

Parliamentary Standing Committee on Public Works

REPORT

relating to the

REFURBISHMENT OF TAXATION BUILDING, BRISBANE

(Sixth Report of 1986)

1 9 8 6

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

R E P O R T

relating to the

REFURBISHMENT OF TAXATION
BUILDING, BRISBANE

(Sixth Report of 1986)

Australian Government Publishing Service
Canberra 1986

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

Senator Dominic John Foreman (Chairman)
Percival Clarence Millar, M.P. (Vice-Chairman)

Senate

House of Representatives

Senator Gerry Norman Jones
Senator Dr Glenister Sheil

John Neil Andrew, M.P.
Robert George Halverson,
O.B.E., M.P.
Colin Hollis, M.P.
Leonard Joseph Keogh, M.P.
Keith Webb Wright, M.P. (1)
John Saunderson, M.P. (2)

(1) Resigned 13 February 1986

(2) Appointed 18 February 1986

EXTRACT FROM THE
VOTES AND PROCEEDINGS OF THE HOUSE OF REPRESENTATIVES
NO. 86 DATED MONDAY, 14 APRIL 1986

- 12 PUBLIC WORKS COMMITTEE - REFERENCE OF WORK -
TAXATION BUILDING, BRISBANE - REFURBISHMENT: Mr West
(Minister for Housing and Construction), pursuant to
notice, moved - That, in accordance with the provisions
of the Public Works Committee Act 1969, the following
proposed work be referred to the Parliamentary Standing
Committee on Public Works for consideration and report:
Refurbishment of taxation building, Brisbane.

Mr West presented plans in connection with the proposed
work.

Debate ensued.

Question - put and passed.

© Commonwealth of Australia 1986

C O N T E N T S

	Paragraph
THE REFERENCE	1
THE COMMITTEE'S INVESTIGATION	3
BACKGROUND	7
Taxation Building	8
Statistics House	9
Citibank Building	10
Government Accommodation	11
THE NEED	13
Lifts	15
Air conditioning	16
Public Contact Area	17
Floors	18
Lighting	19
Partitioning	20
Windows	21
Asbestos	22
Toilets	23
Disabled Access	24
Fire Safety	25
Emergency Power	26
Casualty Station	27
Alternatives Considered	28
Decentralisation	34
Space Allocations	35
Committee's Conclusions	37
THE PROPOSAL	
Building Work	38
Lifts	43
Windows	46
Toilets	47

	<u>Paragraph</u>
Asbestos	49
Public Contact Area	50
Disabled Access	51
Air conditioning	52
Emergency Power	53
Lighting	54
Fire Safety	55
Floor Coverings and Computers	56
Casualty Station	57
Partitioning	58
Security	60
Strategy	61
Future Refurbishment	63
Committee's Recommendation	64
Committee's Conclusions	65
CONSULTATIONS	66
LIMIT OF COST	68
PROGRAM	69
Committee's Recommendation	70
RECOMMENDATIONS AND CONCLUSIONS	71
APPENDIX A	
List of Witnesses	A-1
APPENDIX B	
Illustrations	
Locality Plan	B-1
Site Plan	B-2
Typical Floor Plan	B-3
Typical Floor Section A-A	B-4
Perspective Biew	B-5

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

REFURBISHMENT OF TAXATION BUILDING, BRISBANE

R E P O R T

By resolution on 14 April 1986 the House of Representatives referred to the Parliamentary Standing Committee on Public Works for consideration and report the proposal for the refurbishment of Taxation Building, Brisbane.

The Committee is pleased to report as follows:

THE REFERENCE

1. The work proposed under this reference involves the refurbishment of the Taxation Building at 320 Adelaide Street, Brisbane, comprising the following elements:

- Refurbishment of ground floor and floors 1, 2, 3, 4, 5, 7, 9 and 11.
- Refurbishment of the lifts.
- Installation of fire sprinklers to all floors.

2. The estimated cost of the proposed work when referred to the Committee was \$7.21 million at March 1986 prices.

THE COMMITTEE'S INVESTIGATION

3. The Committee received written submissions and plans from the Australian Taxation Office (Brisbane Branch) (Taxation), the Department of Local Government and Administrative Services (DOLGAS), the Department of Housing and Construction (DHC).

Written submissions were also received from the Administrative and Clerical Officers Association (ACOA) and the Federated Clerks Union (FCU). Evidence was taken at a public hearing held in Brisbane on Tuesday, 1 July 1986.

