Australian Government

Department of Foreign Affairs and Trade

CONSTRUCTION OF CHANCERY

RANGOON
BURMA

STATEMENT OF EVIDENCE FOR PRESENTATION TO
THE PARLIAMENTARY STANDING COMMITTEE ON
PUBLIC WORKS

Overseas Property Office
October 2005

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IDENTIFICATION OF THE NEED

1. Objectives

1.1. The Department of Foreign Affairs and Trade (DFAT) seeks approval from the Parliamentary Standing Committee on Public Works (PWC) to proceed with a new, purpose-built chancery in Rangoon, Burma. The building will be developed and owned by the Overseas Property Office in the Department of Foreign Affairs and Trade. It will be built on Australian Government-owned land, on the same site as, and adjacent to, the existing head of mission (HOM) residence and recreational facilities.

1.2. Under the Administrative Arrangements Order of 26 November 2001, DFAT is responsible for "overseas property management, including, acquisition, ownership, and disposal of real property". This activity is to be undertaken by the Department's Overseas Property Office (OPO), which manages the overseas estate, and will be funding and constructing the new works.

2. Background

2.1. The existing chancery is located at 88 Strand Road, in central Rangoon, in a leased two storey building constructed in 1901 as an annex to the Strand Hotel. The building no longer meets functional or security requirements.

2.2. The HOM residence in Rangoon is an owned property. Staff recreational facilities and maintenance workshops are also located on the site. Further development is possible to accommodate the current residence and allow for construction of the proposed new chancery and updated recreational and support facilities.

2.3. Australian government agencies at the post are DFAT, the Department of Immigration and Multicultural and Indigenous Affairs (DIMIA), the Australian Agency for International Development (AusAID) and the Australian Federal Police (AFP). All agencies would be accommodated in the proposed new chancery.

3. Need

3.1. The Australian Government leased the current chancery in 1956. Current lease arrangements are by way of permissive occupancy and do not provide certainty of tenure. Although extensively refurbished over the years, the chancery no longer satisfies security set-back, access, building services or efficient work space needs, or current Australian building code and occupational health and safety requirements. A purpose-built chancery will meet these requirements and provide an efficient and safe working environment.

4. Options considered and justification

4.1. Provision was made in the 2005-06 Budget for construction of the new chancery. In subsequent planning, two development options were considered:

(a) to lease alternative accommodation on the open market, or

(b) to construct a new purpose-designed chancery on the existing Australian Government-owned site, where the HOM residence is located.

4.2. Preliminary design and feasibility studies were carried out by DFAT in 2004. These considered the embassy's ongoing operational requirements, the availability of alternative leased accommodation, and relative costs.

4.3. The construction of a new chancery on the Commonwealth owned and occupied site will offer the following advantages:

(a) provision of a purpose-designed building which will meet functional requirements, providing suitable efficient office space and technological infrastructure for tenant agencies;

(b) provision of appropriate security;

(c) minimal disruption to the operation of the embassy, as the existing facility would continue to operate until the new building was ready for occupation; and

(d) consolidation of all embassy functions on one site.

4.4. The option of moving into alternative leased accommodation was ruled out by DFAT, as there are no suitable premises for lease in Rangoon.

5. The site

5.1. The site for construction is Australian Government-owned land in the Bahan township of Rangoon, approximately five kilometres from the city centre and 12 kilometres from the airport, in the same general area as the current chancery. The site currently accommodates the HOM residence, staff recreation facilities and maintenance workshops.

6. The proposal

6.1. The proposal is for the construction of an efficient, modern, functional building to accommodate the embassy. The building will incorporate appropriate security protection.

6.2. The chancery will provide for functions, receptions, exhibitions and trade displays, meetings, lectures and business missions, through the use of a conference room and adjacent outside spaces. The guardhouse, support facilities and recreational facilities will be upgraded and re-developed in accordance with security requirements.

6.3. The project will also include engineering services infrastructure providing full support facilities including emergency power, potable and fire fighting water, official fleet car parking and landscaped surrounds in a secure compound.

7. Environmental impact assessments

7.1. There are currently no specific environmental laws in Rangoon and local authorities do not require an environmental impact assessment. Other foreign missions are located in the area, and the chancery proposal is consistent with usage requirements allowed by the local authorities.

7.2. The site is pleasantly landscaped with a number of mature teak trees and established gardens. Planning of the facilities will endeavor to retain the trees during construction of the new chancery. Approval will be sought by the embassy from the local authorities prior to removal of any significant trees from the site.

