection and decommissioning of the services, and outlines a proposal for establishment of new (or upgraded) services to the site. • Identify building services constraints, opportunities, risks, and design considerations. • Establish the building services design criteria and basis of design and preliminary design strategy. • Participate in the coordination works between building services requirements with the Client, Architect, Civil & Structural Engineers, and other project consultants. • Advise on building services implications of architectural planning, building height, floor-to-floor heights, spans, grids, plant rooms, service zones, and façade systems. • Identify information required from the Client or other consultants to progress the building service design. • Review and advise on building codes and relevant standards to be used in the project. • Attend project inception and coordination meetings. • Identify potential building services associated with adjacent buildings and infrastructure. • Identify statutory and authority requirements applicable to the project. • Provide recommendations if additional investigations is necessary • Conduct site inspection and assess ground conditions and their implications for structural design. • Where information is insufficient, the Engineer shall recommend additional surveys, investigations, testing, or specialist studies. • During this initial stage, the Engineer is to familiarize themselves with the proposed site and site constraints and architectural concepts provided. • <u>Key Deliverable for Stage 1:</u> The Engineer shall prepare an Inception/Building Services Design Report identifying the proposed servicing strategy, key assumptions, design criteria, constraints, risks and recommendations. <u>Stage 2: Develop Conceptual Design and Technical Options</u> • Integrate initial investigation and assessment stages into concept building services design drawings to meet FRCS expectations on the overall Project within the project scope, time, cost and quality control. All documentation in this stage shall be submitted to the Client for approval prior to any application. • The Engineer shall develop and evaluate appropriate systems for the proposed office complex. • The Engineer shall clearly identify the design codes and standards adopted in the Services Design Basis Report. The Engineer shall identify and apply the relevant statutory requirements, building regulations, codes and standards applicable to the project.
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- The Engineer shall prepare preliminary services schemes and provide recommendations for the preferred service system solution.
- Undertake all building services analysis and design necessary for the complete building.
- The Engineer shall establish and document appropriate systems to be implemented.
- Attention shall be given to the applicable seismic and cyclone/wind conditions and noise (vibrations to the building) relevant to the project location
- The Engineer is expected to work reasonably and efficiently with the entire design team, and as requested by the Client.
- The Engineer shall undertake all building services analysis and design necessary for the complete building. The Engineer shall develop concept-level building services designs and coordinate these with the architectural and structural concept designs
- Key Deliverable for stage 2: The Engineer shall provide all necessary concept drawings applicable to the project for review and approval. Provide services system options, preliminary layouts and structural concept report.

Stage 3: Detailed Design and Approvals

Following approval of the Concept Design, the Engineer shall develop the approved concept into a complete and coordinated detailed building service design suitable for statutory approvals, Building Permit application, tendering, procurement, construction, and the Client's requirements. The Engineer's services shall include, but not be limited to, the following:

- Coordinate and integrate the approved Concept Design drawings, design requirements, planning conditions, statutory requirements, site information, and other relevant project requirements into comprehensive detailed building service design documentation.
- Ensure that the detailed design documentation is suitable for the procurement and engagement of the Main Works Contractor, Building Permit application, statutory approvals, tendering, and construction, and is prepared to the reasonable satisfaction of the Client.
- Ensure that the detailed design meets FRCS requirements and expectations and is developed within the approved project scope, programme, budget, quality requirements, and overall project objectives.
- Assist the Client in responding to technical queries, comments, requests for information, and clarifications raised by statutory authorities, utility providers, and other relevant stakeholders to facilitate the required approvals. All submissions and applications shall be provided to the Client for review and approval prior to submission to the relevant authorities.
- Undertake all building services analysis, engineering calculations, modelling, and design necessary for the complete building and associated building service within the Engineer's scope.
- Establish, assess, and document the applicable building service design criteria
- Identify, interpret, and apply all applicable statutory requirements, planning conditions, building regulations, national building codes, engineering standards, authority requirements, and recognised industry standards relevant to the project.
- Undertake detailed service element calculations, analysis, design, and engineering assessments for all elements within the Engineer's scope of services.
- Prepare a complete and coordinated set of building service drawings, layouts, details, schedules, specifications, calculations, and supporting documentation suitable for statutory approval, Building Permit application, tendering, procurement, and

