

Parliamentary Standing Committee on Public Works

REPORT



relating to the

REFURBISHMENT OF THE
RESERVE BANK OF AUSTRALIA
PERTH

(Sixth Report of 1992)

THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA
1992

The Parliament of the Commonwealth of Australia
Parliamentary Standing Committee on Public Works

Report Relating

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Perth

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**MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE
ON PUBLIC WORKS**

(Thirtieth Committee)

Mr Colin Hollis MP (Chairman)
Mr William Leonard Taylor MP (Vice-Chairman)

Senate

Senator Bryant Robert Burns
Senator Paul Henry Calvert*
Senator John Robert Devereux

House of Representatives

Mr Ewen Colin Cameron MP
Mr Lloyd Reginald O'Neil MP
Mr Russell Neville Gorman MP
Mr Bruce Craig Scott MP

* Appointed on 24.8.90 following the retirement of Senator
Dr Glenister Sheil

**SECTIONAL COMMITTEE ON THE REFURBISHMENT OF THE
RESERVE BANK OF AUSTRALIA, PERTH**

Mr Colin Hollis MP (Chairman)
Senator Paul Calvert (Vice-Chairman)
Mr Ewen Cameron MP
Mr Russ Gorman MP

Committee Secretary: Peter Roberts

Secretarial Support: Jackie McConnell

EXTRACT FROM THE HOUSE VOTES AND PROCEEDINGS OF
THE HOUSE OF REPRESENTATIVES

No. 129 dated Wednesday, 27 May 1992

- 14 PUBLIC WORKS - PARLIAMENTARY STANDING
COMMITTEE - REFERENCE OF WORK -
REFURBISHMENT OF THE RESERVE BANK OF
AUSTRALIA, PERTH: Mr R. J. Brown (Minister for Land
Transport), for Mr Beddall (Minister representing the Minister
for Administrative Services), 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 the Reserve Bank
of Australia, Perth.

Mr R. J. Brown presented plans in connection with the proposed
work.

Question - put and passed.

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

REFURBISHMENT OF THE RESERVE BANK OF AUSTRALIA, PERTH

By resolution on 27 May 1992, the House of Representatives referred to the Parliamentary Standing Committee on Public Works for consideration and report the proposal for the refurbishment of the Reserve Bank of Australia, Perth.

THE REFERENCE

1. The Reserve Bank of Australia has operated from its current premises at 45 St Georges Terrace, Perth since 1973.
2. The building no longer complies with current building regulations in a number of respects and some services are nearing the end of their operational life.
3. The proposed work will comprise:
 - . upgrading of basements and office areas
 - . the removal of fire retardant asbestos material in ceiling spaces
 - . installation of new ceilings, carpets and building services
 - . the extension of a fire sprinkler system to all levels.
4. The estimated cost of the project when referred to the Committee was \$34m in April 1992 prices to be funded from the budget of the Reserve Bank.

THE COMMITTEE'S INVESTIGATION

5. At a private meeting on 25 June 1992, the Committee resolved to appoint a Sectional Committee to conduct the investigation. It consisted of Mr Colin Hollis MP, Mr Ewen Cameron MP, Mr Russ Gorman MP and Senator Paul Calvert. At a meeting of the Sectional Committee on 25 June 1992, Mr Hollis was elected Chairman and Senator Calvert Vice-Chairman.
6. The Committee received a written submission from the Reserve Bank and evidence was taken from its representatives by the Sectional Committee at a public hearing in Perth on 23 July 1992. Evidence was also taken from representatives of 3M Australia Pty Ltd.
7. A number of written submissions relating to the project were also received and are incorporated in the Minutes of Evidence.
8. Prior to the public hearing the Sectional Committee inspected the facilities of the Reserve Bank and also atriums in a number of nearby buildings. On 7 July the Sectional Committee inspected work on the refurbishment of the Reserve Bank's premises in Melbourne (26th report of 1989 refers).
9. A list of witnesses who gave evidence at the public hearing is at Appendix A. The Committee's proceedings will be printed as Minutes of Evidence.

BACKGROUND

Bank Structural Operations

10. The Reserve Bank of Australia is Australia's central bank. The Bank's Governor is responsible for its management, subject to determination of policy by the Board, of which he is Chairman.
11. Its functions, powers and responsibilities are specified in the *Reserve Bank Act 1959*, the *Banking Act 1959*, the *Financial Corporations Act 1974* and in regulations under those Acts. The major responsibility of the Bank is the formulation and implementation of monetary and banking policy, and more broadly the efficiency of operation and stability of the financial system with specific prudential oversight of banks.