4. Prior to the hearing the Committee inspected the Taxation Building, Brisbane.
5. A list of witnesses who appeared at the public hearing and the organisations which they represented is at Appendix A.
6. The Committee's proceedings will be printed as Minutes of Evidence.

BACKGROUND

7. The Queensland regional offices of the Taxation Office are located in Brisbane. The Taxation Office employs approximately 1930-1950 staff, including some temporary staff who are engaged for peak periods during the year. Staff are located in a number of buildings in the Central Business District (CBD) - the Taxation Building, Statistics House and the Citibank Building.
8. Taxation Building The Taxation Building was constructed in 1960 following a report by the Parliamentary Standing Committee on Public Works in 1953. The thirteen level building, situated on the corner of Wharf and Adelaide Streets accommodates approximately 1470 people.
9. Statistics House Statistics House is located in Ann Street and is adjacent to the Taxation Office. It is a Commonwealth-owned building and one floor accommodates approximately 30 staff of the Taxation Office.

10. Citibank Building Citibank Building is located in Charlotte Street, approximately one kilometre from the Taxation Office. It is leased accommodation and nine floors accommodate approximately 450 staff of the Taxation Office.

11. Government Accommodation DOLGAS is responsible for the provision of Commonwealth Office accommodation in Australia for Commonwealth employees.

12. DOLGAS advised that 68 per cent of Government accommodation in Queensland is leased. Australia-wide the average is 67 per cent. The national strategy is to:

- move towards a higher level of Commonwealth ownership of office buildings;
- balance the ratio between owned and leased accommodation;
- decentralise public servants and Commonwealth services out of the costlier inner city locations to suburban and regional centres;
- provide suitable accommodation for departments to enhance their efficiency of operations and delivery of services to the public and to provide a mix of funding arrangements for the provision of office accommodation.

THE NEED

13. DOLGAS and Taxation submitted that there is a need to refurbish the Taxation Building. The building was described by DOLGAS as having the lowest standard of accommodation of all Commonwealth Offices in Brisbane.

14. The following paragraphs describe the existing building and the deficiencies in the building warranting rectification in order to provide a suitable working environment for its occupants, and the members of the public conducting business at the Taxation Office.

15. Lifts The lifts are 25 years old and appear to be a major area of concern. The ACOA and FCU stated that a total of 115 'malfunctions' had been reported to them over a 160 working day period. Numerous minor incidents, including lifts 'falling' between floors, stopping above floor levels, and doors not opening, were reported.

16. Air conditioning The air conditioning system was established with chillers supplying air handling plant that operate and supply two floors at a time. If the system is used after working hours it is not possible to supply air conditioning to a floor without supplying the other floor to which it is linked. It cannot be zoned to suit differing occupancies and differing heat loads on those floors at different times of the day. The ACOA and FCU reported numerous complaints regarding the air conditioning. The thermostat arrangements for controls are basically manual although the thermostats only sense supply return air going to the system. Some partitioned offices are not adequately serviced by outlet ducts and the problem is exacerbated by the low height of false ceilings. Employees have complained about the staleness of air coming from the system.

17. Public Contact Area The public contact area has mosaic tiles on the floor which, when wet, become extremely slippery. Some members of the public have had accidents in this area. Lighting is poor and the problem is exacerbated by the false ceiling above the cashiers/tellers area. The extent of natural light in the area is minimal. The Committee felt that the foyer, counters and waiting area are gloomy, decrepit and not well laid out.

18. Floors Several areas are covered with vinyl tiles. In areas where carpet tiles are laid, many are lifting at the edges. Traffic noise is particularly noticeable in areas where carpet is not laid.

19. Lighting Lighting in the Taxation Building was designed to meet the requirements of the 1960s. The amount of light on each floor varies from too little to too much. Current standards specify that the amount and type of lighting required should be aligned to the tasks being performed.

20. Partitioning ACOA expressed concern over timber partitions in the building being coated with dark brown varnish. These add to the gloomy appearance of most floors. Most have not been repainted since their installation and there are numerous scratches and indentations.

21. Windows The building is glazed with a glare-reducing glass which transmits 56 per cent of light. However, it is not up to the same standard as reflective glazing. Due to the strength of the Queensland sun, staff are often required to close their blinds for long periods during the day.

