

**Fiji Rotuman Association**

# ROTUMAN COMMUNITY HUB 2.0

-  
'BUILDING A  
STRONGER  
COMMUNITY  
TOGETHER'

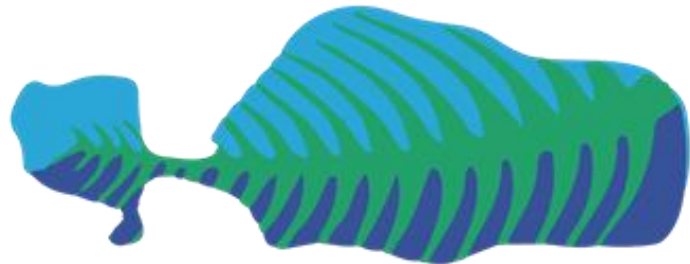
Gala Night, Fire & Ice, Soft Launch

Vodafone Arena, Suva, FIJI

Saturday – 29 March 2025

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# OVERVIEW OF PRESENTATION



**Fiji Rotuman Association**

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Introduction

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Our Vision, Mission & Values

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Building A Green & Sustainable Community Hub

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Funding Our Vision

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Our Phased Development Approach

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Major Financial Commitments

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Understanding Our Major Risks

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Rotuma Community Hub Proposed Outlay

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Our Journey Continues

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Conclusion

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# *John F. Kennedy*

*1917—1963*

*“Ask not what your country  
can do for you,  
ask what you can do  
for your country”*



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# OUR VISION, MISSION & VALUES

- To create a vibrant, inclusive, supportive and self-sustaining community hub.

## Vision



- To provide diverse programs and services that meet the needs of all Rotuman community members.

## Mission



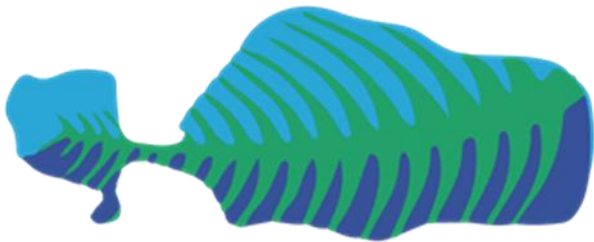
- **Inclusivity:** We welcome and celebrate diversity, ensuring everyone feels valued and respected.
- **Community:** We foster a sense of belonging and togetherness, encouraging active participation and collaboration.
- **Empowerment:** We provide opportunities for personal growth and development, empowering individuals to reach their full potential.
- **Sustainability:** We are committed to creating a sustainable and environmentally-friendly community hub.

## Values



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# BUILDING A GREEN & SUSTAINABLE COMMUNITY HUB



Fiji Rotuman Association



**Energy Efficiency:** Utilising solar panels and energy-efficient lighting to reduce energy consumption.

**Example:** Installing solar panels on the roof to harness renewable energy.



**Water Conservation:** Implementing rainwater harvesting systems and low-flow fixtures to conserve water.

**Example:** Using collected rainwater for irrigation and toilets.



**Sustainable Materials:** Using eco-friendly and recycled materials in construction.

**Example:** Incorporating recycled steel and sustainably sourced wood.

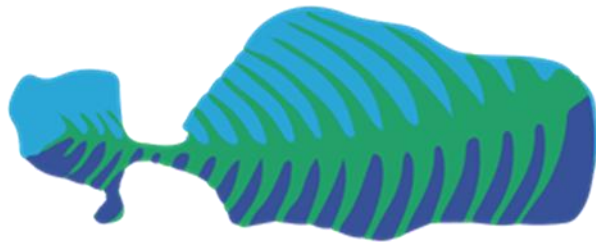


**Indoor Environmental Quality:** Ensuring good indoor air quality and natural lighting.

**Example:** Installing large windows for natural light and using non-toxic paints.



# FUNDING OUR VISION



**Fiji Rotuman Association**

## STRICTLY NO LOANS OR DEBTS FUNDING POLICY



Membership



Annual  
Subscriptions by  
Members



Fundraising



Annual Gala Night  
(Major Fundraising)



Sponsorship



Donations from  
Rotuman Diaspora  
& Corporates



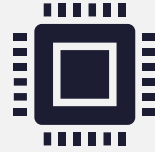
Partnerships



Grants/Incentives

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# OUR PHASED DEVELOPMENT PLAN



## Phase 1 – Laying the Foundation

Timeframe 2025-30  
Planning, Design,  
Partnerships &  
Fundraising



## Phase 2 – Vision in Fruition

Timeframe 2027-32  
Partnerships,  
Fundraising,  
Construction & Soft  
Launch

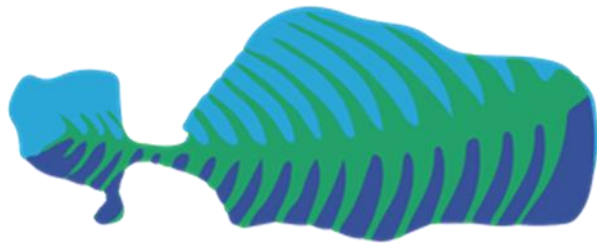


## Phase 3 – Living the Vision

Timeframe 2030-35  
Partnerships,  
Fundraising,  
Construction,  
Programs &  
Services, Hard  
Launch