	construction. • Prepare a comprehensive Building Service Design Report setting out the design philosophy, design criteria, applicable codes and standards, design assumptions, loading criteria, materials, structural systems, analysis methodology, key design considerations, and engineering outcomes. • Coordinate closely with the Architect and all relevant project consultants to ensure that the building service design is fully integrated with the architectural, civil & structural engineers, landscape, and other discipline requirements. • Where Building Information Modelling (BIM) is required, develop and maintain the building service BIM model to the required level of detail and information specified in the Project BIM Requirements and coordinate the model with other project disciplines. • Participate in design coordination meetings, technical workshops, design reviews, and interdisciplinary coordination sessions as required by the Client or Project Manager. • Participate in value engineering and design optimisation exercises throughout the design process. Any proposed value engineering measure shall maintain the required levels of safety, functionality, durability, constructability, maintainability, sustainability, and overall building performance, while remaining compliant with applicable statutory and technical requirements. • Incorporate appropriate design measures to enhance the durability, resilience, maintainability, resource efficiency, and sustainability of the structural elements, having regard to the project's environmental conditions, design life, maintenance requirements, and operational objectives. • Where the project targets a recognised green building certification, provide the necessary structural design information, calculations, material information, specifications, and supporting documentation required to assist the project team in satisfying the applicable certification requirements. • Review and incorporate relevant Client, consultant, statutory authority, and stakeholder comments arising during the detailed design process, subject to the Client's approval and within the agreed scope of services. • All submissions to statutory authorities and utility providers shall be coordinated with and submitted to the Client/Project Manager for review and approval prior to formal submission, unless otherwise directed. • <u>Key deliverables for Stage 3:</u> The Engineer shall provide detailed building services calculations, layouts, drawings & specifications and detailed design documentation and supporting information. All Stage 3 documentation shall be developed in accordance with the applicable national building code, statutory requirements, engineering codes and standards, and shall be sufficiently detailed, coordinated, and complete for regulatory approval, tendering, procurement, and construction. <u>Stage 4: Tender Documentation & Procurement</u> • The Engineer shall provide all necessary/complete building services tender documents to suitable for procurement of the main works contractor • Review the building services components of the tender documentation prior to issue to ensure that the information provided is sufficiently detailed and clear to enable tenderers to accurately price and undertake the Works. • Respond to technical queries, requests for information, and requests for clarification relating to the civil and structural aspects of the tender documentation during the tender period.
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- Assist FRCS and the Project Manager throughout the tender evaluation process in accordance with applicable FRCS policies, procedures, procurement requirements, and project protocols.
- Provide technical advice, comments, and recommendations to FRCS and the Project Manager on matters falling within the Engineer's area of responsibility. Such recommendations shall be based on the technical compliance and requirements of the tender and shall not override the Client's procurement or commercial decision-making responsibilities.
- Key deliverables for Stage 4: Prepare complete tender documents and drawings with specifications and schedules. Provide technical review and clarification and assist in the evaluation process.

Stage 5: Construction, Installation & Commissioning Phase Services

- During construction, the Engineer shall provide professional engineering support. Site inspections shall not relieve the Contractor of its responsibility for construction quality, workmanship, temporary works or compliance with the contract.
- The Engineer shall review relevant contractor submissions during construction
- Reviews shall be undertaken for general compliance with the design intent and contract requirements.
- The Engineer shall provide advice regarding appropriate building service testing & commissioning and quality assurance requirements. The Engineer shall develop and implement appropriate testing and commissioning requirements for the building services systems.
- The Engineer shall identify deficiencies and require rectification and re-testing where systems do not meet the specified requirements and advise on services implications where results do not meet specified requirements.
- The Engineer shall undertake inspections at key construction stages. Inspection frequency shall be agreed with the Client and Project Manager based on project requirements and risk.
- The Engineer shall review and advise on building service variations arising during construction. No changes shall be implemented without appropriate engineering review and approval.
- Key Deliverables for Stage 5: Monthly site visit and reports, attend and inspection at key construction stages, prepare shop drawings, RFI's, inspections and technical advice.