12. It also conducts a substantial banking business and provides a range of financial services through a branch network in each state capital.

13. The Reserve Bank is principal banker to the Australian Government, some statutory bodies and state governments; it is banker to banks and certain other financial institutions; it prints (through a separate division) and manages the note issue. As agent for the Commonwealth, the Bank distributes coin, manages the Commonwealth's domestic borrowing programs and conducts registries for Commonwealth Government securities. It also conducts registries on behalf of some state governments.

14. In the international sphere, the Bank oversees Australia's foreign exchange market and holds and manages Australia's official reserves of gold and foreign exchange.

15. The Bank has its head office in Sydney and is supported by branches in each state capital, Canberra, Darwin and London. It also has an office in New York.

16. The branch network in Australia provides a comprehensive range of banking services for customers, mainly government departments and instrumentalities. Branches handle the local issue and distribution of currency, and manage inscribed stock registries for Commonwealth Government securities and on behalf of some state governments. Branches also are the Bank's main contacts with local financial markets and business interests.

17. The operations of the Bank varied little during the 1960s and 1970s when the Australian banking system was more restricted and regulated. The nature of the Bank's work changed considerably in the 1980s. In December 1983, the Bank's exchange control function ceased following the decision to float the \$A and abolish exchange controls.

18. Other changes have involved the phasing out of rural credits lending between 1984 and 1988, direct payment of social services benefits to bank accounts rather than through the cheque clearing system, increased involvement with cash handling by security firms, restructuring of internal auditing procedures and increased competition from other banks for government business.

19. Since 1983 the total number of staff in the Bank has fallen by around 40% (35% in the case of the Perth branch). Thus, new technology, changes in functions, and strong moves for greater efficiency and productivity have led to staff shedding and substantial restructuring of branch operations during the past few years. As well as less staff, less office space will be required by the restructured Reserve Bank in Perth in the foreseeable future.

20. However, the Bank still needs to remain responsive to future possible changes in meeting the demands of Government policy from time to time.

THE NEED

The Existing Building

21. The existing building completed in 1973 comprises two basement levels, a ground floor and ten upper levels. The improvements have a current net lettable area of 11 909m² and the building rises approximately 47 metres above St. Georges Terrace.

22. The external appearance of the building, viewed from St Georges Terrace, is conventional with horizontally expressed elements dominating. The east and west facades have traditional small recessed windows, with projecting precast concrete canopy sunscreens.

23. The main pedestrian entrance to the building is from St Georges Terrace ground floor. This entrance provides access to all levels of the building via the main lift lobby, as well as to the banking chamber. Armoured cars and visitors' vehicles gain access to the basement via a ramp off the eastern side of St Georges Terrace.

24. The two basement levels are adequately serviced by passenger lifts, a goods lift, bullion lifts and staircases. The plant floors have a gross floor area of approximately 1300m² and are serviced by the goods lift and staircases.

Location

25. The site is on the southern side of St Georges Terrace between Barrack Street and Sherwood Court in the Perth central business district.

This section of St Georges Terrace is regarded as being the prime business office location in Perth.

26. The site is easily accessible for Bank staff and customers by public transport from within the City and from the suburbs. Buses run frequently along St Georges Terrace to most suburbs of Perth and the Perth Central Railway Station is only a short walk away, mostly under cover. Multi-storey public car parking facilities and short term street parking are available at reasonable distances, as are all the facilities of the City.

27. The head and/or State capital offices of a number of banks are located in close proximity to the site. The Perth Stock Exchange is located within the same city block.

Accommodation Profile

28. The Reserve Bank currently occupies the basements, ground floor, first floor and floors 7 and 8 - totalling some 6453m² of net lettable area. Floors 9 and 10 are plant areas. On floors 2 to 6 inclusive, some 5294m² of net lettable area, are tenanted. The major tenant, the Family Law Court of Australia (floors 3, 4 and 5 and part of 2 and 6) is scheduled to relocate to its own premises early in 1993.

External Finishes

29. The external facade columns and beams on the north wall are clad in white Wombeyan marble. Other elevations are clad with precast concrete panels with exposed Wombeyan marble chips. Repairs and restoration as necessary will be undertaken as part of the refurbishment.

