

Parliamentary Standing Committee on Public Works

REPORT

relating to the

REFURBISHMENT OF COMMONWEALTH CENTRE AND ASSOCIATED MAJOR FITOUT WORKS, MELBOURNE

(Ninth Report of 1985)

THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA

1985



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THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA
PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

R E P O R T

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REPURBISHMENT OF COMMONWEALTH CENTRE AND
ASSOCIATED MAJOR FITOUT WORKS, MELBOURNE

(Ninth Report of 1985)

Australian Government Publishing Service
Canberra 1985

MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS
(Twenty-Eighth Committee)

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Percival Clarence Millar, Esq., M.P. (Vice-Chairman)

Senate

House of Representatives

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Senator Dr Glenister Sheil	Robert George Halverson, Esq., O.B.E., M.P.
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	Leonard Joseph Keogh, Esq., M.P.
	Keith Webb Wright, Esq., M.P.

EXTRACT FROM THE
VOTES AND PROCEEDINGS OF THE HOUSE OF REPRESENTATIVES
NO. 31 DATED 22 MAY 1985

- 25 PUBLIC WORKS COMMITTEE - REFERENCE OF WORK - COMMONWEALTH CENTRE, MELBOURNE - REFURBISHMENT: Mr West (Minister for Housing and Construction), pursuant to notice, moved - That, in accordance with the provisions of the Public Works Committee Act 1962, the following proposed work be referred to the Parliamentary Standing Committee on Public Works for consideration and report: Refurbishment of Commonwealth Centre and associated major fitout works, Melbourne.

Mr West presented plans in connection with the proposed work.

Debate ensued.

Question - put and passed.

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PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

REFURBISHMENT OF COMMONWEALTH CENTRE AND
ASSOCIATED MAJOR FITOUT WORKS, MELBOURNE

R E P O R T

By resolution on 22 May 1985 the House of Representatives referred to the Parliamentary Standing Committee on Public Works for consideration and report the proposal for the refurbishment of the Melbourne Commonwealth Centre and associated major fitout works.

The Committee has the honour to report as follows:

THE REFERENCE

1. The proposal referred to the Committee is for the refurbishment of the Commonwealth Centre in Melbourne, and fitout works associated with relocating Commonwealth Government departments into the Centre. The refurbished Centre is expected to provide a standard of accommodation equivalent to that of commercial office buildings in the central business district of Melbourne, for under half the cost of constructing a new building.
2. The estimated cost of the proposed work is \$18.4 million at April 1985 prices.

THE COMMITTEE'S INVESTIGATION

3. The Committee received written submissions from the Department of Local Government and Administrative Services (DOLGAS) and the Department of Housing and Construction (DHC) and took evidence from their representatives at a public hearing held in Canberra on 11 July 1985. Submissions were also received from the Melbourne Commonwealth Centre Joint Unions Committee (JUC) and the Administrative and Clerical Officers' Association (ACOA).

4. The Committee inspected the existing condition of the Centre on 1 May 1985.

5. A list of witnesses who appeared before the Committee is given at Appendix A.

6. The Committee's proceedings will be printed as Minutes of Evidence.

BACKGROUND

7. Responsibility for providing accommodation for Commonwealth departments and statutory authorities funded from the Budget rests with DOLGAS. Currently the Commonwealth owns approximately 30 per cent of its accommodation, the remainder obtained through lease arrangements. The proportion of leased accommodation has been increasing in recent years. The Committee was informed by DOLGAS that in order to offset this trend, the Government has agreed to a policy of increasing Commonwealth ownership of office accommodation through a conventional construction program (e.g., recent proposals approved by this Committee include the new Commonwealth Centre, Adelaide and new Commonwealth Offices, Sydney (Kingsford-Smith Airport) and through instalment purchase arrangements. The latter method involves private sector development with ownership being transferred to the Commonwealth following payment of a number of annual instalments.

8. In Melbourne, DOLGAS leases 371,700 square metres of office space in the central business district and St Kilda Road areas on behalf of Commonwealth Government Departments and statutory authorities. A further 116,300 square metres of office space is owned by the Commonwealth, of which 267,700 square metres (23 per cent) is represented by the Commonwealth Centre.

THE NEED

9. Melbourne Commonwealth Centre The Melbourne Commonwealth Centre consists of two rectangular blocks and a joining link forming an H-shaped building of basements, lower ground, ground and 11 upper floors. The Centre was constructed in two stages, Block 1 being completed in 1958 and the remainder in 1966.

10. The Centre is located within the central business district of the city. Its location and ready accessibility to public transport make it well situated to deliver Commonwealth services to the public.