Note: The Client's Representative (Project Manager) shall be responsible for administering the construction contract with the Contractor, however, shall reasonably request the assistance of the Engineer

Stage 6: Practical Completion and Handover

- The Engineers shall undertake all activities necessary to achieve Practical Completion, commissioning, handover and occupation of the Project in accordance with the Contract, approved drawings, specifications, statutory requirements and the Client's requirements.
- The Engineer shall assist the Project Manager in preparing the building services component of the Practical Completion documentationn.
- Practical Completion shall only be recommended or certified when the Works are substantially complete, safe and capable of being occupied and used for their intended purpose, subject to any minor outstanding defects or works that do not materially prevent beneficial occupation or use.

	• Prepare Defects and Outstanding Works List shall be prepared and The Contractor shall rectify all defects and outstanding within the period specified by the Contract or as agreed with the Client. • Prior to handover, the Engineer shall complete all testing and commissioning requirements and provide all necessary documentation to the Client. • The Engineer shall prepare and submit a complete As-Built Documentation Package; As-built drawings shall accurately reflect the works constructed and installed. • The Engineer shall assist with the final handover of the building services systems. The Engineer shall participate in handover inspections and provide technical assistance to the Client's facilities/maintenance team. • <u>Key Deliverables for Stage 6:</u> Inspection of building services elements, final certification, compilation of all documents for client and assist in obtaining final regulatory approvals. <u>Stage 7: Defects Liability Period</u> • During the Defects Liability Period, the Engineer shall provide reasonable professional assistance in relation to building services defects or issues arising from the completed works. • The Engineer shall reported system deficiencies, review contractors' rectification proposals and review re-testing results. • The Engineer shall assist in the co-ordination and monitoring of the rectification of defects during the Defects Liability Period as applicable to the design. • Prepare and present Project Closure Report with all the relevant documentation. • Provide advice to Client/Project Manager regarding outstanding building services defects. • <u>Key Deliverables for Stage 7:</u> Undertake inspections and provide technical advice. Submit final project closure reports.
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Schedule H: Payment Schedule

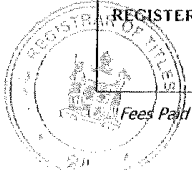
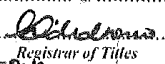
Note: Payments are linked to deliverable and stage completion. Where applicable, deliverables have been directly linked with Schedule G: Scope of Works.

All costs must be clearly itemized and presented as specified to ensure consistent and fair evaluation.

Project Stages	Scope of Works	Amount
Stage 1	Review of Project Requirements, Site Inspection & Assessment and Planning Due Diligence	
Stage 2	Develop Conceptual Design and Technical Options	
Stage 3	Detailed Design and Approvals	
Stage 4	Tender Documentation & Procurement	
Stage 5	Construction Phase Services	
Stage 6	Practical Completion and Handover	
Stage 7	Defects Liability Period	
	Subtotal	
	VAT (12.5%)	
	Total Costs (VIP)	

NOTE: Bidders to provide initial pricing and only shortlisted Bidders would be invited to update their pricing once the Conceptual Drawings are provided.