Valuation

30. Current market freehold valuation, as assessed by the Australian Valuation Office, at 24 April 1992, is \$14.4m (land \$9.1m). The corresponding valuation at April 1989 was \$28.6m (land \$14.6m). The reduced valuation reflects the change in market conditions and the impending large vacancy factor.

31. On completion of the proposed works, the Bank has been advised that a building valuation in the order of \$20m would be anticipated. On the basis the building is fully let and market conditions improve, the valuation on

completion of refurbishment would be \$26.9m subject to the same qualifications. Valuations 3.5 years and 6.5 years after refurbishment have been projected at \$41.5m and \$54.7m respectively.

The Existing Building Services

32. The original building services were of high quality and installed to a good standard of workmanship. However, they are nearing the end of their operational life. Asbestos fire retardant materials were used extensively in the building. The condition of the asbestos has deteriorated. Under National Occupational Health and Safety Commission guidelines its removal is the only appropriate method of control.

Mechanical

33. The building is air-conditioned by a central air handling system served by chilled water and heated water from the adjacent main thermal plant. The existing cooling tower is near the end of its useful life.

34. The existing controls are generally outdated and require a high level of maintenance. The existing air conditioning system is inflexible and does not provide comfort conditions compatible with current market expectations.

Electrical

35. A substation is situated in the basement. The main switchboard is adjacent to this substation. The substation and main switchboard are suitable for re-use with some upgrading to comply with current standards.

36. Lighting throughout the building is provided mainly by fluorescent luminaries, which are near the end of their service life and are unsuitable for modern office use. Existing illuminated exit signs and emergency lighting need upgrading.

37. The building is serviced by two stand-by diesel generators. The stand-by generating plant capacity is adequate to maintain the operations of the Bank in all important areas.

38. The building is served by an emergency warning and intercommunication system. The system does not meet current Australian Standard and regulatory requirements.

39. Electrical and communications cable distribution is run via three channel in-floor ducts and two channel perimeter skirting ducts, which are in reasonable condition and will be retained.

Fire

40. The fire protection system is a combination of sprinkler, hydrant and halon gas suppression systems, a fire alarm installation and portable fire extinguishers. The sprinkler system does not comply with current standards except in the basement. The existing fire hydrant system extends to all levels.

Hydraulic

41. The incoming water supply is pumped to a combined domestic and fire water storage tank on level 10. The sewer and sanitary plumbing systems consist of a gravity flow waste and vent piping system to serve the ground floor and above. Waste from the first and second basements is pumped by sewerage ejectors and sump pumps into the gravity main discharging to the street mains.

Lifts

42. The lift services comprise three passenger lifts, one passenger/goods lift and two bullion lifts. These services are dated and have the disadvantages of unreliability, long response times, long floor to floor times, comparatively high power consumption and inconsistent levelling accuracy.

Alternatives

43. The Bank has considered the following broad alternatives:

- . refurbishment of the building including repairs to the facade
- . partial refurbishment including removal of all asbestos and refurbishment of Bank occupied floors
- . relocation to another site and sale of existing property.

44. The Reserve Bank advised the Committee that following an examination of the alternatives the decision was taken to refurbish. However the work will proceed on a staged basis including the removal of all asbestos

and the refurbishment of Bank occupied floors. The Bank will then reassess the availability of tenants and market conditions before completing the fitout of tenanted floors.

45. *Deferral of tenancy fitout for market reasons would reduce the estimated cost by approximately \$4.9m. The cost of tenancy fitout after completion of the main project would cost approximately \$6.5m.*

46. The Committee was advised by the Reserve Bank that the relocation and sale option would cost around 20% more on present values.

Committee's Conclusion

47. The Committee is satisfied that the refurbishment option is the most economical of the options available to the Reserve Bank for the provision of premises for its Perth operation.

Committee's Recommendation

48. The Committee recommends that the refurbishment proceed on a staged basis as proposed by the Reserve Bank. This will enable an assessment of the availability of tenants and market conditions in Perth before proceeding with the fitout of tenanted floors.

Summary

49. The building is 19 years old and is in need of upgrading to achieve greater amenity, efficiency in operation and cost effectiveness. Building standards not required or considered appropriate when the building was designed in the late 1960s will be met.