22. Asbestos White asbestos areas are in mill boards, partitions and in lagging around fire-rated partitions. The Committee inquired as to whether asbestos would remain in certain areas of the building. DHC advised that certain areas of asbestos are presently being removed under a current asbestos removal program which has been continuing for a year and which will continue for a further 3-4 months.

23. Toilets There is a need to improve the ventilation in and around the toilets to remove the presence of odours. The amount of supply air to the toilets is insufficient to achieve this.

There are no toilets available for the public or for the disabled in the ground floor public area. Toilets for the disabled are presently located on the third and seventh floors.

24. Disabled Access Disabled access is via a ramp which runs down to the basement where a call button is located should a person require assistance. There is no direct access for the disabled to the ground floor.

25. Fire Safety The building is presently protected by thermal fire detectors which are directly connected to the fire brigade through a master fire indicator panel. There is no sprinkler system installed in the building.

26. Emergency Power There is no emergency power supply. When power is lost it is necessary to move staff to the nearest window so that they may continue working.

27. Casualty Station The FCU advised that the casualty sister in the first-aid centre felt that the area was too small. The first-aid centre is provided for staff in the building as well as the general public conducting business there. More than 1,000 members of the public conduct business with the Taxation Office each week. In wet weather, accidents have occurred due to the tiles in the foyer area becoming slippery and members of the public have required assistance to the casualty station.

28. Alternatives Considered In submitting that the building needs to be refurbished, DOLGAS provided comparative costs for a number of alternatives. The nature and cost of these alternatives are considered below, namely:

- refurbishment cost.
- leasing of a building.
- purchase of new building.

- construction of new building on Tax site.
- instalment purchase on Tax site.
- construction on alternative site.
- instalment purchase on alternative site.

29. DOLGAS advised that a comprehensive financial analysis into the alternatives had been carried out. This analysis was tabled at the public hearing and is a financial evaluation of the comparative costs of each alternative over a 22-year period. This period would correspond to the life of a refurbished Taxation Building (20 years) plus construction time (2 years).

30. The costs compared as follows:

	\$m
- refurbishment cost	10.55
- leasing of a building	63.73
- purchase of new building	20.90
- construction of new building on Tax site	33.03
- instalment purchase on Tax site	46.18
- construction on alternative site	22.32
- instalment purchase on alternative site	34.65

31. Sale of the building and site is not considered a viable option. The current market value is assessed at \$7.4 million. The value of the building after refurbishment would be \$17 million.

32. DOLGAS considered that in the long term of 20 years the most cost-effective alternative is to refurbish the Taxation Building.

33. The Committee enquired as to whether there would be an advantage in locating all of the staff in one building. To achieve this 35,000 square metres of space would be required.

DOLGAS agreed that there would be advantages. However, the cost through instalment purchase, civil works or purchasing a building to provide 35,000 square metres for the Taxation Office in Brisbane is offset by higher national priorities in Sydney and some other regional centres in Australia. DOLGAS advised that such a proposition could not be promoted in the budget process ahead of other priorities.

34. Decentralisation The Committee asked if a policy of decentralisation had been pursued. DOLGAS felt that decentralisation of the Taxation Office in Brisbane does not rate as high a priority as it does in other States. The rental differences in Brisbane between the Central Business District (CBD) and fringe city areas are very small. Rental in the Brisbane CBD is \$150 to \$190 per square metre, while in the Sydney CBD the cost is \$400 to \$500 per square metre. Historically, government departments have been located in the CBD not only for the convenience of staff but also for members of the public, particularly in terms of transport access. Therefore, decentralisation is inappropriate at this time. If it were to occur it would not be until the 1990s and areas vacated would be Statistics House and the Citibank Building.

35. Space Allocations The Committee asked if an examination had been made of utilisation of space in the building, and in particular if areas of passageways could be better used. DHC advised that the lobby areas of the lifts will remain as they are. Although repartitioning of space will occur the building has certain constraints, e.g., vertical duct risers, lift locations and access and egress to the stairwells. DHC carried out an analysis of the efficiency of the building in terms of use. Typical office space from the ground floor to the tenth floor was 80 per cent. The ground floor vestibule will not change as its size is influenced by a need to provide public access as well as the lifts and stairwells.

36. The Committee queried whether public contact areas should be restricted to certain floors thus providing better security for the rest of the building. Taxation advised that this is presently under consideration but no decision has been reached.