# MAJOR FINANCIAL COMMITMENTS



Fiji Rotuman Association

## Land Acquisition

- **Description:** The cost of purchasing land for the community hub, including legal fees and due diligence.
- **Estimated Cost:** \$500,000 - \$2,000,000

## Construction

- **Description:** The cost of building the community hub, including materials, labor, and permits.
- **Estimated Cost:** \$2,000,000 - \$5,000,000

## Fundraising

- **Description:** Expenses related to organizing fundraising events and campaigns, including venue rentals, marketing, and staff time.
- **Estimated Cost:** \$100,000 - \$700,000

## Promotions

- **Description:** Costs associated with marketing and promoting the community hub, including digital marketing, print materials, and community outreach.
- **Estimated Cost:** \$20,000 - \$70,000

**TOTAL ESTIMATED COSTS - \$7,770,000**

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# UNDERSTANDING THE MAJOR RISKS

## Financial Risks

- **Cost Overruns:**
  - Unexpected increases in construction or operational costs.
  - **Mitigation:** Establish a contingency fund and regularly review the budget.
- **Funding Shortfalls:**
  - Insufficient fundraising or grant acquisition.
  - **Mitigation:** Diversify funding sources and have backup plans.

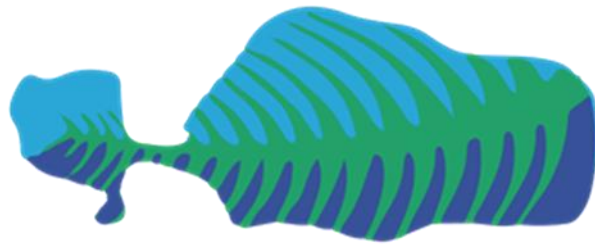
## Legal Risks

- **Regulatory Compliance:**
    - Failing to comply with local regulations and building codes.
    - **Mitigation:** Work with legal experts and ensure all permits and licenses are obtained.
  - **Liability Issues:**
    - Potential for accidents or injuries on the premises.
    - **Mitigation:** Implement robust safety protocols and obtain liability insurance.
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# ROTUMA COMMUNITY HUB

## PROPOSED OUTLAY



Fiji Rotuman Association

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Rotuman Community Hub (RCH) likely external physical features integrating a quality sustainable ergonomic green building design





**Rotuman Community Hub (RCH) likely external physical features integrating a quality sustainable ergonomic green building design**





## Building surrounding premises .... How the building surroundings should look like?

✓ A car park zone.



✓ Agricultural farm features.





## Building surrounding premises .... How the building surroundings should look like?

### ✓ Aquaculture fish farm features.



### ✓ Caretaker & Handyman's Quarters features.





## Building surrounding premises .... How the building surroundings should look like?

### ✓ Grey water harvesting features.



### ✓ Rain water harvesting features.





## Building surrounding premises .... How the building surroundings should look like?

### ✓ Security booth features.



### ✓ Swimming pool features.





## Building surrounding premises .... How the building surroundings should look like?

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✓ Tennis court features.





## 1.0 Ground Level (GL)

1.1 At ground level, a large hall for hosting Rotuman related functions and hiring for patrons to use on a user pay system.



1.2 At ground level, a large kitchen for the large hall.





## 1.0 Ground Level (GL)

1.3 At ground level, a large sanitary convenience for the large hall.

1.4 At ground level, a large shower for the large hall.

1.5 At ground level, a Rotuman Cultural & Heritage Unit (RCHU) fully equipped office venue for 4 staff.



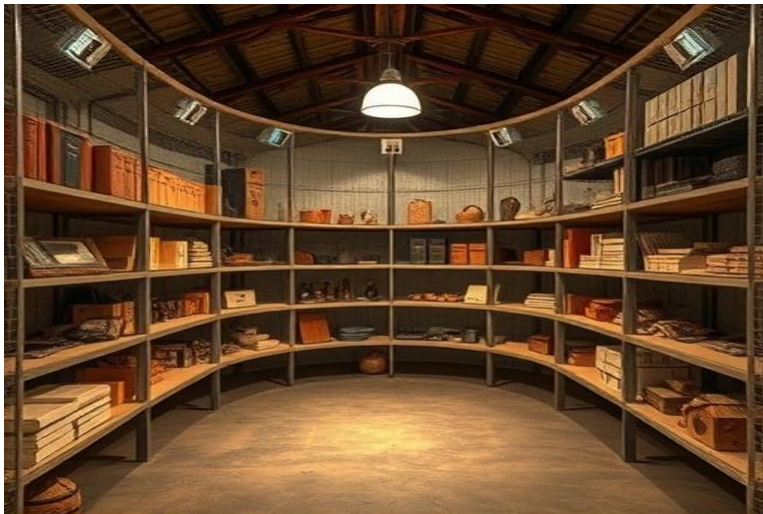


## 1.0 Ground Level (GL)

1.6 At ground level, a Rotuman Cultural & Heritage Showroom Display (RCHSD) venue for Rotuman artifacts, arts & crafts.



1.7 At ground level, a Rotuman Cultural & Heritage Storage & Archive (RCHSA) venue for Rotuman artifacts, arts & crafts.





## 1.0 Ground Level (GL)

1.8 At ground level, a Rotuman Cultural & Heritage Training or Conference (RCHTC) venue for carrying out Rotuman Language Classes & related matters.