50. The following benefits will be achieved by the refurbishment project:

- . asbestos fire retardant and insulation materials will be removed
- . the following upgraded services will be provided:
 - lighting with low-glare fittings
 - contemporary finishes and fittings which are fire retardant

- improved technological interface
- fire safety features will be upgraded to conform with current regulations
- the centralised and perimeter zone air conditioning systems will be more efficient
- upgraded passenger lift systems will provide more efficient operation
- improved energy efficiency and reduced energy costs.

Committee's Conclusion

51. There is a need for the refurbishment of the Reserve Bank's Perth premises at 45 St Georges Terrace to upgrade building services to comply with current building standards and to achieve greater amenity and efficiency in the operation of the building. The removal of asbestos fire retardant and insulation materials will also be an important aspect of the work.

PROPOSAL

Ownership and Leasing

52. Security of information and of physical assets has been a major consideration in the Bank's decision to own, rather than lease the properties it occupies.

53. As custodian of the nation's gold reserves and holdings of currency notes, the Bank is required, through its capital city branches, to provide purpose-designed, high security facilities. The Bank also provides safe custody facilities for gold holdings of foreign countries. In the case of the Perth Branch, to construct a building with such facilities would cost at least \$39 million (including land) on present values.

Impact of Technology

54. Significant technological advances in the Bank's communications infrastructure are planned over the next few years. This infrastructure will

be capable of supporting text, image and voice-based communications in an integrated system, for general use at workplaces throughout the Bank.

55. The technological facilities offered within buildings will also become increasingly important to prospective tenants. Buildings must meet their expectations for the present and for the next five to ten years. In a competitive market for office accommodation, high technology communications facilities and flexible and energy efficient building services will be essential marketing tools.

Bank Approach to Managing Capital Assets

56. The Bank's head office building was completed in 1965 and extended in 1980. Branch offices were constructed in the central business districts of each of the state capital cities, as well as in Canberra and Darwin, during the remainder of the 1960s and 1970s.

57. The Bank has a significant investment in its buildings. As the buildings age, repairs and maintenance demand an increasing share of the Bank's budget. Planned refurbishment is essential to their continued capital growth and to ensure that their economic life is extended to the full.

Design Life Expectations

58. The Bank has planned for a building design life of a further 20 years on completion of the refurbishment in late 1995.

Allocation of Space

59. The Bank's requirements for space within the building are expected to decrease by 10% as a result of the refurbishment releasing an additional floor for tenancing. The Bank will occupy the basements and floors ground, one and two. Floors three to eight inclusive will be let.

60. The availability of five vacant floors will enable the refurbishment program to be sequenced to maintain continuity of the Bank's operations with a minimum of disruption.

Ground Floor

61. Leading Perth real estate consultants have advised that entrances and ground floor lobbies are features attracting increasing attention from building owners as a result of tenant demand. This is evident in new and refurbished buildings in St Georges and Adelaide Terraces. The absence of river views or other distinctive features are likely to make the building less attractive to prospective tenants.
62. The St Georges Terrace entrance at ground level will be reconstructed as indicated in the drawings (see Appendix B). The banking chamber will be moved further into the building and a small section of the first floor slab removed to create an atrium.
63. The granite floor in the entry foyer and lift lobby will be refurbished. The ceiling over the ground floor office area must be dismantled to enable asbestos removal. The ceiling will be restored if practicable or replaced with a ceiling of similar quality. Finishes for the remainder of the ground floor will be similar to those used in the typical office floors.
64. The existing interior wall finishes will be either refurbished or replaced. Ceilings will generally be exposed metal grid systems with lay-in ceiling panels. Floors will be carpeted other than where hard floor surfaces are required. Generally the walls, floors and fittings to existing toilet areas are to remain and be upgraded where damaged or alteration is warranted.
65. Handicapped toilet facilities will be provided to meet Commonwealth Standards and Australian Standard 1428 - Designing for the Disabled.
66. The Bank has been advised that the entrance to the building needs to be redesigned to make it more attractive to prospective tenants. It is proposed to spend approximately \$500,000 to create a small atrium. The Bank is hopeful that the atrium will assist to attract tenants and if successful will more than repay the money outlaid.
67. Floor space generally will not change. There will be some change to services mainly resulting from the installation of new air handling plant to each level.
68. The present sunhoods on the east and west facades have deteriorated and will be moved for safety reasons. This will have minimal effect on the

solar load on the building. Other minor works will be undertaken to restore the appearance of the facades.