ANNEXURE A – TITLE

STAMP DUTY	<u>FLTB No.: 4/10/44010</u>	<u>iTaukei Lease No 36692</u>								
<u>LEASE</u> <i>For Commercial Purpose</i> <u>iTaukei Land Trust (Leases and Licences) Regulations 1984</u>										
THIS LEASE made the _____ day of _____ 2023										
BETWEEN THE ITAUKEI LAND TRUST BOARD of 431 Victoria Parade, Suva (hereinafter called "the lessor") of the one part and VOIVOI LAND DEVELOPMENT COMPANY PTE LIMITED having its Registered Office at Legalega, Nadi , (hereinafter called "the lessees") of the other part										
WITNESSETH as follows:										
1. IN CONSIDERATION of the rent and covenants on the part of the lessee hereinafter reserved and contained [and in consideration of the sum of \$0 (Nil) paid by the lessee to the lessor on or before the execution hereof (the receipt whereof the lessor hereby acknowledges)]* the lessor hereby demises unto the lessee ALL THAT PIECE OR PARCEL OF LAND described as follows										
<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 40%;">NAME OF LAND</th><th style="width: 15%;">TIKINA</th><th style="width: 15%;">PROVINCE</th><th style="width: 30%;">AREA</th></tr></thead><tbody><tr><td>LEGALEGA (PT OF) AS LOT 4 ON S0 8654</td><td>NADI</td><td>BA</td><td>4670m²</td></tr></tbody></table>			NAME OF LAND	TIKINA	PROVINCE	AREA	LEGALEGA (PT OF) AS LOT 4 ON S0 8654	NADI	BA	4670m ²
NAME OF LAND	TIKINA	PROVINCE	AREA							
LEGALEGA (PT OF) AS LOT 4 ON S0 8654	NADI	BA	4670m ²							
owned by the MATAQALI: VUNAIVI; TOKATOKA NADRAU (hereinafter called "the Landowning unit") be the area a little more or less and contained within the boundaries more particularly delineated and marked on the plan hereto annexed and edged YELLOW (hereinafter called "the Land") EXCEPTING AND RESERVING all the matters contained in the First Schedule hereto TO HOLD the same unto the lessee from the first day of JANUARY, 2023 for the term of Ninety nine (99) years YIELDING AND PAYING therefore unto the lessor the yearly rent of Four Thousand Six Hundred Dollars (\$4,600.00) half yearly in advance on the first days of January and July in every year [save that the first payment shall be \$2,300.00 (Two Thousand Three Hundred Dollars) and shall be due on the execution hereof]* subject to reassessment as hereinafter provided.										
2. THE LESSEE HEREBY COVENANTS WITH THE LESSOR as follows:										
(a) To pay the rent hereinbefore reserved at the times and in the manner aforesaid without any deduction whether formally demanded or not.										
(b) The tenant shall pay a yearly Lease Administration fee of \$54.50 (Fifty-Four Dollars Fifty Cents) or such amount as may be assessed by the Board thereafter. Such fee shall be paid half yearly in advance on the first days of January and July in every year.										
(c) The land may be used for residential apartments or for Commercial purposes .										
(d) To bear pay and discharge all existing and future rates taxes or assessments duties Impositions and outgoings whatsoever imposed or charged upon the land and premises or upon the owner or occupier thereof.										
(e) Not to do or permit in connection with the land anything in contravention of any written law.										
(f) To indemnify the lessor against all claims, demands, expenses and liabilities in connection with the land to pay the costs charges and expenses incurred by the lessor in abating a nuisance or for remedying any other matter in connection with the land in compliance with any requirements imposed by or under any written law,										
 Fees Paid ITAUKEI LEASE NO: 36692 REGISTERED: 21 APR 2023 at 10:20am  Registrar of Titles										