37. Committee's Conclusions The Brisbane Taxation Building falls short of contemporary accepted standards for office accommodation. An analysis of comparative costs between a number of alternatives which would rectify the standard of present accommodation indicates the refurbishment option to be the most effective. Disruption to work would be minimised by relocating staff whose floors are being refurbished to the adjoining Statistics House.

THE PROPOSAL

38. Building Work The scope of refurbishment work on the typical office floor (floors 1, 2, 3, 4, 5, 7 and 9) includes the demolition and removal of existing ceilings, partitions and floor coverings, with the installation of new ceilings, floor coverings, and partitions.

39. Planning for the refurbishment has been carried out in accordance with the Commonwealth Office Accommodation Guidelines.

40. Final partition layouts have yet to be determined. Ceilings will be raised wherever services permit, to increase the average ceiling height and improve the overall appearance and spatial aspect of the accommodation. All existing internal wall finishes will be painted or re-sheeted as appropriate. A tea room will be provided on each floor. Foyer spaces and existing toilet areas will be similarly upgraded with re-painting or re-sheeting as necessary. Provision will be made for computer cabling to all floors except Floors 6 and 8.

41. Work on the Ground Floor will include a remodelled public space complete with counters and teller cubicles and new public toilets. Work on the 11th Floor will allow for the provision of a new dining area and a new space for recreation. Upgrading of cafeteria equipment is not included in the work. Deficiencies in the fire egress provisions of the fire stairs and associated areas will be rectified.

42. The work does not include any furnishings, free standing internal partitions or service columns, blinds or any external maintenance.

43. Lifts Taxation agreed that the major area of complaints in recent times has been in relation to the lifts. There are six passenger lifts and one goods lift in the building.

44. DHC stressed that it is the view of their Department and the State Division of Occupational Safety that the lifts in themselves do not represent a safety hazard. The lift system has many controls affecting its normal operation, e.g., doors opening, floor levelling, acceleration and deceleration. While passengers may be inconvenienced or become anxious when incidents arise from a malfunction of these controls, DHC insist that such incidents do not compromise the inherent safety of the lift system.

45. It is intended to replace the controllers for the lifts and to thoroughly overhaul the mechanical and electrical equipment. The FCU expressed concern over the accumulation of dust in the lift motor rooms. DHC assured the Committee that this would not have affected the operation of the lifts. However, included in the refurbishment is an upgrading of the lift motor and mechanical ventilation including inlet air filtering. This is for the purpose of keeping dust out. It is also proposed to upgrade the visual aspects of the lifts. This will include reconstruction of the cars, the external call indicators, the

doors and the surrounds in the doorways. The proposal has been the subject of consultation with the State Occupational Safety Division and has been cleared as quite satisfactory.

46. Windows The Unions expressed concern regarding glare being transmitted through windows. Although work on the windows is not included in this proposal, DHC advised that it is anticipated that the Australian Taxation Office will supply out of its furniture vote a number of vertical draps to glazing around the Taxation Building. The present glass is glare-reducing and transmits approximately 56 per cent of light. However, this is not up to the standard for reflective glazing. The Committee believes that as the refurbishment will extend the life of the building by 20 years it would be appropriate for the Taxation Office to install reflective glazing on all appropriate windows.

47. Toilets DOLGAS assured the Committee that the provision of both male and female toilets throughout the Taxation Building is in excess of current requirements. The proposal is to locate public toilets as well as a toilet for the disabled on the ground floor. DOLGAS agreed that the provision of a toilet for the disabled does not meet the minimum suggested requirements. However, DHC had consulted with the Australian Council for the Rehabilitation of the Disabled (ACROD) who were satisfied with the proposal. ACROD acknowledged the scope to collapse two cubicles and make one disadvantaged person's toilet on any of the floors if it is demonstrated later that there is a demand for further facilities.

48. Concern was expressed over the build up of odours occurring in toilets and adjacent areas. DHC acknowledged a need to improve the ventilation by bleeding conditioned air off from the main areas of the building through the toilets and out to the exhaust.

49. Asbestos Asbestos will be removed during the refurbishment program. These areas consist of white asbestos in mill boards, partitions and lagging around fire rated partitions. When these partitions are removed during refurbishment the asbestos will be removed as well. The removal of asbestos will take place outside working hours or on weekends. Monitoring equipment will identify whether there is any effects in airborne content of asbestos while the work is being performed. DHC advised that the asbestos will be removed and disposed of in accordance with the requirements of the relevant codes of practice for the safe removal and disposal of asbestos material produced by the National Medical Research Council. The asbestos material removed will be dumped at the only disposal site authorised by the Brisbane City Council in the Brisbane area, the Nudgee Refuse Disposal Area.