11. Elements of several Commonwealth departments are currently located within the Centre. These include the:

- Department of Community Services;
- Department of Foreign Affairs;
- Department of Health;
- Department of Immigration and Ethnic Affairs;
- Department of Local Government and Administrative Services;
- Department of the Prime Minister and Cabinet;
- Department of Science;
- Department of Social Security;
- Department of Special Minister of State, and
- Department of Sport Recreation and Tourism

Many of these departments have direct contact with members of the public (e.g., delivery of Social Security benefits, issue of passports, medical examinations and vaccinations).

12. Deficiencies During its inspection of the building, the Committee noted deficiencies in several areas. Of immediate impact were the arrangements for members of the public waiting to be attended by public officials. The Committee views as entirely unsatisfactory the internal layout which appeared to cause great inconvenience to many people.

13. Other deficiencies with the Centre can be broadly classified as relating to occupational health and safety, and the working environment.

14. Occupational Health and Safety An area in which the Centre is currently deficient is in respect of fire safety. Overall, the present fire protection system is below that required in the relevant Australian Standard and Victorian Building Regulations. Although strongly recommended by the Commonwealth Fire Board, the Centre does not have a sprinkler system. Further, existing fire hydrant services do not comply with Victorian requirements, and apart from in the basement levels, no fire hose reels are installed in the Centre.

15. At the public hearing the Committee asked why improvements to fire standards had not been put in hand earlier, particularly in view of the Commonwealth Fire Board's urgent recommendations. The representative of DOLGAS informed the Committee that proposals had been put forward in the annual budget context but had not been approved. Nevertheless, the Committee remains unconvinced of the force of this argument. Insufficient weight appears to have been attached by departments involved in establishing priorities in the budget context to remedying a serious situation.

16. A significant amount of combustible material (e.g., paper, cardboard) is stored in the basement. The storage area in Block 1, however, is not fire isolated and therefore would make any fire there difficult to contain.

17. Current regulations require every fire-isolated stairway serving seven or more storeys to be protected from the entry of smoke by positively pressurising the stairwell. Although little is needed to enable Block 2 to comply with the regulations (since it was one of the first Melbourne buildings constructed with a stairwell pressurisation system), Block 1 would require significant modification. It has two stairwells, neither of them pressurised, allowing stairwell doors to remain open, and in the event of fire would then act as smoke chimneys spreading smoke to upper floors.

18. To satisfy the minimum requirements of the fire code there should be at least a 2 hour fire rating between floors. The ceilings in Block 1 consist of sprayed vermiculite onto expanded metal lathing and provide a fire rating of only 1.5 hours. When Block 2 was constructed it was common practice to achieve an adequate fire rating by spraying exposed metal with limpet asbestos (Amosite). The presence of microscopic asbestos fibres is recognised now to pose a potential health hazard. Although tests have shown fibre levels to be below that recommended by the National Health and Medical Research Council (i.e., below 0.1 fibre per millilitre of air), removal of the asbestos and its replacement with an alternative fireproofing material is considered necessary, since the installation of the proposed sprinkler system would be likely to disturb fibres which have settled in ceiling cavities.

19. Although the Australian standard for interior lighting in offices requires an illumination level of 400 lux, existing lighting levels in the Centre fall well short of this.

Lighting levels in Block 2 average 300-350 lux (although some have been measured as low as 250 lux) while Block 1 levels average between 250-300 lux, with some work areas measuring only 60 lux.

20. The emergency lighting throughout the Centre does not comply with the current standard. Emergency lighting is installed only in the stairwells of Block 1, and in the stairwells and major corridors of Block 2.

21. The existing lift system in Block 1 is obsolete and does not conform with major safety regulations. The system lacks a fireman's service, a recall system, and lift landing doors require replacement with certified fire panels. Additionally, disabled, infirm and elderly people often experience difficulty using the lifts, with the control panels being too high.

22. Working Environment The present working environment control facilities are inadequate and were the subject of the Commonwealth Centre Joint Unions' Committee's submission. The deficiencies are more evident in Block 1, as the system employed in Block 2 was constructed with the original Block's shortcomings in mind.

23. Block 1 is mechanically ventilated by a series of plant rooms which warm the air in winter and evaporatively cool it in summer. However, there is no air relief system and ventilation only occurs naturally around the perimeter of each floor through building leakage and open windows, or through the toilet exhausts. Current standards require six changes of air per hour.

