



The Proposed Works

Need

- 2.1 The existing Australian Chancery complex in Colombo has been in use for over 40 years and is no longer adequate for its purpose. Specifically:
- it does not meet minimum standards in relation to security, occupational health and safety or building services;
 - the existing floor area of 950m² is too small to meet current operational requirements;
 - the present layout is dysfunctional due to ad hoc expansion and space constraints;
 - the building has deteriorated with age to the extent that refurbishment and repair are no longer a practical or cost-effective option; and
 - the building does not project an appropriate image of Australia in a country where Australia is held in high esteem¹.

1 Appendix C, Submission No. 1, paragraphs 3.1 – 3.6

Scope

- 2.2 The new Chancery will be a two-level premises with a total floor space of 2200m².
- 2.3 Work elements required to meet DFAT requirements will comprise:
- security arrangements to meet the requirements of Australia's overseas agencies;
 - space provisions to meet the needs of current tenants and to permit future expansion;
 - pedestrian and vehicular access from Gregory's Road, including a separate controlled public entrance for DIMIA clients;
 - a controlled parking area;
 - a services wing;
 - staff recreational facilities;
 - landscaped surrounds;
 - installation of new engineering services, including back-up generator, mains electricity through an on-site sub-station, water reticulation and storage, storm water drainage and sewerage, and telecommunications infrastructure; and
 - integrated building fit-out to tenants' specifications².
- 2.4 The fit-out element of the works will include:
- security forced-entry and ballistics requirements;
 - security counters and doors;
 - transformer, generator, air-conditioning and electrical switch gear;
 - water pumps and purifiers;
 - work-stations;
 - fixed partitions and doors;
 - compactus storage units;
 - window treatments;

2 Appendix C, Submission No. 1, paragraphs 12.1 - 12.5

- floor coverings;
 - tea rooms; and
 - toilet facilities³.
- 2.5 Loose furnishings and general office equipment will be supplied by individual tenant agencies.

Purpose and Suitability

- 2.6 The proposed new Chancery building will replace the existing unsuitable building and will be occupied by DFAT, the Department of Immigration and Multicultural and Indigenous Affairs, the Australian Trade Commission and the Australian Agency for International Development⁴.
- 2.7 The proposed works are intended to address the deficiencies of the existing chancery premises in relation to space, functionality, amenity and security.
- 2.8 It is intended that the new Chancery will provide a modern, efficient and functional working environment for the Colombo-based staff of DIMIA, AusAID and DFAT, and will provide security facilities commensurate with the high risk classification of Sri Lanka.

Cost

- 2.9 The total estimated cost of the proposed development is \$11.19 million at September 2002 prices. This figure includes:
- escalation allowance to the date of tender for a period of 19 months;
 - escalation allowance for the projected 14-month construction period;
 - construction costs;
 - consultants' fees;

3 Appendix C, Submission No. 1, paragraphs 12.5 – 12.6

4 Appendix D, Official Transcript of Evidence, p. 2

- project management;
- supervision;
- site office expenses; and
- Sri Lankan Government VAT⁵.

2.10 The cost estimate does not include:

- furniture, white goods or artworks;
- interest charges; or
- Sri Lankan Government Import Duty.

Present and Prospective Public Value

- 2.11 DFAT expects that the proposed works project will benefit the local Sri Lankan community in employment of local people on site and through the supply of goods and service off-site. It is expected that up to 100 local workers will be employed during the peak construction phase.
- 2.12 DFAT reports that the Municipal Council of Colombo is very supportive of the proposed work⁶.
- 2.13 It is also expected that with the reduction of civil unrest in Sri Lanka's north and east, the bilateral relationship with Australia will grow in respect of economic, commercial and cultural links to the benefit of both nations⁷.

5 Appendix C, Submission No. 1, paragraph 29

6 ib id, paragraph 27.1

7 ib id, paragraph 3.6