7.3. Consultation with local engineers indicates that the underlying geology presents no difficulty to the proposed structural design of a building on this site. No evidence of contaminated soil has been identified; local engineers indicate that contamination is uncommon in Rangoon. A geotechnical investigation will be undertaken as part of detailed design.

7.4. The site rises approximately 16m from the Golden Valley entrance to its highest point where the head of mission residence and domestic quarters are located The main area of the site is on a plateau three to four metres above the entry level. Site planning will minimize earthworks by incorporating the operational and recreation facilities within the plateau.

7.5. The International School is located along the western boundary. The southern boundary has the Petronis Oil Company adjacent to the main entry and private residences adjoin the remaining perimeter. The Ministry of Construction staff quarters and private residences are located along the northern boundary with an old age home along the north eastern zone. Suitable noise and dust mitigation measures, a traffic management plan, and appropriate restrictions on working hours during the construction period will be necessary.

8. Heritage considerations

8.1. The proposal is to demolish some of the recreation and maintenance facilities on the site to enable the site layout to be optimised for the new facilities. The new chancery will be designed and constructed in sympathy with the surrounding neighbourhood through the use of local materials where appropriate.

8.2. There are no known heritage considerations associated with the construction of the new chancery. The local authorities require that the new building be in harmony with the existing architectural character of the area.

9. Consultation

9.1. Consultations have been held with the post and all tenant departments and agencies. A comprehensive tenant brief has been produced by an independent consultant, which has been used as the basis for functional planning of the scheme. All tenant departments and agencies and embassy staff accepted the planning and support the need for a new chancery.

9.2. The proposed design has been developed to meet each agency's individual functional and spatial requirements.

9.3. Normally the approving authority for building works in Rangoon is the Rangoon City Development Committee (RCDC). However, the Burma Ministry of Foreign Affairs is the controlling authority for approval of embassy complexes. They will be consulted during the design development phase to ensure compliance with local authority requirements.

10. Revenue derived from the project

10.1. Tenant agencies will be charged rents consistent with the quality office spaces provided which will give an appropriate return on investment as required by the Australian Government Property Ownership Framework".

TECHNICAL INFORMATION

11. Location

11.1. Burma is approximately 16.47 degrees north of the equator and 96.09 degrees east longitude. The climate has three seasons, comprising a cool dry winter from November to February, a hot summer from March to May and a wet humid monsoon season from May to October.

11.2. The majority of the annual rainfall of 2680 mm falls during the wet season, with relatively frequent localised flooding. Daily maximum temperatures in Rangoon range from 29° – 37°C with night temperatures during January falling as low as 18°C.

12. Scope of work

12.1. The proposal is to construct a new 1170 m2 chancery with appropriate provision for security in accordance with DFAT and individual agency requirements. The chancery will be designed to meet the specific space needs and functions of the tenants whilst also providing for some future expansion within the prescribed building setbacks.

12.2. The main pedestrian and vehicular access to the site is from the west via the Golden Valley Way and will include a guard booth for pedestrian and vehicle screening. A secondary vehicular entrance will be provided to the rear roadway and will be serviced by a small guard booth with no pedestrian screening facilities. The rear vehicular entrance will be available as an alternate entry for vehicles. There will be an external parking area at the main vehicle site entrance which will also provide an external off-load point for diesel fuel delivery.

12.3. The main entrance to the chancery will be on the south side and will provide controlled pedestrian access for staff and visitors through the main entry foyer on the ground level adjacent to a vehicular porte cochere. A separate controlled staff entry will be incorporated on the north side of the chancery for staff access from the adjacent recreational facilities. An internal roadway will provide direct access to the chancery porte cochere for official vehicles and compound parking will be provided for official vehicles and for A-based staff vehicles. Both DIMIA and Consulate visitors will have a combined entry at the south-west corner of the building closest to the guard house.

12.4. A secure compound is provided for the entire site.

12.5. Engineering services will include generators for standby power, mains electricity through a nearby transformer, reticulation and storage for fire and potable water (including further treatment of potable water), storm water drainage, sewerage treatment system, and telecommunication facilities.

12.6. An integrated building fit-out will be included in response to tenant requirements. Items in the fit-out scope include all tenancy related security, forced entry and ballistic requirements, security counters, security doors and door hardware. Fixed partitions and doors, compactus storage units, window treatments and floor coverings are also included in the fitout scope. In addition, specific tenant required modifications to building services and additional tearooms and toilet facilities are included as part of the fit-out.