- (g) To permit the lessor or its employees or agents at all reasonable times to enter upon the land and into buildings thereon in order to view the state thereof.
 - (h) Not to erect or permit to be erected any building or structure on or over any part of any electricity reserve affecting the land.
 - (i) Not to carry out any development on or in relation to the land without first obtaining the consent in writing of the lessor and any consent required by or under any written law in respect of such development; "development" for the purpose of this covenant includes:
 - (i) the carrying out of any building or engineering work designed to create alter or add to any improvements to the land and,
 - (ii) any use of the land or of any improvements thereto other than for the purpose specified in sub-clause (c) of this clause.
 - (j) To keep in good and tenable repair all buildings together with all fixture and fittings and all drains, sewers, gullies, cess-pits, septic tanks, soak-aways, water supply piping, wells, tanks, reservoirs, ponds, pumps, fences, walls, hedges, gates, posts, bridges, culverts, water courses, ditches, roads and yards in and upon the land and to maintain in good order all boundary markers.
 - (k) Not to alienate or deal with the land or any part thereof whether by sale, transfer, sub-lease or licence or in any other manner whatsoever without the consent in writing of the lessor first had and obtained.
 - (l) **Within two years from the day of registration of the lease** to erect on the land, to the satisfaction of and in accordance with plans approved in writing by the lessor, a building for **Commercial purposes** in accordance with the provisions of the Public Health Regulations, the Town Planning Regulations and any other relevant legislation for the time being in force, such building to have a minimum external floor area exclusive of the areas of any verandah, balcony, porch or accessory outbuilding of **93 Square metres**; that the lessee shall not without the written consent of the lessor erect or permit to be erected more than one dwelling-house upon the demised land.
 - (m) To keep all buildings on the land insured to their full cost of reinstatement against fire tempest and earthquake and in the event of any such building being dismantled, demolished, destroyed or damaged, from any cause within two years of such dismantling, demolition, destruction or damage to rebuild or repair the building in accordance with plans approved in writing by the lessor and in accordance with the provisions of the Public Health Regulations, the Town Planning Regulations and any other relevant legislation for the time being in force.
 - (n) Not without the prior consent in writing of the lessor to carry on or permit to be carried on any offensive trade as defined in the Public Health Act (Cap.111).
 - (o) Not to permit any act matter or thing whatsoever to be done in or upon the land or buildings or any part thereof which shall be or may be or grow to be to the annoyance, nuisance, grievance, damage or disturbance of any occupier, lessee or owner of adjoining or neighboring land and property.
 - (p) Not to permit or suffer to remain on the land any horses, cattle, goats, swine or poultry.
 - (q) To keep the land clear of all refuse, rubbish, weeds and unsightly undergrowth to the satisfaction of the lessor.
3. **THE LESSOR HEREBY COVENANTS WITH THE LESSEE** that the lessee paying the rent hereby reserved and performing and observing the covenants on the lessee's part herein contained, the lessee may peaceably hold and enjoy the land during the said term without any interruption by the lessor or any person or persons lawfully claiming through under or in trust for the lessor except as otherwise provided herein.
4. **PROVIDED ALWAYS** and it is hereby agreed and declared as follows:
- (a)
 - (i) That the rent shall be reassessable in accordance with the provisions of Regulation 13 of the iTaukei Land Trust (Leases and Licenses) Regulations 1984 as set out in the Second Schedule hereto.
 - (ii) Notwithstanding the provisions of sub-paragraph (5)(b) of Regulation 13 the value of the following improvements to the land (in respect of which the sum of \$0 (Nil) has been paid by the lessee to the lessor by way of [a part of] the premium paid at the commencement of this lease) shall be disregarded at any such reassessment:-
 - (b) That if and whenever during the term of the lease:
 - (i) any rent hereby reserved or made payable or any part thereof shall be in arrears and unpaid for one month next after becoming payable (whether formally demanded or not);
 - (ii) there shall be any breach, non-performance or non-observance of any of the covenants on the part of the lessee herein contained or implied by virtue of the iTaukei Land Trust (Leases and Licenses) Regulations 1984;
 - (iii) the lessee, being an individual, shall become bankrupt or, being a company, shall enter into compulsory or voluntary liquidation (save for the purpose of amalgamation or reconstruction of a solvent company);
 - (iv) a receiver of the lessee shall be appointed or the lessee shall enter into any composition or arrangement with the lessee's creditors; or
 - (v) the lessee shall suffer any distress or execution to be levied on his goods; then, and in any such case, it shall be lawful for the lessor at any time thereafter, and notwithstanding the waiver by the lessor of any previous right of re-entry, to enter into and upon the land or any part thereof in the name of the whole and thereupon this demise shall absolutely cease and determine, but without prejudice to any rights or remedies which may have accrued to the lessor against the lessee or to

- (ii) were executed by the Board; or
- (iii) were in existence at the time the land was first leased.
- (6) When a notice of reassessment (hereinafter referred to as "the first notice") is served on any party to a lease, any notice of re-assessment served by that party on the other party subsequently to the date on which the first notice was served and before the appointed date specified in the first notice shall be of no effect for the purposes of this regulation; and if notices of re-assessment are served by both parties on each other on the same date, only the notice of re-assessment served by the Board shall have effect for those purposes.
- (7) In this regulation "the appointed date" means, in relation to any notice of re-assessment in respect of the rent payable under any lease, the date specified in the notice as the appointed, being not earlier than five years from the later of --
 - (a) the date of the commencement of the term of the lease;
 - (b) the date as from which there last took effect a re-assessment made in pursuance of this regulation; and
 - (c) the date as from which there last took effect a previous direction of an arbitrator, that the rent should continue unchanged.
- (8) This regulation shall not apply in relation to a lease in which it is specifically provided that this regulation shall not do so.