50. Public Contact Area The false ceiling in the waiting area will be removed, thus increasing the amount of light available. Attention will be given to the colour of walls and ceilings to ensure that agreeable visual conditions are created. It is proposed to replace the mosaic tiles in the public contact area with slate which will be specially treated so to prevent accidents when wet. DOLGAS advised that a national standard for tellers' cubicles is being developed in consultation with the Head office of the Taxation Department. The cubicles installed in this refurbishment will be in accordance with this standard.

51. Disabled Access DOLGAS agreed that the present access by disabled persons via the basement is unsatisfactory. The proposed refurbishment includes the provision of a suitably graded ramp entrance to the entrance foyer at street level.

52. Air conditioning DOLGAS advised that the problem with the air conditioning system in the Taxation Building is one of distribution, not capacity. The proposal is to change the present arrangement to a variable volume supply system in and

around the floors so that separate sensors in different locations can adjust supply at the point of usage to be responsive to the needs of the work force. The present problem will therefore be overcome.

53. Emergency Power It is proposed to install a generator to provide emergency power to essential areas, reduced lift operation and forced ventilation.

54. Lighting On the floors being refurbished, the total lighting installation including all the light fittings will be replaced along with the false ceiling system. This will be designed to cope with the user needs in those areas.

55. Fire Safety The Commonwealth Fire Board recommends that all buildings over 25m in height should be protected by fire sprinklers. It is proposed to install fire sprinklers throughout the building. The present system of thermal fire detectors will be retained until the sprinklers are installed.

56. Floor Coverings and Computers The Unions expressed concern regarding the disrepair of carpet tiles in many areas and suggested that all floors should have new floor coverings best suited to the needs of the sections which occupy them. DOLGAS agreed that broadloom carpet may be better suited in certain areas. Taxation advised that the existing building has in its concrete floor a power and telephone duct conduit system. There is no provision or capacity in those duct works for electronic cabling required for computers. It will therefore be necessary to install some form of ducting system on top of the existing floor slab. A system of flat cabling would be used under carpet tiles. At present, carpet tiles allow the cabling to be altered when necessary. Different coloured carpet tiles are used to identify some of the junction points. DOLGAS agreed that the movement of the carpet squares resulted in them becoming tattered. However, if the requirement for additional cabling is

not as extensive as originally thought necessary it may be possible to use broadloom carpet rather than carpet tiles if access to cabling is not required on certain floor areas.

57. Casualty Station DOLGAS advised that there is provision within the moneys available to do work on the casualty station but details had not been decided. The casualty station will be addressed in more detail as the layout plans for the individual floors are developed.

58. Partitioning DHC agreed that timber laminated or timber panelling is no longer used in offices. It is intended that full height internal partitioning will be covered in vinyl and fabric. Other partitions will consist of vinyl, sheet core materials or coloured laminates. Partitioning layouts for individual sections will be determined at a date commensurate with the work being performed so as to take into account any establishment or organisational changes which may occur in the intervening period. Flexibility of layout will be necessary to cope with seasonal variations to workloads. It is proposed that fitout will be in accordance with open office planning and office sizes will conform with the Office Accommodation Guidelines.

59. The Committee believes the level of detail provided in the submission from DOLGAS covering the number of occupants/floor, functions of various floors and the standard of finish was inadequate. For this reason the Committee cannot comment if internal furnishing will be austere or excessive. Details of the layout of the floors and the finish should be provided to the Committee prior to the commencement of work on the project.

60. Security Security will be upgraded by the provision of a revised locking system. Intruder alarm and duress alarm systems will be installed. A considerably detailed security brief will be implemented in the proposed refurbishment.

61. Strategy In order for the proposed work to proceed without significant interruption to staff it is proposed to vacate two floors at a time so that the refurbishment may proceed in stages. Each two floors selected will be served by separate air handling plants from the mechanical system so that mechanical work pertinent to those two floors may be done at one time.

62. It is proposed to commence with the ground floor and first floor in early 1987 with completion in May 1987. The second and third floors refurbishment will commence in June or July 1987 and be completed in September 1987. The fourth and fifth floors should be completed in January 1988. The seventh and ninth floors will be refurbished in the first quarter of 1988 and the tenth and eleventh in the middle of 1988. Displaced staff will be accommodated in Statistics House while the refurbishment takes place.