12.7. Loose furniture such as work-stations, tables, chairs, desks, filing cabinets and general office equipment such as photocopiers, computers and printers are not included in the scope of works. These items will be supplied by the tenant agencies.

13. Site selection and site description

13.1. The site is located five kilometres from the centre of Rangoon. A number of other ambassadors' residences are located within the vicinity. The Bahan township is made up of residential, office and commercial buildings. The township has established but unreliable power and mains water infrastructure, though no sewerage or fire hydrant services are available.

13.2. The 27,500 m^2 site is irregular in shape and accessed from the west via Golden Valley Way. An international school is sited along the western boundary, with the Petronis Oil Company sited on the southern boundary adjacent the main site entrance. The remainder of the southern boundary accommodates private residences. The ministry of construction staff quarters and private residences are sited on the northern boundary, with an old aged home located along the north-eastern boundary.

14. Zoning and approvals

14.1. The development of the chancery building on the Australian Government owned and occupied site is consistent with activities in the Bahan township zone.

14.2. As a freehold owned property the Australian Government can develop the site for its own use, subject to local authority requirements. The land cannot be leased to another party.

14.3. Approval to construct a new building on the site will be required from the Burma Ministry of Foreign Affairs. This approval will normally take three months.

14.4. A building application is to be submitted when construction documentation and specifications have been completed and must be approved prior to commencement of construction works. These documents can be submitted in English. Rangoon does not currently have building regulations or standards, and Australian standards and guidelines are appropriate.

15. Land acquisition

15.1. The Australian Government currently holds the land plot on freehold interest. The Australian diplomatic representative acquired the site from the Anglo Burma Rice Company Limited in June 1955 for use as diplomatic residential accommodation.

16. Codes and standards

16.1. The project will be designed in accordance with the Building Code of Australia (BCA) and relevant Australian standards, or local (or international) standards where they are deemed to be of a higher or more relevant standard.

16.2. The project will be delivered generally in accordance with the Disability Discrimination Act 1992. Particular attention will be given to equality in access to premises and amenities.

17. Planning and design concepts

Architecture

17.1. The new chancery will provide a modern, efficient, pleasant and safe work environment for embassy staff. It will be designed in accordance with the project staffing estimates of the tenant agencies, and allow for future expansion.

17.2. The general design philosophy for the proposed chancery building is that it:

(a) provides a setting to enable the effective and efficient functional activities of the embassy. Attention will be given to ensure the building, both in general form and detail, provides a pleasant environment in which to work and conduct business;

(b) represents Australia to the host nation by, where possible, using a range of Australian materials and finishes in public area fit-outs;

(c) allows for the required security measures within the building design and siting by clearly separating public from office areas and prevents unauthorised entry both into the building, and between various areas within the building;

(d) maximises the site potential by providing a master plan that anticipates future open space uses and ties this into a cohesive built form and landscaped element structure whilst maintaining appropriate security segregation of these zones;

(e) respects local culture by being sympathetic to the surrounding buildings both in the built form and the materials employed;

(f) responds to local climatic conditions by providing large roof overhangs, shading to windows, high efficiency glazing and covered outdoors areas for breakout spaces and recreation; and

(g) includes an entry driveway and a porte cochere to provide a formal drop-off facility protected from the weather.

Structure

17.3. Conventional reinforced concrete will be used as the primary structural form for floors, columns and load bearing walls in keeping with local building practice. A flat concrete slab will be provided at roof level, below an outer skillion roof supported by structural framing. The construction methodology will provide value for money and include long life and low maintenance. Flexibility in layout to meet the required functionality of the building will be provided.

17.4. Live loads will be in accordance with Australian loading codes and tenant specific requirements. Consideration will be taken of local site conditions including wind and seismic forces appropriate to the location.

17.5. Subject to detailed design, the foundation will be a stiffened raft system on engineered fill.

Materials and finishes

17.6. Materials will be selected to present a high quality building that is durable and requires minimum maintenance. Many of the construction materials such as glazing components, steel window sections, plant and equipment, electrical and hydraulic fixtures and fittings, joinery, high strength concrete, granite, stone and structural steelwork will require importation as they are not available in Burma or not of sufficiently high quality.