24. The use of partitioning within the Centre has exacerbated the ventilation problem, with inner areas receiving little fresh air. At times summer working conditions have been described as 'intolerable'. Although the Public Service Board has not set

limits on the temperature ranges in which staff are required to work in, ACOA guidelines accept that considerable efficiency losses occur when internal temperatures exceed 32 degrees Celsius and under such conditions staff should be granted paid leave of absence. The Committee was informed that although internal temperatures exceeded the limit last summer on several occasions, breezes through openable windows kept conditions reasonably acceptable and staff did not leave work. However, on at least two occasions the Centre was vacated due to unacceptable working conditions.

25. The hot water radiators which heat Block 1 in winter are inadequate. They are only located around the perimeter of each floor, making it necessary for staff to use portable radiators in inner, partitioned areas. Such a practice is against the wishes of the Commonwealth Fire Board. The system is at the end of its economic life and maintenance of radiators is continual and extensive due to the number and frequency of leaks. Malfunctions are common.

26. The adverse effects of poor internal environment controls are not only confined to staff and public. High technology equipment such as computers and visual display units cannot function without adequate climate controls.

27. Plumbing services within the Centre also are considered to be unsatisfactory. There is an abnormal rate of blockages in the wet stacks of Block 1 which is believed to be caused by a build up of corroded deposits. In Block 2 the existing copper stack servicing the male and female toilets is being eroded by discharges from the male urinal. The storage tanks supplying the flushometer service are leaking at joints. As well, they do not have safe trays under them and the tank room is not bunded and has limited floor waste capacity. The cold water storage tanks are in a similar condition.

28. Amenities areas within the building also require refurbishment to comply with relevant standards and provide acceptable comfort levels. The staff amenities area is located on the 12th floor and is only accessible by a stairway from the 11th floor. Its internal finishes create a harsh and noisy environment which is not conducive to either passive or active recreation. Some of the food preparation areas in the cafeteria are in need of improvement with respect to health and safety standards, together with the need for a more efficient cafeteria layout.

29. Committee's Conclusion The existing safety features and services of the Commonwealth Centre, particularly in Block 1, are inadequate and require major refurbishment to comply with modern design requirements.

THE PROPOSAL

30. There are three segments associated with this proposal:

- Vacation by the occupants of the Centre and relocation in suitable temporary/permanent accommodation;
- Refurbishment of the Centre; and
- Relocation of departments within the Centre following completion of refurbishment works.

31. Vacation Refurbishment of the Centre would be impractical while still occupied. DHC therefore considered it had three options available to it to sequence the work, namely:

- stage the works by refurbishing and fitting out the building on a floor by floor basis;

- partially vacate the building by relocating staff to other levels within the building and/or to other buildings and complete refurbishment of Block 1 and Block 2 separately, or

- fully vacate the building by relocating occupants to alternative accommodation.

32. The first option is regarded as inefficient. The distribution of asbestos throughout the Centre necessitates the creation of three floors of transitory space and would require a number of double moves for occupants. DOLGAS advised that such moves would involve significant additional fitout costs and cause considerable disruptions to departmental and building operations. Further, since it is proposed to fit Block 1 throughout with new air-conditioning, sprinkler and lift systems, and replacement sewer stacks, installation of these items could proceed more efficiently if the block was vacated beforehand.

33. Separately refurbishing each block will incur a time penalty. DHC advised that it will take some time to replace the Block 1 lifts. As it is essential to maintain an adequate lift service, work on Block 2 could not commence until Block 1 was reoccupied. As well, logistical difficulties with departmental operations would be experienced since the present layout has elements of departments distributed throughout both blocks.

34. In order to minimise disruption and construction time it is proposed to completely vacate the Centre. DHC anticipate that by adopting this option, as opposed to partial vacation, construction time can be reduced by 18 months.

35. Relocation It is proposed to move most of the existing occupants out of the Centre and into alternative accommodation, permanently. The decision to proceed in this manner is

independent of the need to upgrade the Centre and is based on a perceived need to rationalise scattered Commonwealth accommodation in the Melbourne city area.

36. The Committee was informed by DOLGAS that the majority of the relocations would have been necessary at some time, due to departmental growth, changes in Administrative Arrangements and present operational inefficiencies arising from either shortfalls or under utilisation of space. For instance, the Department of Community Services was formed following the last Federal Election and resulted in, inter alia, the transfer of certain elements from the Department of Social Security currently located in the Centre. DOLGAS submitted that a move of these elements into new premises is imperative to enable the establishment of a consolidated Community Services function.

