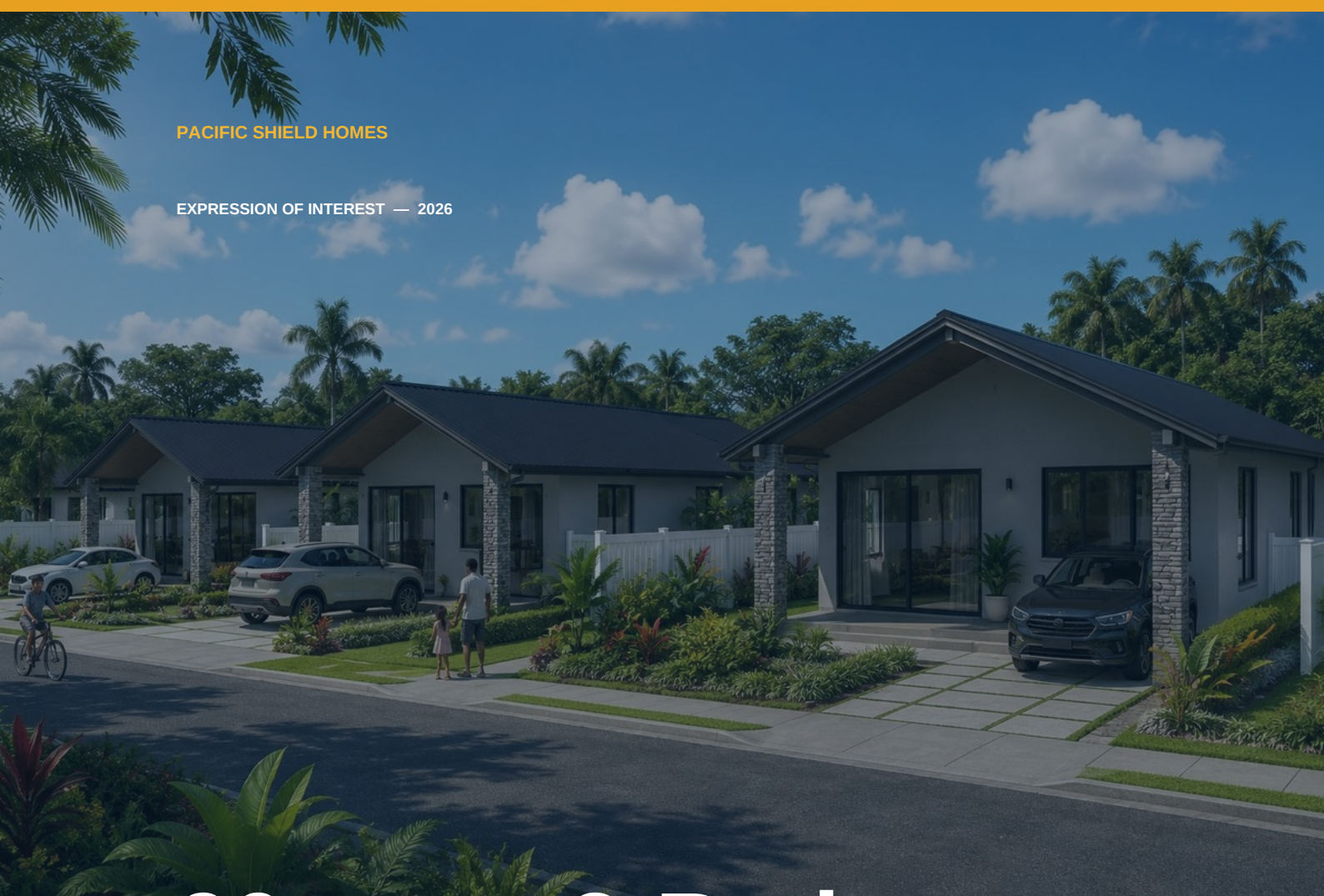




90 sqm 3-Bedroom

Premium Residential Home

Engineered for Fiji's Tropical Climate • Fire Rated • Solar Powered

90 sqm

Footprint

3 BED

incl. Master

5 kW

Solar Array

6 sqm

Porch

PORCH ADD-ON

excludes land, consent fees, site works & connections • Figures in FJD

FIRE RATED EVERY ROOM

5 kW SOLAR INCLUDED

NZS 3604 COMPLIANT



OPTION B — 3 BEDROOM

90 sqm Premium Residential Dwelling

Pacific Harbour, Viti Levu, Fiji • 2026

ABOUT THIS HOME

A Home Built for Fiji Family Life

A premium 90 sqm 3-bedroom residential dwelling designed and engineered for Fiji's tropical climate. Featuring fire rated construction throughout, a master bedroom with ensuite and walk-in wardrobe, two additional bedrooms, open-plan kitchen, dining and lounge, and a fully integrated 5 kW solar array — all finished to a premium residential standard.

FIRE RATED CONSTRUCTION

Fire rated core-filled 150mm concrete blockwall exterior. All internal walls Rondo metal stud framed with fire rated plasterboard — every room a contained fire zone.

5 kW SOLAR POWER

Fully integrated solar panel array and inverter system included as standard — reducing grid dependency, lowering utility bills, and providing power resilience during outages.

TROPICAL ENGINEERING

Longrun Colorbond roofing on steel trusses, UV-stabilised PVC gutters, and powder-coated aluminium joinery with flyscreen protection — built to handle Fiji's high winds and rainfall.

NZS 3604 COMPLIANCE