17.7. External finishes to the building will be concrete, masonry, rendered and painted with long wearing coatings as commonly used in Burma. Floor finishes will generally be carpet tiles throughout with stone tiles to the public areas.

17.8. Non-load bearing internal walls to office fit-out will be light weight steel stud framed partitions and painted plasterboard or of rendered and painted masonry construction. Internal partitions with a security requirement will be constructed in accordance with DFAT requirements.

17.9. Wet areas will be finished with ceramic tiles to walls and slip resistant vitrified tiles to floors.

17.10. Ceiling finishes will generally be tiles in a suspended metal grid system, with set plaster to foyer/reception areas, conference room and toilets.

Mechanical services

17.11. Air-cooled, split or packaged systems will be used to air-condition the new chancery building. This allows for independent use of tenancy areas if required without running the entire building system. This design approach also considers areas that require 24-hour operation. A ducted outside air system with dehumidification equipment may be used to ensure humid air is not admitted to the occupied space.

17.12. Equipment and materials for mechanical services will be selected for long life, maximum efficiency and low maintenance

17.13. Exhaust systems will be provided to toilets, staff facilities and kitchen exhaust hood.

Hydraulic services

17.14. Hydraulic Services will comply with Building Code of Australia 2004 (BCA) and appropriate Australian Standards called up in the BCA.

17.15. The site is provided with a water storage system comprising two under ground concrete tanks fed from bore water and the city water mains. The main tank has a 40,000 litre capacity and the secondary tanks have a capacity of 8,000 litres. A new bore will be provided for the new chancery.

17.16. All water is brought up to potable water standard by use of a sand filtration unit and ultraviolet steriliser unit mounted after the pressure pumps.

17.17. Hot water will be provided to showers, basins and sinks, sourced from a solar heating and storage system with electric backup heating elements. Electric instantaneous boiling water will be provided in tearooms.

17.18. Roof water will be collected and drained via grated sumps to the existing stormwater system, which will be upgraded to accommodate the run-off from the new buildings and

hard stands. In accordance with local construction techniques for managing heavy rainfall, the roofs will not be provided with gutters.

17.19. A sewerage treatment system will be provided that is suitable for connection into the public drainage system.

Electrical services

17.20. Electrical Services are required to comply with Building Code of Australia 2004 (BCA) and appropriate Australian Standards. As the site is located in a tropical region no electrical cable shall be directly exposed to the sun.

17.21. Electrical supply in Burma is unreliable and power is frequently disconnected to sections of the city due to the central power supply being unable to cope with the connected load. As power supply can be disconnected for periods up to 8 hours, two diesel generators rated for continuous use will be installed.

17.22. The site is currently supplied with power from a transformer in the adjacent international school. Power lines run underground to the site and around the site.

17.23. An 85kVa diesel generator currently provides standby power to the site. There are also two old, smaller sets being used as a backup to the main set. These will be replaced.

17.24. All essential service systems such as lift, fire hydrant hose reel pump, and sprinkler pump will be connected to back-up supply.

Light systems

17.25. Luminaries and lighting layout will be selected to suit the use of the space. Generally luminaries will be twin fluorescent T5 type with low brightness louvres or similar.

17.26. Emergency lighting will be independent of the general lighting fixtures and shall incorporate integral battery and charger. Exit lighting will be independent battery back up type.

17.27. External lighting will be provided for security and access purposes.

Telephone system

17.28. The local authority has three existing telephone lines running to the site. The lines will be updated as necessary following detailed design.

Lightning protection system

17.29. Lightning protection will be provided to cover all the buildings on the site.

Smoke detection system

17.30. A Smoke Detection System covering all building on the site will be provided.

EWIS/Public address system

17.31. A combined Emergency Warning and Intercommunication System (EWIS) public address system will be provided to allow all areas of the embassy buildings to be reached via an audio system.

Security

17.32. The following security elements will be included:

(a) Access control to allocated doors

(b) CCTV Cameras to cover all portions of the compound grounds.

17.33. For additional security features required by DFAT see 24.6 below.

Communications

17.34. An integrated telephone and data communications backbone and horizontal cabling system will be provided throughout the building.

17.35. A Master Antenna Television system (MATV) will be provided.

Lift services

17.36. A passenger lift to cater for disabled persons with a capacity of 15 people and able to fit a stretcher will be provided. The electric lift will not require a lift motor room.

Landscaping / civil works

17.37. Approval from local authorities is required for removal of any existing trees. Removal will not be considered if alternate solutions are available.