37. It was contended that several Departments could operate more efficiently in alternative accommodation. Department of Foreign Affairs functions (e.g., Australian Development Assistance Bureau, Australian Passports Office) would benefit by being relocated in the World Trade Centre, which is now becoming the focus of major overseas contacts. As well, the Departments of Health, Science (Bureau of Meteorology) and Special Minister of State (Australian Electoral Commission) all have specialised technical requirements (e.g., computer facilities) which are inadequately catered for in the Centre. (The security arrangements of the Department of Health at the Centre have been the subject of a critical ASIO report.) Similarly, the Department of Immigration and Ethnic Affairs, with its high level of public contact, is inadequately served by its premises in the Centre. DOLGAS believes that many of the requirements of the Departments mentioned above can be met by being relocated to newly developed and purpose designed facilities.

38. It is proposed to relocate the following Departments in the buildings as listed:

Health)	399 Lonsdale Street
Special Minister of State)	
Immigration and Ethnic Affairs)	11 William Street
Sport Recreation and Tourism)	
Foreign Affairs)	World Trade Centre
Social Security)	Various locations

39. At the time of the public hearing it was not known where DOLGAS and the Public Service Board would be relocated.

40. DOLGAS believes it has arranged satisfactory accommodation for departments now in the Centre. The Committee was advised that the various departments are content with the proposed arrangements. Little interruption to departmental operations is expected since many of the relocations would be over weekends or phased as much as possible.

41. The premises to be occupied at 11 William Street are Commonwealth owned and refurbishment of that building has been agreed to by the Committee. Other premises will be rented and the Commonwealth will be responsible for the fitout. Fitout costs are expected to be in the order of \$5.3 million and annual rent \$3.7 million. Funding is separate from this proposal and will be provided through DOLGAS.

42. Although the relocations appear to be costly, the Committee notes that the moves will provide departments with permanent accommodation more suited to individual requirements, and that to otherwise provide similar accommodation on a temporary basis would not be cost effective.

43. Refurbishment It is proposed that refurbishment of the Commonwealth Centre will comprise the following:

- air-conditioning of Block 1
- replacement of Block 1 lifts
- installation of automatic fire sprinklers
- installation of new improved lighting
- upgrading of existing services
- removal of asbestos
- installation of appropriate security systems
- fitout work

44. Air-conditioning As mentioned earlier, the ventilation and heating systems in Block 1 are grossly inadequate. In order to comply with current accepted standards of year round comfort and safety it is proposed that an integrated air-conditioning system with both heating and cooling capacity be installed in Block 1.

45. The system considered by DHC to be the most economic and practical for the purpose is a fully ducted system using chilled water with heating hot water reticulation. Installation of the system will involve the construction of three plant rooms on each floor with air supplied by overhead ducts to separately controlled zones.

46. Block 2 is already air-conditioned and only in need of minor modifications to improve its energy efficiency and to provide additional fresh air quantities. Its heating system will be retained to give supplementary heating when needed and automatic controls will be fitted to the chiller machines.

47. Associated with the installation of the air-conditioning system will be the provision of a new metric grid suspended ceiling in both blocks to replace the existing aged and brittle ceiling. The new ceiling will minimise the projection of the supply ductworks and provide a return air plenum.

48. It is also proposed to seal the windows of Block 1 with the expectation of achieving significant savings in energy costs and improvements in noise attenuation.

49. Air-conditioning was the main concern of the submission from the Commonwealth Centre Joint Unions' Committee. DOLGAS and DHC indicated to the Committee that they would satisfy the Unions' concerns, including the provision of openable windows situated for use in the event of a need for emergency air relief.

50. Lift Systems The lift system in Block 1 is regarded as inadequate. As replacement parts have been difficult to locate, it is proposed to replace the entire equipment, other than the guide rails and door frames. DHC do not anticipate any problems in obtaining a compatible system.

51. A separate electric hydraulic lift will be installed between the 11th and 12th floors to provide disabled people with access to the amenities area.

52. The Block 2 lift system is satisfactory and only requires minor modifications to improve operations and passenger safety. The door operating equipment, door locks and doorway protection devices will be replaced. Ventilation in motor rooms will also be increased to reduce temperature levels.

53. Fire Protection As recommended by the Commonwealth Fire Board, a system of automatic fire sprinklers will be installed throughout the Centre in accordance with current code requirements and connected to the building alert and evacuation system. The present inadequate thermal alarm system will be removed.

54. Although 2 fire hydrants per floor are provided in Block 1 and 5 per floor in Block 2 the fire hydrant services do not comply with Victorian building regulations. DHC said that the

size of the riser ducts to the hydrants will have to be increased and the piping upgraded as appropriate to obtain adequate pressure from the hydrants.

55. Other fire protection measures include fire isolation of the basement storage areas, pressurisation of the Block 1 stairwells (together with minor modifications to the Block 2 pressurisation system), and spraying of the structural steel between floors with a non-hazardous fireproofing spray.