63. Future Refurbishment The Committee enquired as to whether any further refurbishing work would be necessary during the proposed additional 20 year extension of the life of the building. DHC advised that the condition of the exterior of the building has been assessed over the past few years. The assessment included the wall, the glass, the aluminium windows and the baked enamel metal panels on the outside as well as the brickwork skin. The brickwork skin has been subject to formal survey to determine its soundness. The results have been negative. DHC examined the external brickwork skin and the condition of the brick ties that hold the external cladding to the structure. They have not deteriorated over the past 25 years. The enamel panels on the outside have not deteriorated, although it is intended to clean them during the current financial year. The glazing system was subject to recaulking within the last twelve months. Recaulking and sealing will probably be required within 10-15 years time, when the recent repairs reach the end of their life cycle. DHC felt that the metal panelling and brickwork will last a further 25 years.

A number of small split areas in the copper roofing will require repair but this is considered minor maintenance.

64. Committee's Recommendation Details of the layout of the floors and the finish should be provided to the Committee prior to the commencement of work on the project.

65. Committee's Conclusions The extent of the proposed refurbishment is both necessary and generally appears to meet Taxation Office and Commonwealth Office Accommodation Guidelines.

CONSULTATIONS

66. Consultations have taken place with DOLGAS, Taxation, the Brisbane City Council and ACROD. The Committee queried whether discussions had taken place with staff working in the building with regard to dislocation caused by transferring staff between buildings. Taxation advised that discussions were held with a working committee. This Committee supported the refurbishment proposal.

67. The ACOA expressed concern that the refurbishment decision had been presented to them as a 'fait accompli'. However, Taxation claimed that this was not correct. Although informal consultation and discussions took place between DOLGAS and the Taxation Office in 1982-83, the actual decision to either refurbish the building or to take some other course of action was not made until 1983. It has taken from 1983 until the present to bring the project to this initial stage of investigation. When it became clear that the project would go ahead this year, i.e., 9 months ago, consultations took place between the Taxation Office and the Unions concerned.

LIMIT OF COST

68. The limit of cost estimate is \$7.21 million at March 1986 prices. This estimate, projected to May 1986 when tenders for the first elements of the project are expected to close, is \$7.35 million.

PROGRAM

69. Subject to the necessary approvals it is intended to stage the tendering and construction of the works. The planned timing for key activities is:

- Award contract for lift modernisation by August 1986 with completion in August 1987.
- August 1986, commence documentation of building refurbishment with calling of tenders in November 1986 and award of a contract in January 1987.
- Progressive refurbishment of two floors commencing in February 1987.
- From early 1987 to mid-1988, upgrading of electrical and mechanical building services.
- Completion of the works by September 1988.

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

RECOMMENDATIONS AND CONCLUSIONS

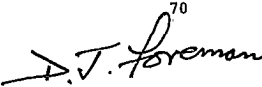
71. The recommendations and conclusions of the Committee and the paragraph in the report to which each refers are set out below:

	<u>Paragraph</u>
1. THE BRISBANE TAXATION BUILDING FALLS SHORT OF CONTEMPORARY ACCEPTED STANDARDS FOR OFFICE ACCOMMODATION.	37
2. AN ANALYSIS OF COMPARATIVE COSTS BETWEEN A NUMBER OF ALTERNATIVES WHICH WOULD RECTIFY THE STANDARD OF PRESENT ACCOMMODATION INDICATES THE REFURBISHMENT OPTION TO BE THE MOST EFFECTIVE.	37
3. DISRUPTION TO WORK WOULD BE MINIMISED BY RELOCATING STAFF WHOSE FLOORS ARE BEING REFURBISHED TO THE ADJOINING STATISTICS HOUSE.	37
4. DETAILS OF THE LAYOUT OF THE FLOORS AND THE FINISH SHOULD BE PROVIDED TO THE COMMITTEE PRIOR TO THE COMMENCEMENT OF WORK ON THE PROJECT.	64
5. THE EXTENT OF THE PROPOSED REFURBISHMENT IS BOTH NECESSARY AND GENERALLY APPEARS TO MEET TAXATION OFFICE AND COMMONWEALTH OFFICE ACCOMMODATION GUIDELINES.	65

