

Senate Finance and Public Administration Legislation Committee

Additional Estimates – May 2015

ANSWER TO QUESTIONS ON NOTICE

Prime Minister and Cabinet portfolio

Department/Agency: Office of the Official Secretary to the Governor-General

Program 1: Support for the Governor-General and Official Activities

Outcome 1: The performance of the Governor-General's role is facilitated through the organisation and management of official duties, management and maintenance of the official household and property and administration of the Australian Honours and Awards system.

Topic: Ongoing works funding for the maintenance of Government House and Admiralty House

Senator: Wong

Question reference number: 100

Type of Question: Hansard

Date set by the committee for the return of answer: 10 July 2015

Number of Pages: 4

Senator WONG: I did not ask this question. I just wanted to know that this is the total amount for works—the \$19 million over 10 years plus the \$7.9 million over four, which is \$27 million over 14 years.

Mr Fraser: That is correct and I would be very happy to take you through each of the projects that were performed over the last 10 years, the 10 years of works that have been completed, to give you—

Senator WONG: Can we do that on notice?

Answer:

The Office has statutory responsibility for stewardship of the two nationally heritage listed properties – Government House in Canberra (circa 1891) and Admiralty House in Sydney (circa 1850) and the associated 55 hectares comprising some 20 buildings. The Office has obligations under the EBPC Act for managing and maintaining both properties for the future benefit of all Australians.

In the 2006 Federal Budget the Government allocated \$16.9 million distributed over 10 years to deliver the 'Vice Regal Heritage Property Master Plan'. The Office, with the assistance of heritage building and landscape architects and other professionals, delivered a comprehensive 10 year property works program covering both Government House and Admiralty House. This program addressed significant degradation and deterioration in the building, landscape, services, infrastructure, work health and safety (WHS) and functional requirements of the properties.

The list below identifies the general works either completed or deferred/cancelled under the plan.

Admiralty House

Completed Works	Deferred or Cancelled Works
<ol style="list-style-type: none"> 1. Restoration of the crumbling stonework on the Admiral's Walk to improve safety. 2. Upgrading of the fire detection system. 3. Cyclical upgrading of bathroom facilities. 4. Cyclical refurbishment including painting of Bedroom 1, Bedroom 3, ensuite and sitting room, and heating/cooling. 5. Cyclical refurbishment of ground floor public rooms. 6. Rectification of window shutters, which were in a dilapidated and dangerous condition. 7. Upgrading of the driveway lighting to address safety issues. 8. Replacement of the pergola steps, which were worn and unsafe. 9. Repair of steps adjacent to the underground water tank. 10. Repairs to the Kirribilli Walk sandstone path. 11. Upgrade of original cabling throughout the building to ensure suitable communications infrastructure. 12. Refurbishment of the staff quarters (1920s). 13. Rectification of storm water drainage. 14. Rectification of the wharf area, wharf area retaining walls, and part of the eastern sea walls. 15. Damp minimisation rectification works in the lower ground floor areas. 16. Rectification and structural remediation of eastern foreshore area including cliff face, paths, handrails and retaining walls. 17. Refurbishment of study and door joinery throughout house. 18. Rectification of verandah roof leaks. 19. Refurbishment of drawing room. 	<ol style="list-style-type: none"> 1. Fire Doors to first floor. 2. Reception room refurbishment. 3. Installation of air-conditioning in first floor guest rooms. 4. First floor guest bedrooms and bathrooms refurbishment. 5. Kitchen refurbishment. 6. Installation of lift. 7. Electrical and mechanical services upgrade. 8. Rebuild of service yard wall. 9. Gatehouse refurbishment. 10. Marine Barracks conservation. 11. Swimming pool and change room upgrade. 12. Storage and garden service area upgrade.

Government House

Completed Works	Deferred or Cancelled Works
<ol style="list-style-type: none"> 1. Repairs to air-conditioning in the main house. 2. Replacement of 70 year old rusted hot water heating pipes. 3. Upgrades to fire and safety wiring and other cabling and wiring. 4. Upgrade to 25 year old Irrigation Control System. 5. Partial refurbishment of Cottage #7 (used as office accommodation). 6. Partial refurbishment of public rooms in the main house. 7. Rectification of a damaged pergola and decking. 8. Partial refurbishment of the Cottage #5 (used as office accommodation). 9. Construction of a new office building to house the Australia Honours and Awards Secretariat. 10. Partial refurbishment of the heritage Gowrie Garden fountain. 11. Refurbishment of the Cottage #6 (used as office accommodation). 12. Rectification of parts of Lakeside quarters and decking. 13. Refurbishment of the ground floor public toilets. 14. General building systems rectifications. 15. Replacement of lift operating system in the main house. 	<ol style="list-style-type: none"> 1. Peace Officer's Cottage upgrades. 2. General Light, Water, HVAC fittings and Services upgrades to all buildings. 3. Chancery interiors refurbishments. 4. Chancery mechanical system. 5. Centralise Cottage #8 (office accommodation) mechanical systems. 6. General fire system review. 7. Electrical earth fault and surge protection upgrades. 8. Standby generator bulk fuel storage tank and general fuel management review, as well as additional generator backup. 9. Underground fuel tank replacement. 10. Site stormwater and water meter pit upgrades. 11. Upgrades to centralised Building Management System for air-conditioning through property. 12. Co-generation plant. 13. Emergency and exit lighting system upgrades. 14. Centralised absorption chiller upgrades. 15. Multi-water management system. 16. Cottage #8 (office accommodation) building refurbishment. 17. New garaging. 18. Gatehouse and entry road upgrades. 19. Main house works including: <ol style="list-style-type: none"> a. Centralised HVAC and environmental control; b. Lighting, lighting control, and water upgrades; c. Cyclical interior room finishes refurbishments; d. Building a multi-purpose room/extension; e. 1st floor bathroom refurbishments; f. Refurbish main study; g. State Dining room air-conditioning replacement; h. Kitchen equipment upgrades; and i. Reception hall. 20. Cottage #1 and Cottage #2 and garage

refurbishments.

21. Dam refurbishment.
22. Landscaping projects – around residences, including heritage Gowrie Garden.
23. Recycling facilities.
24. Main and services roads upgrades.
25. Directional signage upgrades.
26. Interpretation and visitor facilities.
27. Tennis court refurbishment.
28. Clay hydraulic pipe replacements.
29. Swimming pool refurbishments.