56. Lighting The existing light fittings are of an outmoded design and do not achieve desirable illumination levels. All will be replaced with metric fittings designed to current standards and compatible with the new false ceiling. The fittings will be adaptable to meet the requirements for screen based equipment and be easily maintained.

57. The existing emergency lighting system will be replaced with one complying with current standards.

58. Services The hot water radiator panels of Block 2 are supplied by 3 oil-fired burners. A smaller boiler provides hot water to basins, sinks and the cafeteria. It is proposed to convert the boilers to operate automatically on natural gas, thereby achieving annual fuel costs saving in the order of \$62,000. The boilers will still be capable of operating on oil should the fuel supply be disrupted.

59. The Centre's leaking cold water storage tanks will be replaced with tanks of equal capacity.

60. The sanitary plumbing services in the Centre require attention. The corroded and blocked wet stacks of Block 1 will be replaced, as will deficient stacks in Block 2. The flushometer service will be adjusted and overhauled as necessary and its supply tanks replaced.

61. Electrical An electricity supply sub-station is located in Block 1. The sub-station currently houses three 1500 kVA transformers, one of which is retained for standby purposes. It is proposed to increase the capacity of two of the transformers to 2000 kVA. DHC stated that the primary reason for this was the increased load which would be produced by air-conditioning Block 1. However, it did not consider it necessary to increase the capacity of all three transformers as it believed sufficient spare capacity existed.

62. The main switchboard complex will be modified and all light and power distributions board will be replaced with circuit breaker boards to meet current design practice and codes.

63. Asbestos Removal The Committee was informed that the National Health and Medical Research Council's general principle with respect to any potential asbestos hazard is as follows:

The average fibre concentration of the air breathed by the worker throughout a working shift should not exceed:

- Chrysotile (white asbestos) - 1.0 fibres per millilitre
- Crocidolite (blue asbestos) - 0.1 fibres per millilitre
- Amosite (brown or grey asbestos) - 0.1 fibres per millilitre

64. DHC revealed that readings of amosite fibre levels in the Commonwealth Centre were less than 0.01 fibres per millilitre. Although this is well within the limit, asbestos fibre removal is necessary since it is likely to be disturbed during installation of the sprinklers. DHC remarked that it is accepted policy to remove asbestos when it is likely to be disturbed during major works.

65. Before removing the asbestos all walls and doors will be masked off and one or two decontamination units per floor installed. The ceiling tiles will then be bagged and removed. Asbestos will then be carefully removed by hand and also bagged. Finally, the area is vacuumed and the air tested to ensure compliance with appropriate standards.

66. Security Presently, the Centre can be accessed through a number of points, all manually locked. There are no security controls on lifts or stairs and inter floor access is unrestricted.

67. The level of security at the Centre will be upgraded to meet the general requirements of occupants, and will include out-of-hours card key operation for the Block 1 lifts and modification of ground floor loading docks.

68. Fitout Fitout for new occupant departments will commence once upgrading of services and associated works are near completion. Although full details are not yet known, being dependent on individual departmental requirements, fitout works will entail refurbishment of floors, walls, ceilings, stairs, partitions, sanitary areas and amenities areas.

69. Floors in general office areas and lift lobbies will be cleaned, repaired as necessary and covered with new carpet. Terrazzo floors in stairs and toilets will be repainted or repolished. External windows will be thoroughly cleaned and sealed shut, although some will remain openable.

70. As described earlier, ceilings throughout are to be replaced with metric compressed fibre tiles on exposed metal suspension grid. Stair areas will be repainted and existing tiles removed and stockpiled for future repairs to toilet areas.

71. Partitioning will be to normal commercial standards and plant rooms will be soundproofed and fire rated.

72. All handbasins will be replaced. Other sanitary fixtures will be replaced only where existing items are damaged.

73. Refurbishment of the staff amenities area will include provision of disabled access and toilets, installation of a suspended acoustic ceiling with recessed controllable lighting, and improvement of floor and wall finishes. DHC also intends upgrading the dining areas of the cafeteria, including new floor finishes, windows treatments and bench modifications. Concurrently, but separate from this proposal, the Commonwealth Accommodation and Catering Services Limited proposes to undertake work in the food preparation areas to improve health and safety standards.

74. Also separate from this proposal and to be undertaken concurrently are works to the external facade of the building. The works include the cleaning of the aluminum curtain wall facade, replacement of the external ceramic wall tiling and repairs to the fixed rail system used for external cleaning and maintenance.