Paragraph

6. THE LIMIT OF COST ESTIMATE IS \$7.21 MILLION AT MARCH 1986 PRICES. 68

7. THE COMMITTEE RECOMMENDS CONSTRUCTION OF THE WORK IN THIS REFERENCE. 70


(D.J. FOREMAN)
Chairman

Parliamentary Standing Committee
on Public Works
Parliament House
CANBERRA

21 August 1986

LIST OF WITNESSES

Barrell, Mr T.F., Associate Director (Projects), Department of Housing and Construction, Queensland Region, Australia House, 145 Eagle Street, Brisbane, Queensland

Brettell, Mr O.F., Director (Resources), Australian Taxation Office, 320 Adelaide Street, Brisbane, Queensland

Cornish, Mr B.H., Project Manager/Civil, Department of Housing and Construction, Australia House, 145 Eagle Street, Brisbane, Queensland

Dore, Mr P.J., Executive Officer, Planning and Review Section, Department of Local Government and Administrative Services, G.P.O. Box 920, Brisbane, Queensland

Kidd, Mr L.J., Assistant Branch Secretary ACOA - Queensland Branch, Brisbane, Queensland

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

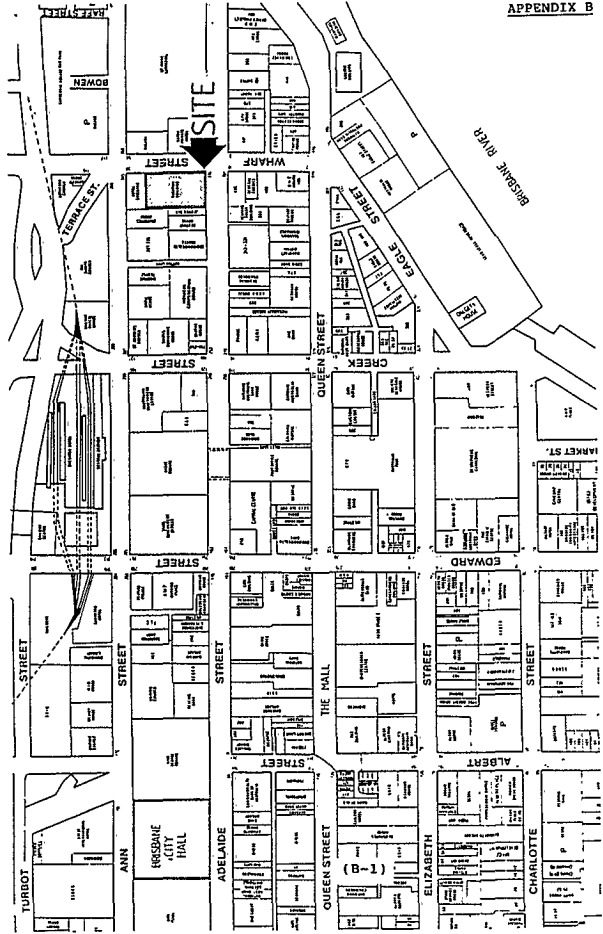
Staley, Mr N.J., Acting Executive Officer/Production, Australian Taxation Office, 320 Adelaide Street, Brisbane, Queensland

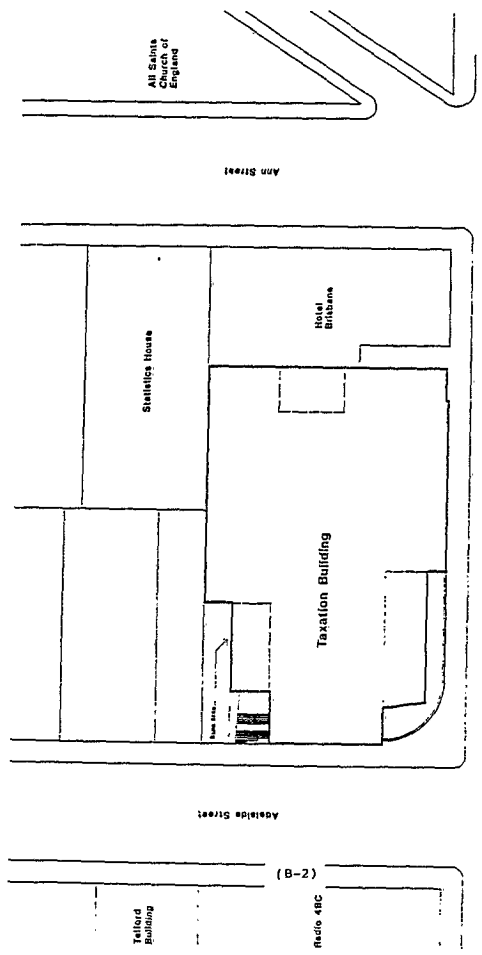
Voysey, Mr G.S., Chief Property Officer, Department of Local Government and Administrative Services, G.P.O. Box 920, Brisbane, Queensland