17.38. The site landscaping consists of a selection of mature teak trees, established gardens and lawns. Additional landscaping required will be chosen to provide low maintenance vegetation, and to enhance the building presentation and overall site aesthetics.

17.39. The 27,500m^2 site falls approximately sixteen metres from the highest point to the Golden Valley entrance. The section of the site adjacent to the entry is three to four metres above the entrance and construction will be undertaken on this relatively flat plateau.

17.40. The entry forecourt, driveway and parking areas will be designed with a surface finish that is appropriate for use by both pedestrians and vehicles alike.

Operation, maintenance and warranties

17.41. Operation and maintenance manuals are to be provided by the Works Contractor. The manuals will contain equipment data, supplier identification, specifications, recommended maintenance procedures and manufacturers manuals. As-built services and architectural drawings will be incorporated into the Final Construction Completion Report.

17.42. Warranties will be provided in the name of the Commonwealth of Australia.

18. Acoustics

18.1. Particular consideration will be given to the acoustics requirements and to the selection of materials and finishes to control noise transmission.

18.2. Reduction in sound transmission of external noise will be achieved by the use of concrete, masonry or insulated lightweight walls and laminated glazing.

18.3. Internal ceilings, partitions and doors will be detailed to achieve required sound attenuation levels and building services will be designed to minimise noise transmission to the working environment.

18.4. Acoustic treatment will be provided to mechanical plant and the diesel generators in compliance with local regulations.

19. Energy conservation measures and targets

19.1. Energy conservation will be an important design consideration in the selection of plant and equipment. To achieve optimum performance, plant will be selected for energy efficiency and shading will be provided as necessary to minimise solar load. The design will comply with the local code and the performance guidelines as set out in the Property Council of Australia Energy Guidelines.

19.2. The following passive energy conservation measures will be incorporated into the design to maximise energy efficiency:

(a) high efficiency glazing to reduce thermal transmission between the outside and inside of the building,

(b) adoption of light colours to the building exterior and window treatment to reflect heat,

(c) use of appropriate building materials and thermal insulation to minimise thermal external/internal gradients,

(d) solar hot water heating for staff ablutions,

(e) use of natural light and daylight source to reduce lighting costs, and

(f) solar control to larger glazed areas (although these will be limited).

19.3. Active energy conservation measures to be incorporated into the building design include:

(a) zoned air conditioning system to allow zonal control of office temperatures and reduction in operating cost and power consumption when the building is partly occupied outside office hours;

(b) automatic reduction in outside air intake at times of low occupancy in high occupancy areas such as meeting rooms;

(c) time scheduled control of common area air-conditioning systems;

(d) installation of energy efficient lighting;

(e) zoned switching to minimize over lighting; and

(f) elemental metering of electricity use to facilitate energy management.

20. Master planning and site planning

20.1. The building will be placed on site to best present the building, consistent with functional planning and operation, within the constraints of the site boundaries. The proposed siting of the building will take into consideration physical and functional requirements, environmental factors and operational activities of the individual agencies to achieve a highly efficient and effective layout. The chancery will meet DFAT boundary set-back requirements.

20.2. The concept design presented in this submission allows for future expansion of the new chancery.

21. Provisions for people with disabilities

21.1. The new Chancery design will comply with the BCA and relevant codes and standards in relation to disability access.

22. Heritage issues

22.1. There are no known heritage issues restricting the development of this proposed new Chancery site.

23. Child care provisions

23.1. Due to the minimum number of A-based and locally engaged staff, no childcare facilities are included within the Chancery design.

24. Fire protection and security

Fire protection

24.1. The new Chancery fire system design will fully integrate the requirements of the BCA with the specialist requirements for a Chancery building. The fire safety system adopted for the building will incorporate fire detection and alarm systems, sprinkler protection, hydrants and hose reels, and illumination of building egress.

24.2. Fire detection is achieved by the installation of smoke alarms and heat detectors connected to a main fire indicator panel, with battery back-up, and a mimic panel within the Guard Post, and an automatic dial-up to the Embassy Duty Officer.

24.3. An audible local fire alarm system to alert occupants will be installed throughout the building.

24.4. Fire suppression is to be achieved by an automatic sprinkler system, the careful selection of retardant materials and strategic location of extinguishers, hydrants and hose reels.

