

The Proposed Works

Need

- 2.1 The existing Chancery building was acquired and refurbished in 1961. For some time the premises have not provided appropriate accommodation for tenant agencies. While modifications have been made, security, access, services, layout, facilities and space are deficient. Specifically:
- incremental alterations over the life of the facility have meant that operational functions have been accommodated on an ad hoc basis and the resultant layout does not allow for efficient operations within the Chancery; and
 - the current facility has significant compliance deficiencies with regard to the Building Code of Australia (BCA) and occupational health and safety (OH&S) regulations.¹
- 2.2 Construction of a new Chancery on the existing site was ruled out due to an inability to satisfy boundary setback, and other security requirements.²

Scope

- 2.3 The proposed works encompass the following elements:

¹ Appendix C, Submission No. 1, paragraphs 3.3 - 3.4

² ib id, paragraph 2.2

- construction of 1,645 square metre, two-storey Chancery;
- controlled pedestrian and vehicular access;
- services enclosure at rear of site;
- carparking;
- security wall;
- engineering services including mains electricity and on-site substation, stand-by generator, water reticulation/storage and treatment, storm water drainage, on-site sewage treatment and telecommunications; and
- integrated fit-out to tenant specifications, including security measures, fixed work-stations, fixed partitions and doors, compactus storage units, window treatments and floor coverings, ablutions, tea rooms, and tenant-specific modifications to building services.³

Purpose

- 2.4 The purpose of the proposed work is to provide a new building to serve as Australia's permanent mission to Laos. The facility will be capable of providing for functions, such as official receptions, exhibitions and trade displays, meetings, lectures and business missions, through the use of conference room and adjacent outside spaces.⁴
- 2.5 The new Chancery building will serve as Australia's ongoing permanent mission to Laos and will be tenanted by:
- the Department of Foreign Affairs and Trade;
 - the Department of Immigration and Multicultural and Indigenous Affairs (DIMIA);
 - the Australian Agency for International Development (AusAID);
 - the Department of Defence (Defence);
 - the Australian Federal Police (AFP); and
 - an Australian Medical Clinic.

3 Appendix C, Submission No. 1, paragraphs 12.1 - 12.6

4 ib id, paragraph 6.2

2.6 DFAT state that the construction of a new Chancery on a greenfield site will offer the following advantages:

- provision of a purpose designed building, with appropriate functional, efficient office space and technological infrastructure for the occupying agencies;
- provision of appropriate security;
- minimal disruption to the operation of the embassy, as the existing facility may continue to operate until the new facility is ready for occupation; and
- future sale and return of funds from the current Chancery property.⁵

2.7 The new Chancery is being planned to meet current and future tenancy operational and technological requirements. The proposed layout will accommodate space for expansion and meet the Commonwealth's security requirements for the protection of staff and visitors. DFAT anticipates that the development of a purpose built and managed asset on the owned site will allow the Commonwealth to manage and control the facility to provide reliable and self sufficient services not available in leased accommodation.⁶

Cost

2.8 The total estimated cost of the proposed development is \$11 million based on May 2005 prices. This figure includes:

- construction costs;
- tenant fitout;
- security installation;
- project management services;
- design consultancy services;
- cost planning consultancy services;
- other consultancy services and fees;
- fee contingency;

5 Appendix C, Submission No. 1, paragraph 5.1

6 ib id, paragraph 3.5

- contractor contingency; and
- escalation provision.⁷

2.9 The cost estimate does not include provision of loose furniture or general office equipment.⁸

7 Confidential Briefing Paper, Public Hearing, page 3

8 Appendix C, Submission No. 1, paragraph 12.7