75. Re-occupancy It is proposed that the State Headquarters of the Departments of Employment and Industrial Relations (DEIR) and Social Security will both consolidate into the refurbished centre as occupants of Blocks 1 and 2, respectively. DOLGAS also intend to locate the Department of Finance in Block 1. Together, the three departments will occupy approximately 80 per cent of the Centre's floor area. The remainder will be available for growth and/or the relocation of other minor departments.

76. The Committee was assured that the departments were content to occupy the refurbished Centre and that space allocations would be in accordance with accommodation guidelines. Although the Department of Social Security occupies 14,510 square metres in its current premises, and has been allocated 12,540 square metres

in the Centre, DOLGAS stated that a large amount of this space would have been relinquished in the long term, irrespective of the move to the Centre.

77. DOLGAS informed the Committee that these departments, particularly Finance and DEIR, occupy some of the most expensive leased accommodation in the Melbourne city area. As well, DEIR and Social Security are dispersed over several separate locations, resulting in administrative inefficiencies. Consolidation of the various elements of each department into the Centre is consistent with the policy of rationalisation of accommodation in the city area and reduction of high levels of rent outgoings.

78. Savings in rent for premises that will be relinquished by re-occupying departments amount to \$2.4 million per annum on current figures. Although \$3.7 million per annum will be spent on leases for outgoing departments, DOLGAS stated that a detailed cost-benefit analysis revealed the total savings in rental will be \$27 million over the 20 year life expectancy of the building, using a discount rate of 14 per cent. This represents a saving after all other costs, including outgoing rents and the value of this proposal, has been considered.

79. Summary For various reasons many departments currently located in the Centre would operate more effectively in alternative premises. Recognising this fact, and independent of the need to refurbish the Centre, decisions have been made to relocate several departments.

80. Since it would be expedient to refurbish the Centre while it is fully vacated, it is proposed that work will proceed coincidentally with departmental relocations.

81. Once refurbishment has been completed it is proposed to relocate the Department of Social Security and the Department of Employment and Industrial Relations, and possibly the Department of Finance, into the Centre. This would enable those departments to consolidate in the one building and relinquish relatively costly rental premises in the city.

82. Committee's Conclusion The proposal is consistent with the aims of reducing the Commonwealth's rent burden, rationalisation of departmental accommodation and production of a modern commercial standard office building.

CONSULTATION

83. The proposal was developed in consultation with the following bodies:

- Management and staff of existing and proposed occupants of the Commonwealth Centre
- Australian Taxation Valuer
- Commonwealth Fire Board
- Commonwealth Accommodation and Catering Services Limited
- Australian Telecommunications Committee
- Commonwealth Centre Joint Unions' Committee

84. The Committee circulated the DOLGAS and DHC submissions to proposed occupants, the Victorian Government, the Melbourne City Council, and the Joint Unions' Committee.

LIMIT OF COST

85. The total estimated cost is \$18.4 million at April 1985 prices. The estimate excludes costs associated with external repairs, maintenance and permanently relocating departments in alternative accommodation.

PROGRAM

86. Following Parliamentary approval, DHC expect it will take six months to prepare the usual documentation. After approval to commit the project, a total of 30 months would be required for the upgrading works. Incoming departments would be able to progressively occupy the Centre once upgrading was completed. On current planning Block 1 will be re-occupied after mid-1988, and Block 2 in early 1989.

87. Committee's Recommendation The Committee recommends construction of the work in this reference.

RECOMMENDATIONS AND CONCLUSIONS

88. The recommendations and conclusions of the Committee, and the paragraph in the report to which each refers, are set out below:

- | | <u>Paragraph</u> |
|---|------------------|
| 1. THE EXISTING SAFETY FEATURES AND SERVICES OF THE COMMONWEALTH CENTRE, PARTICULARLY IN BLOCK 1, ARE INADEQUATE AND REQUIRE MAJOR REFURBISHMENT TO COMPLY WITH MODERN DESIGN REQUIREMENTS. | 29 |
| 2. THE PROPOSAL IS CONSISTENT WITH THE AIMS OF REDUCING THE COMMONWEALTH'S RENT BURDEN, RATIONALISATION OF DEPARTMENTAL ACCOMMODATION AND PRODUCTION OF A MODERN COMMERCIAL STANDARD OFFICE BUILDING. | 82 |
| 3. THE TOTAL ESTIMATED COST IS \$18.4 MILLION AT APRIL 1985 PRICES. | 85 |
| 4. THE COMMITTEE RECOMMENDS CONSTRUCTION OF THE WORK IN THIS REFERENCE. | 87 |