Proposed Engineering Services

Mechanical Services

69. The centralised air handling system will be replaced by variable air volume floor by floor air handling plants, one on each level, with economy cycles and smoke venting. The proposed system will significantly reduce energy consumption, provide good temperature control and be flexible to adapt to tenants' needs.

70. The thermal plant (chillers and boilers) will be retained with minor upgrading. A new cooling tower will be provided, complete with separate cells for each chiller. Stairwell pressurisation systems will be installed to the two existing fire stairs to replace the existing inadequate systems. This prevents ingress of smoke in the event of a fire.

Electrical Services

71. The existing substation capacity is adequate. The supply arrangement will be changed to high voltage tariff to take advantage of significant reductions in electricity consumption charges. Existing sub-mains will generally be retained. The new air handling units and upgrading of the lifts will require modifications to riser cabling. New distribution boards will be provided on all floors.

72. New low brightness high efficiency fluorescent luminaries will be provided throughout office floors.

Emergency Warning Intercommunication System

73. A new emergency warning system will be installed, comprising master control and secondary station floor warden points and ceiling mounted speakers. The systems will be integrated with the fire protection system and building management system.

Fire Services

74. Existing fire protection services will be upgraded and extended to comply with current codes and the requirements of the WA Fire Brigade.

75. The automatic wet pipe sprinkler system will be extended to all areas and levels not currently protected. On levels currently protected, new pipe work and sprinkler heads will be installed to meet current standards. The existing installation provides no ceiling space protection and does not conform to spacing rules.

76. New fire detection services will be provided to comply with current standards and to initiate smoke spill mode operation of mechanical services.

Building Management System

77. Asbestos fire retardant and insulation materials were used extensively in the building. They will be removed by approved operators strictly in terms of relevant codes and regulations including Worksafe Australia's Code of Practice for the safe removal of asbestos.

78. A new comprehensive integrated building management system will be installed. Direct digital control for mechanical services will provide accurate and reliable control of temperature, sequencing of plant, out of hours operation and optimisation of energy conservation facilities. The building management system will also enable remote monitoring of plant and provide control facilities for other services including light circuit switching and load shedding for electrical services, control and monitoring for hydraulic services and alarm facilities for fire and lift services.

79. The Bank has been advised by its consultants that following refurbishment energy consumption could be expected to be reduced by approximately 15%.

Hydraulic Services

80. Water supply, sewerage tanks and drainage systems will be retained in present locations with some alteration. The stormwater drainage system will require minor work only.

81. All existing sanitary fixtures are to remain wherever possible.

Lift Services

82. The three passenger lifts and goods lift will be modernised and refurbished to provide improved capacity and performance, to reduce power consumption and to comply with current regulations. The bullion lifts will undergo minor upgrading to reduce maintenance and improve performance.

CONSULTATIONS

83. Staff have been consulted directly and through the various staff associations represented in the Branch. These are the Commonwealth Bank Officers Association (Reserve Bank Division), the Electrical Trades Union and the Federated Miscellaneous Workers Union. Background material has been displayed locally for comment and discussion by staff. Staff will also be kept informed through periodic newsletters.

84. The following organisations have also been consulted:

- . Perth City Council
- . The WA Fire Board
- . The Water Authority of Western Australia
- . Transperth
- . Department of Productivity and Labour Relations
- . Department of Planning and Urban Development
- . The National Trust of Australia
- . Art Deco Society
- . Australian Council for Rehabilitation of the Disabled
- . owners of adjoining properties

FACILITIES AND AMENITIES

85. Facilities and amenities in the buildings of the Bank generally meet Commonwealth standards. Existing Perth facilities will be rationalised having regard for Commonwealth guidelines, the more efficient use of space and the reduction of staff numbers. At the public hearing the Committee requested the Bank to examine the provision of exercise equipment for staff.

86. In its reply the Bank said that while generally supportive of efforts by staff to improve their level of fitness, the Bank does not see the need for the provision of on-site exercise equipment or gymnasium facilities. Aside from

the installation cost of such equipment, it is the Bank's view that it should only be used under the supervision of a qualified fitness instructor.

87. With current staff numbers in Perth standing at less than 130, the level of utilisation of exercise equipment is unlikely to be high, particularly as the choice of this form of fitness activity is a matter of personal taste. Further, there are exercise facilities available in Perth including two professionally run health and fitness centres close to the Bank to cater for these particular needs should staff wish to pursue them.