Built to the National Building Code of Fiji and NZS 3604 methodology — full statutory compliance across structural, fire, and safety provisions, with seismic and wind resilience.

OPEN PLAN LIVING

Kitchen, Dining & Lounge

Open-plan layout designed for tropical family living — kitchen, dining and lounge zones flow seamlessly with 2.7m ceilings, porcelain tile floors, LED downlights, and direct outdoor access.

MASTER BEDROOM

Generous Space, Built for Rest

- 3.0m × 4.5m dedicated floor area
- Walk-in wardrobe — 1.2m × 2.4m
- Ensuite bathroom — 1.8m × 2.4m
- Carpet finish for warmth & comfort
- Ceiling fan provision pre-installed

LED Downlights

Porcelain Tiles

2.7m Ceilings

Standard



Kitchen & Living



Bathroom

KITCHEN & SINK

Water-resistant cabinets with engineered stone benchtop — premium kitchen sink and tapware, built to last in tropical conditions.

LUXURY BATHROOM

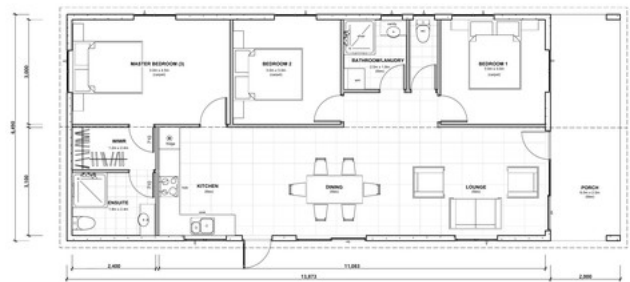
Fully tiled floor-to-ceiling bathroom. Shower, vanity basin and WC — finished to a premium residential standard with quality fixtures.

AIR CONDITIONING

Split-system aircon provision pre-installed in every room — conduit, bracket and dedicated power point ready for unit installation.

PORCH & ENTRY

6m² covered porch with stone look schist pillar cladding and powder-coated steel barrier railings. Premium kerb appeal from day one.

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Built to the Highest Standard — Every Detail

STRUCTURAL & EXTERIOR SHELL

● Foundation & Floor

Concrete slab-on-grade with porcelain tile finish throughout — durable, easy-clean, suited to tropical conditions.