D. J. Foreman

(D.J. FOREMAN)
Chairman

Parliamentary Standing Committee
on Public Works
Parliament House
CANBERRA

22 August 1985

APPENDIX A

LIST OF WITNESSES

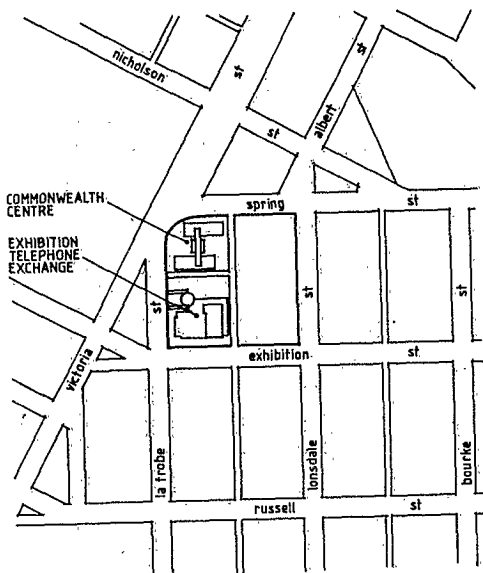
Cole, K.H., Esq., Associate Director, Projects, Victoria-Tasmania Region, Department of Housing and Construction, 239-241 Bourke Street, Melbourne, Victoria

Franklyn, P.A., Esq., Project Manager, Victoria-Tasmania Region, Department of Housing and Construction, 239-241 Bourke Street, Melbourne, Victoria

Hibbins, K.W., Esq., Special Projects Manager, Department of Local Government and Administrative Services, Commonwealth Government Centre, Melbourne, Victoria

Milkovits, L.F., Esq., Chief Property Officer for Victoria, Regional Property Office, Department of Local Government and Administrative Services, Commonwealth Government Centre, Melbourne, Victoria

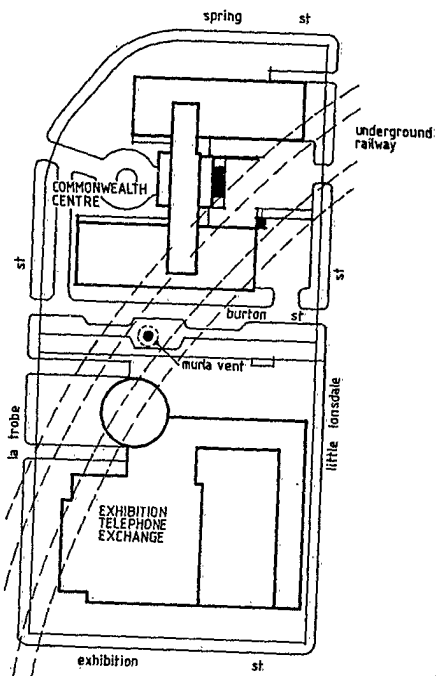
Morris, Mrs P., Acting Director of Property, Property Directorate, Department of Local Government and Administrative Services, Central Office, Canberra, Australian Capital Territory



LOCALITY PLAN



APPENDIX B



SITE PLAN

SCALE 0 10 20 30 40 50 M



(B-2)

THE SENATE

ROLL

12-9-85

SENATORS—

1. ~~ARCHER~~
2. AULICH
3. BAUME, Michael
4. BAUME, Peter
5. BJELKE-PETERSEN
6. BLACK
7. BOLKUS
8. BOSWELL
9. BROWNHILL
10. BUTTON
11. GARRICK, Sir John
12. CHANEY
13. CHILDS
14. CHIFF
15. COATES
16. COLEMAN
17. COLLARD
18. COLSTON
19. COOK
20. COONEY
21. CRICHTON-BROWNE
22. CROWLEY
23. DEVLIN
24. DURACK
25. ELSTON
26. EVRNE
27. FOREMAN
28. GEORGES
29. CHEELET
30. GILES
31. GRIMES
32. GUILFOYLE, Dame Margaret
33. HAINES
34. HAMER
35. HARRADINE
36. HILL
37. JESSOP
38. JONES
39. KILGARIFF
40. KNOWLES
41. LEWIS
42. ~~MCCLELLAND~~
43. MCGIBBON
44. MCINTOSH
45. MCKIERNAN
46. MACKLIN
47. MAGUIRE
48. MASON
49. MESSNER
50. MISSEN
51. MORRIS
52. PAREN
53. PUPLOCK
54. RAE, Peter
55. RAY, Robert
56. REID
57. REYNOLDS
58. RICHARDSON
59. ROBERTSON
60. RYAN
61. SANDERS
62. SHEIL
63. SHORT
64. SIBRAA
65. SIDDONS
66. TATE
67. TEAGUE
68. TOWNLEY
69. VALLENTE
70. VANSTONE
71. VIGOR
72. WALSH
73. WALTERS
74. WATSON
75. WITHERS
76. ZAKHAROV