88. Several other recreational activities for those interested in improving their fitness, e.g. running, cycling, volleyball and squash are nearby to the Bank and accessible to staff. Within the branch, there are also recreational activities, e.g. table tennis, a pool table and carpet bowls for those staff who are interested.

89. In-house transit accommodation will be retained but relocated to the top level of the building in a former plant room area. This level is not lettable because of restricted access.

90. Child minding facilities are not included in the refurbishment. Within the building the bank is not able to meet the outdoor space requirements of the Western Australian legislation. However, the Bank continues to monitor trends including a range of child care options within the finance sector and the Commonwealth Public Service to determine their relevance to the needs of the Bank and its staff.

91. The Bank advised the Committee that there is not widespread demand by its staff for on-site childcare facilities. However discussions were being held with staff regarding flexible work options. These include permanent part-time work, job splitting, job sharing, part-time positions, extended span of hours, compressed work week, unpaid leave for family responsibilities and tele-commuting.

SHIELD OF THE CROWN

92. Although an authority of the Commonwealth with all that implies in terms of "Shield of the Crown", the Bank endeavours to conform with relevant building or other regulations of state and local government authorities. It takes as its minimum standard, Commonwealth policy as enunciated in Australian Construction Services' operational procedures

dated 17 November 1982 for "Dealings with state and local government authorities on project related matters".

THE PROGRAM

93. Subject to Parliamentary approval, it is anticipated that refurbishment could commence in February 1993 with completion expected by late 1995.

PROPOSED DELIVERY SYSTEM

94. A construction management system of project delivery has been chosen. This system is particularly suited to refurbishment projects because it accommodates overlap of documentation and refurbishment, maintains flexibility to vary the scope of work with minimum effect on cost, allows early completion of floors and facilitates cost management.

ESTIMATED COSTS

95. The estimated cost of the project when referred to the Committee was \$34m in April 1992 prices. At the public hearing the Committee was advised that following a thorough re-examination of the project the estimated cost of the refurbishment including fees and fitout is now \$32.2m at June 1992 prices with an out turn cost in 1995 of around \$34.7m, (excluding interest).

Committee's Recommendation

96. The Committee recommends the reburbishment of the Reserve Bank building at 45 St Georges Terrace, Perth at an estimated cost at June 1992 prices of \$32.2m with an estimated out turn cost in 1995 of \$34.7m.

CONCLUSIONS AND RECOMMENDATIONS

97. The Committee's conclusions and recommendations, and the page in the report to which each refers, are set out below:

- | | Page |
|---|------|
| 1. The Committee is satisfied that the reburishment option is the most economical of the options available to the Reserve Bank for the provision of premises for its Perth operation. | 8 |
| 2. The Committee recommends that the refurbishment proceed on a staged basis as proposed by the Reserve Bank. This will enable an assessment of the availability of tenants and market conditions in Perth before proceeding with the fitout of tenanted floors. | 8 |
| 3. There is a need for the refurbishment of the ReserveBank's Perth premises at 45 St Georges Terrace to upgrade building services to comply with current building standards, and to achieve greater amenity and efficiency in the operation of the building. The removal of asbestos fire retardant and insulation materials will also be an important aspect of the work. | 9 |
| 4. The Committee recommends the reburishment of the Reserve Bank building at 45 St Georges Terrace, Perth at an estimated cost at June 1992 prices of \$32.2m with an estimated out turn cost in 1995 of \$34.7m. | 16 |



Colin Hollis
Chairman
10 September 1992

WITNESSES

COOK, Mr John Richard Ross, Head of Building Services Department, Head Office, Reserve Bank of Australia, 65 Martin Place, Sydney, New South Wales 2000

DALGLISH, Mr Donald John Macrae, Senior Manager, Premises, Building Services Department, Head Office, Reserve Bank of Australia, 65 Martin Place, Sydney, New South Wales 2000

de MAMIEL, Mr Maxwell John, Director, DMS Films Pty Ltd, Unit 4, 44 Hutton Street, Osborne Park, Western Australia

HURRELL, Mr Robert Stacy, Manager for Western Australia, Reserve Bank of Australia, 45 St George's Terrace, Perth, Western Australia 6000

MORAN, Mr David John, Principal, Economic Energy Co., 1/979 Wellington Street, West Perth, Western Australia