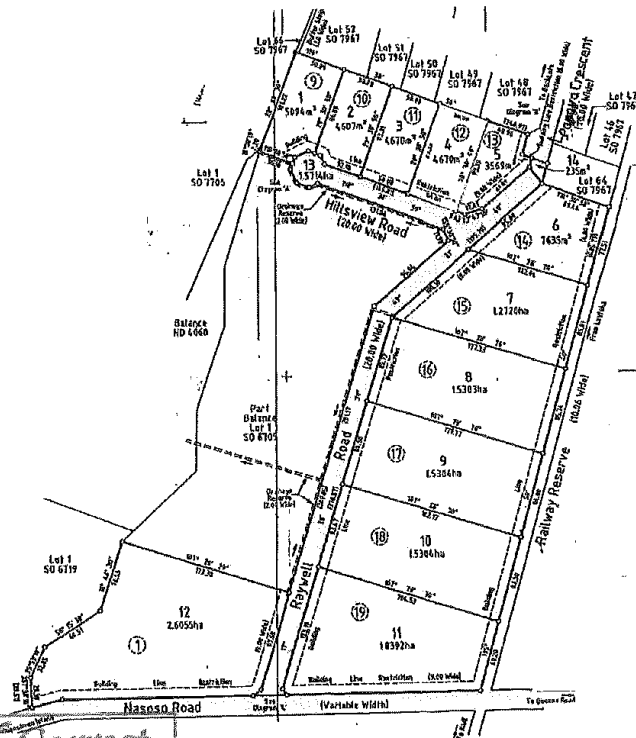
THIRD SCHEDULE

(Regulation 15, iTaukei Land Trust (Leases and Licences) Regulations 1984)

- (1) It shall be implied in every lease of iTaukei land commencing on or after the commencement of these Regulations that where the land demised is required by the Board for development (whether by the Board or otherwise) involving any use of the land, in whole or in part, which is materially different from the purpose for which the land was demised and in respect of which permission has been granted under the Town Planning Act, the Board may terminate the lease and resume possession of the land on the 30th day of June or the 31st day of December in any year during the term of the lease by notice in writing served on the lessee not later than one year before the date on which the Board desires to resume possession of the land, without prejudice to the rights and remedies of either party against the other in respect of any antecedent claim or breach of covenant.
- (2) If, on the termination of a lease of iTaukei land in pursuance of paragraph (1), the lessee shall have paid the rent thereby reserved and payable and shall have reasonably performed and observed the terms, conditions and covenants therein contained, the lessee shall be paid entitled to be paid by the Board by way of compensation --
 - (a) such sum as might reasonably be expected to be obtained in the open market by a willing seller from a willing purchaser in consideration for the transfer of the lease as at the date of resumption of possession by the Board and as if the notice referred to in paragraph (1) had not been served (any improvements to the land executed after the date of such notice being disregarded); and
 - (b) such sum as represents the total amount of the unavoidable other loss incurred by the lessee in consequence of the exercise by the Board of its powers under this regulation, including, in particular, but without prejudice to the generality of the foregoing--
 - (i) loss or expenses incurred by the lessee in respect of the removal or sale of his household goods, chattels or livestock on, or used in connection with, the demised land and in respect of his re-establishment in a comparable property in Fiji;
 - (ii) the loss of the goodwill suffered by any business carried on by the lessee from or on the demised by reason of the transfer or closure of that business resulting from the lessee's quitting of the demised land; and
 - (iii) expenses incurred in respect of legal and other professional services in connection with the preparation of the lessee's claim for compensation hereunder (not being costs of any arbitration to determine any question arising under this regulation); and,
 - (c) the full amount of any compensation payable by the lessee to any sub-lessee of the demised land or any part thereof in pursuance of paragraph (3).
- (3) Where a lease of iTaukei land has been terminated in pursuance of paragraph (1) and the demised land or any part thereof was at the date on which the lease was so terminated in the possession of a sub-lessee with the written consent of the Board, the lessee shall be liable to pay to the sub-lessee such sum as the Board would have been liable to pay to the sub-lessee under sub-paragraph (a) and (b) of paragraph (2) had the sub-lessee been the lessee of that land or that part thereof.
- (4) The right of the Board to terminate a lease by virtue of the condition implied therein by paragraph (1) shall also be exercisable in respect of part only of the demised land as if any reference in the foregoing provisions of this regulation to the demised land included a reference to a part thereof; and in the event of such right being exercised in relation to part only of the demised land the lessee shall be entitled --
 - (a) to a reduction of the rent in such amount as shall agreed by the parties or, should they fail to agree, by such amount as shall be settled by arbitration in pursuance of regulation 21; or