Zukiwskyj, Mr A., National Accommodation Officer, Federated Clerks Union, Taxation Officers Branch, Brisbane, Queensland

ILLUSTRATIONS

Locality	B-1
Site Plan	B-2
Typical Floor Plan	B-3
Typical Floor Section A-A	B-4
Perspective View	B-5





All Saints
Church
England

APPENDIX B



Site Plan

Wharf Street

Ann Street

Adelaide Street

Tallard
Building

Radio 4BC

(B-2)

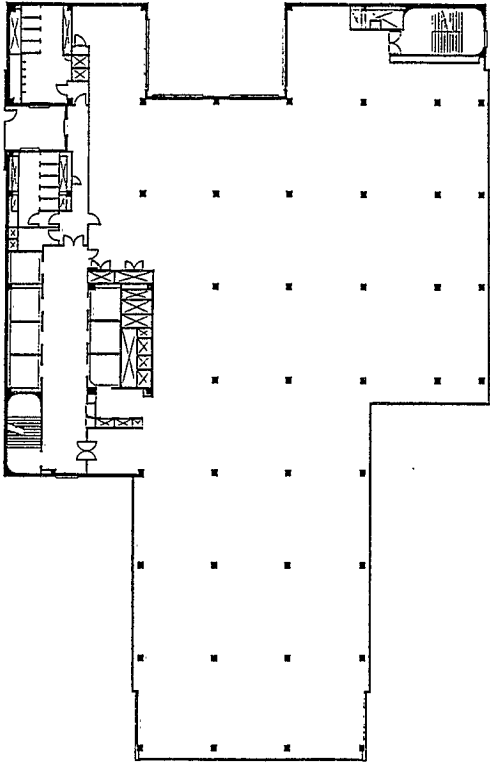
Statistics House

Hotel
Britannia

Taxation Building

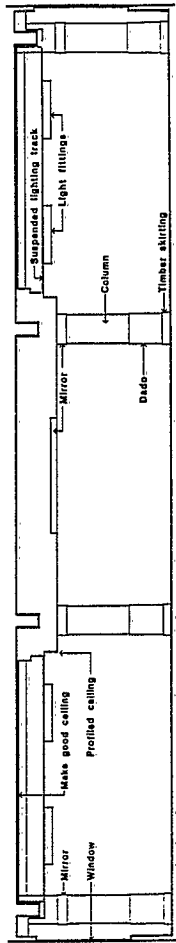
TAXATION BUILDING
TYPICAL FLOOR PLAN

APPENDIX B



WHARF ST

(B-3)
ADELAIDE ST

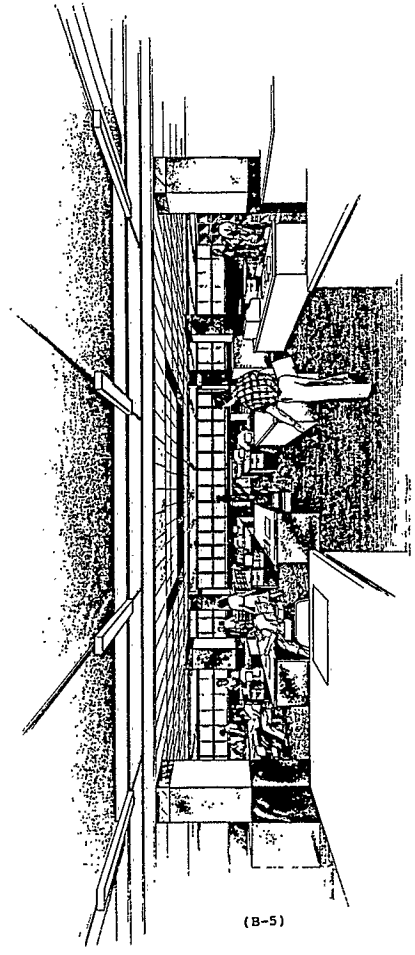


(B-4)

APPENDIX B

Typical Floor Section, A-A





(B-5)