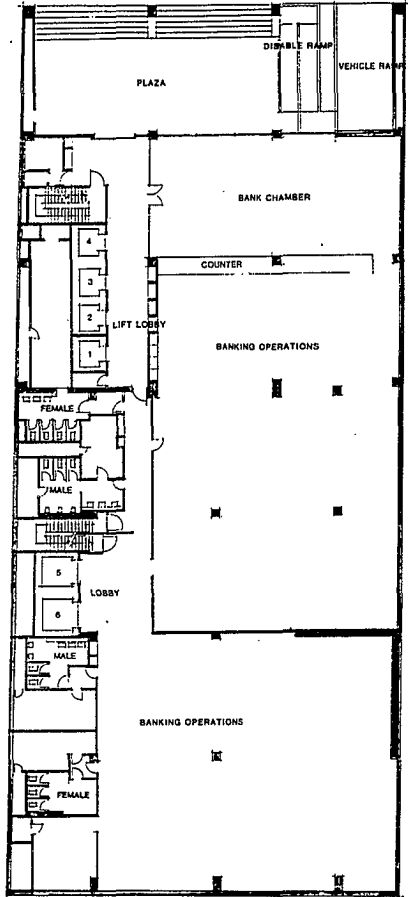
NAUDE, Mr Alfred John, Managing Director, Project Planning & Management, 50 Ord Street, West Perth, Western Australia 6000

APPENDIX B

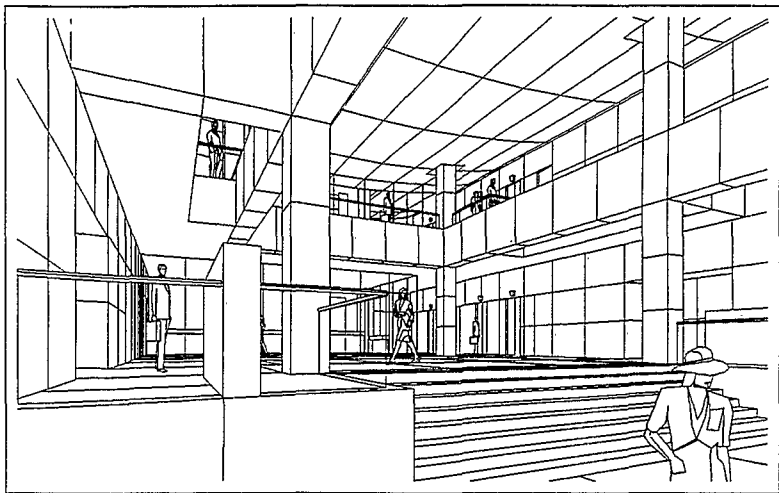
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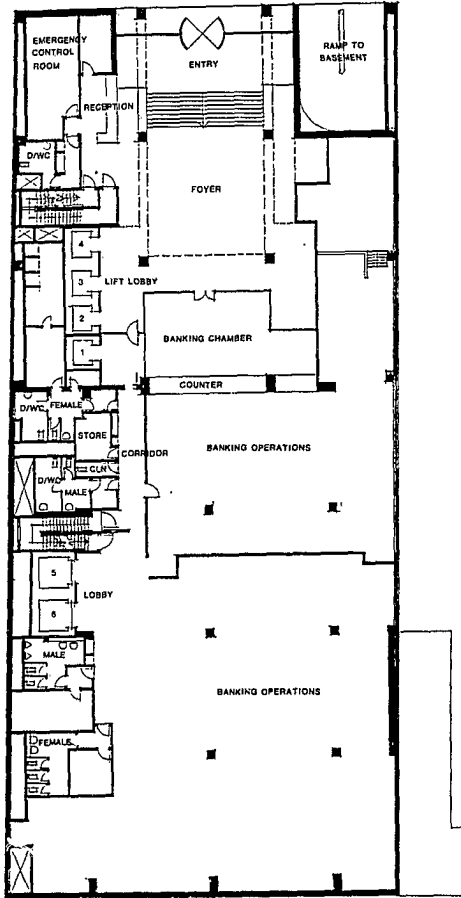
ST. GEORGES TERRACE