iTAUKEI LEASE DIAGRAM

SHOWING LOT: 4 PLAN: SO 8654
KNOWN AS: LEGALEGA (PT OF)
TIKINA: NADI PROVINCE: BA
1:250
(NOT TO SCALE) SHEET REF: H/13,3&4 TLTB REF: 4/10/44010



Certified Correct

Acting SECRETARY TLTB

DATE: 13/4/25

NB:
1. Subject land is WITHIN
ALTA exempted area
2. Master Land Use Plan:
MIXED USED

- (b) subject to the provisions of paragraph (5), to surrender the remainder of the demised land, in which case the provisions of paragraph (7), and paragraph (3) shall have effect as if such as aforesaid had been exercised in relation to the whole of the demised land.

- (5) Sub-paragraph (b) of paragraph (4) shall not apply where the Board has served notice to resume possession of part of any demised land in pursuance of that paragraph and that part of that land is less than one-quarter of the size of the whole of that land unless, by reason of the severance of that part, the remainder of the demised land is no longer suitable for the purpose for which it was demised to the lessee.

OTHER CONDITIONS (Surrender of Lease, Sale/ Transfer, Improvement)

Surrender of Lease

1. The Lessee hereby grants its prior approval to surrender part or whole of the subject area of this lease to the Board as Lessor if the land is required or earmarked for a better and higher use that shall generate optimum returns and benefits compared to the current use.
PROVIDED such surrender in whole or in part shall only be considered upon the Lessor complying with the following requirements:
(i) A fair and equitable compensation for all improvements made on the land by the Lessee; and
(ii) A notice of not less than three (3) calendar months is served by the Lessor on the Lessee informing the Lessee the surrender of part or whole of the subject lease and the appropriate compensation quantum as in paragraph (i) above to be stipulated therein.

Sale/Transfer of Lease

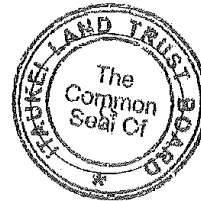
1. If the lessee transfers or sells the lease within the first 5 years of the lease, the lessee shall pay ten percent (10%) of the sale consideration amount to the lessor.
2. Vovoi Land Development Company Limited is exempt from paying the 10% of sale consideration as outline in paragraph 2 above if it transfers or sells the lease within the first (5) years of the lease. This exemption, however shall not apply if Vovoi Land Development Company PTE Limited, as a subsequent lessee, transfer or sells charge.
3. The condition aforementioned does not apply to any transfer by way of Mortgage Sale or where a Mortgage or Charge subsists provided that the lessor's express written consent was firstly obtained in the creation of the subject Mortgage or Charge.
4. The lessee will not be allowed to transfer or sell the lease as in clause 2 above unless the development conditions in the approved survey plan or postponement conditions by Town and Country Planning is fulfilled first.

OK

IN WITNESS whereof the lessor has caused its Common Seal to be hereunto affixed and the lessees has set the hands/made his mark the day and year first hereinbefore written.

IN WITNESS whereof the lessor and the lessee have caused their Common Seals to be hereunto affixed the day and year first hereinbefore written.