● External Walls

Fire rated core-filled 150mm concrete blockwall — fire containment, superior thermal mass, security and weather

● Roofing

Longrun Colorbond/Colorsteel roofing iron on steel trusses and purlins — engineered for Fiji's high-wind and heavy rainfall

● Joinery

Premium powder-coated aluminium windows with flyscreen protection, single-glazed, toughened and impact-resistant glass. Digital lock

● Gutters & Downpipes

Heavy-duty PVC guttering and downpipe system, UV-stabilised for longevity against salt air and intense downpours.

INTERIOR ARCHITECTURE

● Ceiling Height

2.7m stud height throughout — generous volume enhancing natural air circulation and creating an open, spacious living environment.

● Internal Walls

Rondo metal stud frames lined with fire rated plasterboard — full fire containment across every room, dead-straight finishes and acoustic

● Flooring

Modern wall and floor tiles. Fully tiled bathrooms, kitchen and living areas. Carpet in all three bedrooms for comfort.

● Lighting

Modern energy-efficient LED downlights recessed throughout all living areas, bedrooms and service zones for a clean, contemporary

● Porch Entry

Stone look schist pillar cladding with powder-coated steel barrier railings. 6m² covered outdoor entry space extending living outdoors.

SYSTEMS & ENERGY

● Solar Array

5 kW fully integrated solar panel array and inverter system — offsetting grid dependency, lowering utility costs, power resilience during

● Air Conditioning

Split-system aircon provision — conduit, bracket and dedicated power point pre-installed in all rooms. Units not included.

● Electrical

Full electrical wiring, modern lights and switches. Wiring and electrical systems installed to Fiji Building Code requirements.

● Kitchen Fit-Out

Designer kitchen with engineered stone benchtop, water-resistant cabinets, kitchen sink and tapware — built to last in tropical conditions.

● Fire Safety

Full fire containment every room — fire rated blockwall exterior and Rondo metal stud internal walls with fire rated plasterboard throughout.

SUSTAINABLE ENERGY SYSTEM

Power Resilience, Built In.

A fully integrated 5 kW solar panel array and inverter system is included as standard in every Pacific Shield Homes build — providing immediate energy cost savings, reduced dependence on Fiji's power grid, and resilience when weather events cause outages.

1

REDUCED GRID DEPENDENCY

Solar generation offsets daytime grid consumption — meaningful savings on monthly utility bills from day one of occupation.

2

ENVIRONMENTAL FOOTPRINT

Solar power reduces carbon emissions associated with grid electricity — a smaller environmental footprint for your family home.

3

WEATHER RESILIENCE

When tropical storms cause grid outages, your solar system and inverter keep essential circuits powered through disruption.

5kW

FULLY INTEGRATED SOLAR ARRAY — STANDARD ON EVERY BUILD

SCOPE	INCLUDES	COST (FJD)
3 Bedroom Dwelling Build 90 sqm	Fire rated blockwall exterior + all internal walls Rondo metal stud framed with fire rated plasterboard (full fire containment). Master bedroom with ensuite & walk-in wardrobe. 2 additional bedrooms. Common bathroom/laundry. Open plan kitchen/dining/lounge. 2.7m ceilings, tiled floors, long run roof, PVC gutters, water-resistant kitchen with stone benchtop & sink, aircon provision, 5 kW	
Porch Add-On 6 sqm	Stone look schist post cladding with powder-coated steel barrier railings. Generous 6 sqm covered entrance porch to the same premium standard. Premium street presence and kerb appeal.	
Excludes land, consent fees, site works & connections		
TOTAL (Base + Porch)		

Figures in FJD • VIP/VEP applicable • Subject to final site assessment and contract terms

NATIONAL BUILDING CODE Full statutory compliance across structural, fire & safety provisions for Fiji.	NZS 3604 METHODOLOGY Timber & masonry framing practices with NZ benchmark for wind & seismic.	FULL FIRE CONTAINMENT Every room a fire rated zone — blockwall exterior & fire rated plasterboard walls.
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PACIFIC SHIELD HOMES

Building Resilience. Delivering Trust.

We welcome the opportunity to discuss this Expression of Interest with prospective clients, financial institutions, and local authorities.

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SERVING

Fiji and Other
Pacific Island Nations