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THE SENATE

ROLL

12-9-85

SENATORS—

- | | |
|--|----------------------------|
| 1. ARCHER | 39. KILGARRIFF |
| 2. AULICH | 40. KNOWLES |
| 3. BAUME, Michael | 41. LEVIS |
| 4. BAUME, Peter | 42. MCGLELLAND |
| 5. BJELKE-PETERSEN | 43. MACGIBBON |
| 6. BLACK | 44. MCKINTOSH |
| 7. BOLKUS | 45. McHERNAN |
| 8. BOSWELL | 46. MACKLIN |
| 9. BROWNHILL | 47. MACUIRE |
| 10. DUFFON | 48. MASON |
| 11. CARRICK, Sir John | 49. MESSNER |
| 12. CHANEY | 50. MISEN |
| 13. CHILDS | 51. MORRIS |
| 14. CHEPP | 52. PAPER |
| 15. COATES | 53. PULLICK |
| 16. COLEMAN (leave?) | 54. RAE, Peter |
| 17. COLIARD | 55. RAE, Robert |
| 18. COLSTON | 56. REID |
| 19. COOK | 57. REYNOLDS |
| 20. COONEY | 58. RICHARDSON |
| 21. CRICHTON-BROWNE | 59. ROBERTSON |
| 22. CROWLEY | 60. RYAN |
| 23. DEVLIN | 61. SANDERS |
| 24. DURACK | 62. SHEIL |
| 25. ELSTON | 63. SHORT |
| 26. EVANS | 64. SIBRAA |
| 27. FOREMAN | 65. SHIDONG |
| 28. GEORGES | 66. TATE |
| 29. GINTZELT | 67. TEAGUE |
| 30. GIES | 68. TOWNLEY |
| 31. GRIMES | 69. VALENTINE |
| 32. GULFOYLE, Dame Margaret | 70. VANSTONE |
| 33. HAINES | 71. VIGOR |
| 34. HAMER | 72. WALSH |
| 35. HARADINE | 73. WALTERS |
| 36. HIBL | 74. WATSON |
| 37. JESSOP | 75. WITHERS |
| 38. JONES | 76. ZAKHAROV |

THE SENATE

ROLL

12-9-85

SENATORS—

- | | |
|--|-----------------------------|
| 1. XXXXXXXX | 39. XXXXXXXX |
| 2. XXXXXXXX | 40. XXXXXXXX |
| 3. XXXXXXXXXXXXXX | 41. XXXXXX |
| 4. BAHME, Peter | 42. XXXXXXXXXXXX |
| 5. BJELKE-PETERSEN | 43. XXXXXXXXXX |
| 6. BLACK | 44. XXXXXXXXXX |
| 7. XXXXXX | 45. XXXXXXXXXX |
| 8. BOSWELL | 46. XXXXXX |
| 9. XXXXXXXXXX | 47. XXXXXXXXXX |
| 10. XXXXXX | 48. XXXXXX |
| 11. XXXXXXXXXXXXXX | 49. XXXXXX |
| 12. XXXXXX | 50. XXXXXX |
| 13. XXXXXX | 51. XXXXXX |
| 14. XXXXXX | 52. XXXXXX |
| 15. XXXXXX | 53. XXXXXX |
| 16. COLEMAN | 54. XXXXXX |
| 17. XXXXXX | 55. XXXXXX |
| 18. XXXXXX | 56. XXXXXX |
| 19. XXXXXX | 57. REYNOLDS |
| 20. XXXXXX | 58. XXXXXXXXXX |
| 21. XXXXXXXXXXXX BROWNE | 59. XXXXXXXXXX |
| 22. XXXXXX | 60. XXXXXX |
| 23. XXXXXX | 61. XXXXXX |
| 24. XXXXXX | 62. XXXXXX |
| 25. XXXXXX | 63. XXXXXX |
| 26. XXXXXX | 64. SIBRAA |
| 27. XXXXXX | 65. XXXXXX |
| 28. XXXXXX | 66. XXXXXX |
| 29. XXXXXX | 67. XXXXXX |
| 30. XXXXXX | 68. XXXXXX |
| 31. XXXXXX | 69. XXXXXXXXXX |
| 32. XXXXXXXXXXXX DUNNE Margaret | 70. XXXXXX |
| 33. XXXXXX | 71. XXXXXX |
| 34. XXXXXX | 72. WALSH |
| 35. XXXXXXXXXXXX | 73. XXXXXX |
| 36. XXXXXX | 74. XXXXXX |
| 37. JESSOP | 75. XXXXXX |
| 38. XXXXXX | 76. ZAKHAROV |