24.5. Safe egress from the building will be ensured by compliance with BCA.

Security

24.6. Security measures follow the principles of “defence in depth” which utilize layers of passive and active security measures to cocoon the more secure areas. In summary these security measures include:

(a) chancery grounds will be secured by monitored perimeter walls with controlled access points on the street frontages, with landscaping restricted to allow clear lines of sight.

(b) public and official building access will be segregated.

(c) perimeter lighting will be placed for best effect.

(d) DFAT approved intruder measures and approved materials, fixtures, hardware and fittings will be used for the chancery shell.

(e) restricted and monitored building entrances will include approved keying and card access control systems.

(f) intruder and duress alarms, and closed circuit television (CCTV) will be installed.

(g) containment measures and protection in specified internal locations will be employed.

(h) DFAT approved standards will be incorporated into the design of the structure and facade.

24.7. Multiple levels of external and internal communications will be provided. Included in the communications design will be fixed landlines, satellite, and limited radio and television services.

25. Occupational health and safety

25.1. In accordance with the Occupational Health and Safety (Commonwealth Employment) Act 1991, considerable attention will be given to compliance during the detailed planning of the project.

25.2. Occupational health and safety and rehabilitation practices will be implemented and enforced during the construction works at the site. These practices will be consistent with Commonwealth and Australian Capital Territory law.

26. Authorities and local industry consultation

26.1. Meetings have been held with local legal personnel and construction industry participants regarding the local statutory authorities and the building approval processes and requirements. Normally the approving authority for building construction in Rangoon is the Yangon City Development Committee (YCDC). However, for embassy complexes the Ministry of Foreign Affairs (MOFA) is the controlling statutory authority. Submissions are presented through the MOFA who then provide them to the YCDC for technical review. This process normally takes three months.

26.2. Approvals are required from the following:

(a) Ministry of Foreign Affairs (MOFA) - Building Approval,

(b) Yangon City Development Committee (YCDC) - Building Approval, Plumbing and Sanitary Services,

(c) Rangoon Fire Authority (RFA) – Fire Protection, and

(d) Myanmar Electric Power Enterprise (MEPE) – Electrical Services.

26.3. Local Industry has been consulted in Burma during planning stages to ascertain capacity and limitations and to verify costs.

27. Local impact

27.1. Community consultation for this project will be essentially limited to the statutory requirements pertaining to the Parliamentary Standing Committee on Public Works hearings.

27.2. The local community impact of this project is anticipated to be low as the site currently houses some Embassy functions and is in keeping with the local zoning and development requirements.

27.3. The streetscape aesthetics will be improved by the construction of a modern entry and building.

28. Project cost estimates

28.1. The out-turn cost estimate of the proposed works is AUD $12.87 million, based on July 2004 prices escalated to construction. The out-turn cost estimate includes construction and other related elements such as consultants' fees, project management, supervision and site office expenses.

28.2. The estimate does not include workstations, furniture, artworks, white goods or interest charges.

28.3. The estimate does not include Burmese Government import duties.

29. Project delivery system

29.1. Following a complete analysis, a traditional style of design, documentation, tendering and contracting has been selected as appropriate for this project. This represents the best value for money for the Commonwealth and allows DFAT, as the building owner, to be in control of all the project delivery stages.

29.2. Australian design consultants will prepare documentation, with design input from a Thai/Burmese firm. The Thai/Burmese firm association will provide local construction industry advice and 'localising' of the documentation and design for conditions in Burma.

29.3. A single contract will be awarded for the construction and fit-out works. Tenders will be called from a selected list of contractors, short-listed on the basis of a pre-qualification process. The pre-qualification process will be advertised in Australia, Thailand and Burma. As the local building industry in Rangoon is primarily involved in relatively small-scale projects, it is anticipated that an international contractor with local partners in the region will be the preferred contractor for the Embassy Development Project.

29.4. A project management company with international experience would administer a traditional lump sum contract awarded to the construction contractor. Superintendence of the contract is to be carried out by the Project Manager with support from in-country partners.

29.5. Local approvals will also be the responsibility of the consultants and their in-country partners. Currency fluctuations and escalation effects would be the responsibility of the Contractor, with the requirement to manage this risk being included in the contract.

30. Construction program

30.1. Subject to Parliamentary approval, construction would begin in September 2006 with practical completion and occupation scheduled for March 2008.

31. Associated sketch design drawings

31.1. The following drawings have been prepared to illustrate and define the proposal:

- Location Plan
- Site Plan
- Ground Floor Plan
- First Floor Plan
- Perspective Rendering