1.9 At ground level, a Rotuman Cultural & Heritage Research (RCHR) venue for all things Rotuman for educational and academic purposes.





## 1.0 Ground Level (GL)

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1.11 At ground level, a [RCH Gymnasium \(RCHG\)](#) venue with related wellness & fitness equipment.



1.12 At ground level, a [RCH Sports Clinic \(RCHSC\)](#) venue to coordinate and manage all indoor & outdoor sports related matters.

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## 1.0 Ground Level (GL)

~~1.12 At ground level, a RCH Rotuman Elders (RCHRE) venue for them to share their knowledge and know how with our very next generations.~~



1.14 At ground level, a RCH Human Resources Unit (RCHHRU) venue.

1.15 At ground level, a RCH Day Care Clinic (RCHDCC) venue.

1.16 At ground level, a courtyard with related and relevant greenery with a medium size fountain for assisting with the natural cooling effect of the ground floor.



## 2.0 2<sup>nd</sup> Floor Level (2FL)

2.1 A venue for the office of the [Fiji Rotuman Association \(FRA\)](#) for its administration and management of the [Rotuman Community Hub \(RCH\)](#) and also for its daily functional operations.



2.2 A venue for a medium size kitchenette and to be equally shared with the [Integrated Quality Accounting & Financial Management Unit \(IQAFMU\)](#), the [Integrated Quality Sustainable Strategic Marketing & Sales Unit \(IQSSMSU\)](#) and the [Quality Integrated Sustainable Technical Unit \(QISTU\)](#).





## 2.0 2<sup>nd</sup> Floor Level (2FL)

2.3 A venue for a medium size sanitary convenience and to be equally shared with the [Integrated Quality Accounting & Financial Management Unit \(IQAFMU\)](#), the Integrated Quality Sustainable Strategic Marketing & Sales Unit (IQSSMSU) and the Quality Integrated Sustainable Technical Unit (QISTU).



2.4 A venue for a medium to a large size eatery in the form of a café (s) or restaurant (s) and to sell Rotuman food products and international ones too.





## 2.0 2<sup>nd</sup> Floor Level (2FL)

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**2.5 A venue for the eatery kitchen.**



**2.6 A venue for the eatery bar.**

**2.7 A venue for the eatery medium size shower.**

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**2.8 A venue for the eatery sanitary convenience.**

## 2.0 2<sup>nd</sup> Floor Level (2FL)

2.9 A venue for a Medical Clinic (MC) with full medical equipment furnishings.



2.10 A venue for a Dentist Clinic (MC) with full dentist equipment furnishings.



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# OUR JOURNEY CONTINUES



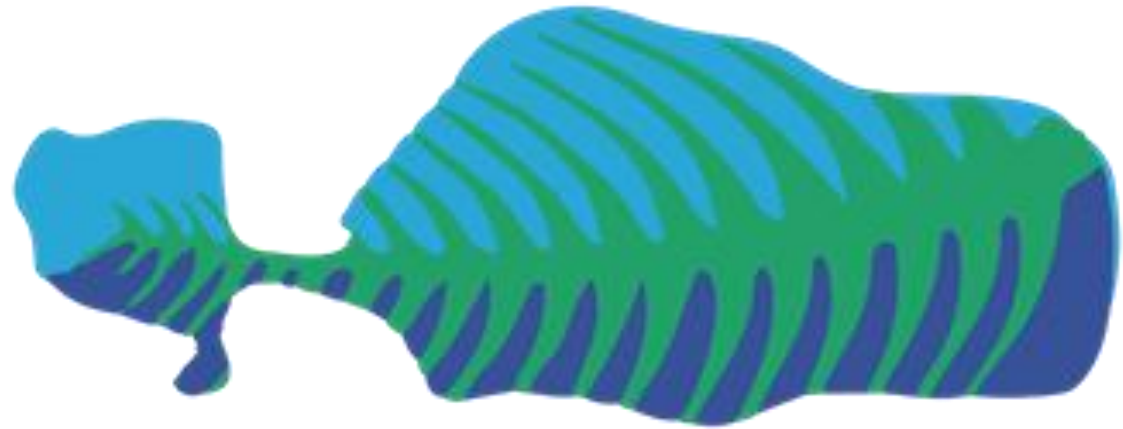
“A journey of a  
thousand miles  
begins with one step.”

Lao Tzu



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NOA'IA 'E  
HANISI MA  
ALALUM



**Fiji Rotuman Association**