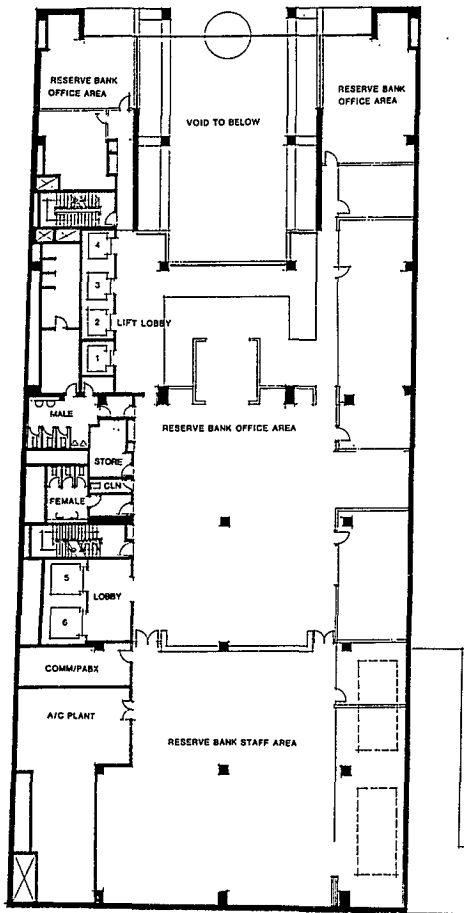
GROUND FLOOR PLAN (EXISTING)



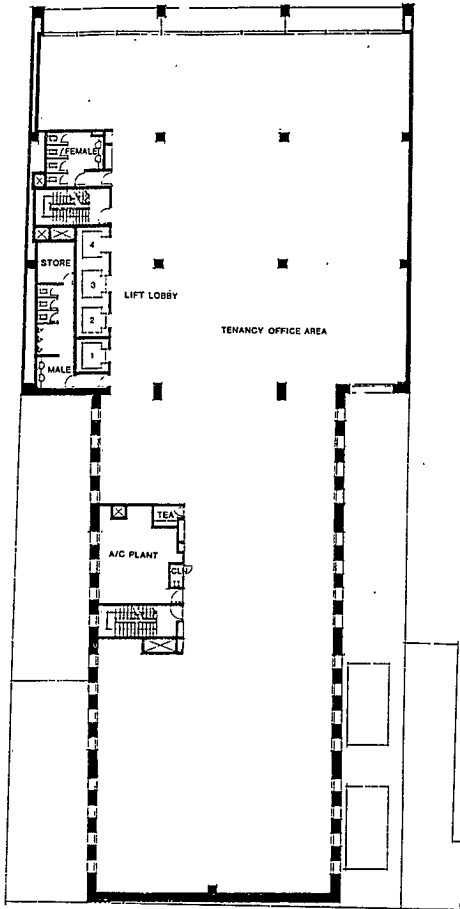
INTERNAL VIEW OF FOYER
PRELIMINARY DESIGN CONCEPT



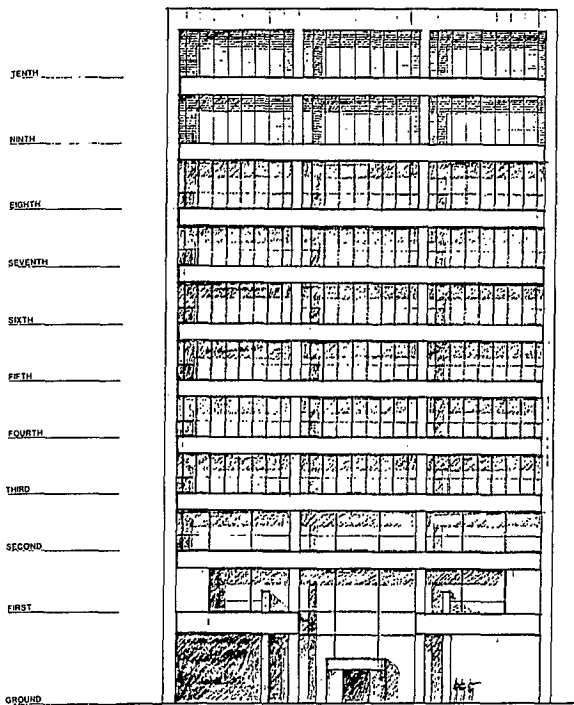
GROUND FLOOR PLAN
PRELIMINARY DESIGN CONCEPT



FIRST FLOOR PLAN
 PRELIMINARY DESIGN CONCEPT



TYPICAL FLOOR PLAN
 PRELIMINARY DESIGN CONCEPT



NORTH ELEVATION
PRELIMINARY DESIGN CONCEPT