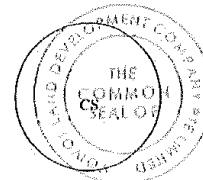
The Common Seal of the **ITaukei Land Trust Board** was)
hereunto affixed in pursuance of a resolution of the Board)
by and in the presence of)



[Signature]
Member of the Board

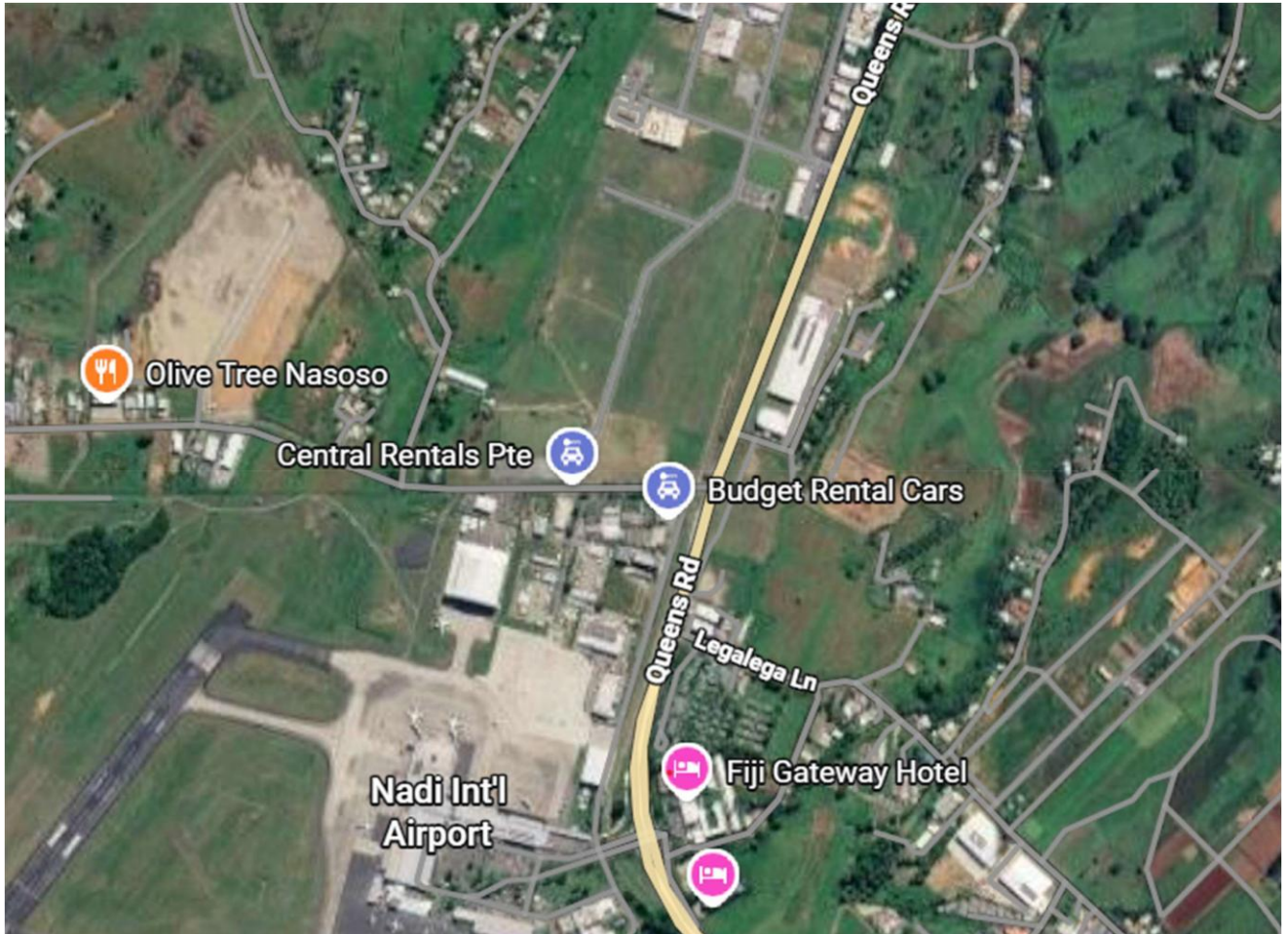
[Signature]
PAUL M. YAQONA
A / BOARD SECRETARY
ITAUKEI LAND TRUST BOARD

The Common Seal of **VOIOVOI LAND DEVELOPMENT**)
COMPANY PTE LIMITED was hereunto affixed by)
and in the presence of the undersigned who certify)
that they are the proper officers authorised to attest)
the affixing of the SEAL.)



[Signature]
Director
[Signature]
Secretary

ANNEXURE B - LOCALITY MAP



Note: Boundary are indicative and for illustrative purposes

VANUA VIEW



