



**NEW CONSULATE-GENERAL BUILDING
BALI, INDONESIA**

STATEMENT OF EVIDENCE FOR PRESENTATION TO
THE PARLIAMENTARY STANDING COMMITTEE ON
PUBLIC WORKS



Australian Government

Department of Foreign Affairs and Trade
Overseas Property Office

Date of Submission: March 2005

THIS PAGE IS INTENTIONALLY BLANK

Table of Contents

INDENTIFICATION OF THE NEED

- 1. Project Objectives 4
- 2. Historical Background 4
- 3. Need 5
- 4. Option Considered & Comparative Costs..... 5
- 5. Reasons for Adopting Proposed Course of Action 6
- 6. Proposal Description 6
- 7. Environmental Impact Assessments 7
- 8. Heritage Considerations 7
- 9. Stakeholder Consultation 7
- 10. Revenue Derived from the Project..... 7

TECHNICAL INFORMATION

- 11. Location 9
- 12. Scope of Work 9
- 13. Site Description..... 10
- 14. Zoning & Approvals 10
- 15. Land Acquisition..... 10
- 16. Applicable Codes & Standards 11
- 17. Planning and Design Concepts 11
 - Architecture 11
 - Structure..... 12
 - Materials and Finishes 12
 - Mechanical Services 13
 - Hydraulic Services 13
 - Electrical Services..... 14
 - Communications 15
 - Lift Services 15
 - Civil Works..... 15
 - Landscaping 15
 - Operation, Maintenance and Warranties..... 16
- 18. Acoustics..... 16
- 19. Energy Conservation Measures & Targets 16
- 20. Master Planning and Site Planning 17
- 21. Provision for People with Disabilities 17
- 22. Heritage Issues 18
- 23. Child Care Provisions 18
- 24. Fire Protection..... 18
- 25. Security 19
- 26. Occupational Health and Safety..... 19

27. Authorities Consulted 20
28. Local Impact 20
29. Project Cost Estimates 20
30. Delivery Methodology 21
31. Construction Program 21
32. Design Drawings..... 21

Identification of the Need

1. Project Objectives

- 1.1 The Department of Foreign Affairs and Trade (DFAT) seeks approval from the Parliamentary Standing Committee on Public Works (PWC) to proceed with the construction of a new Consulate-General building at Jl Kapten Tantular, Renon, Bali, Indonesia. This facility will be developed and owned by the Overseas Property Office (OPO) within DFAT.
- 1.2 Under the Administrative Arrangements Order of 26 November 2001, DFAT is responsible for “overseas property management, including, acquisition, ownership, and disposal of real property”. This activity is undertaken OPO, which manages the overseas estate, and will be funding and constructing the new building works.
- 1.3 The new Consulate-General building will serve as Australia’s ongoing representative office in Bali, and will be tenanted by DFAT, the Department of Immigration and Multicultural and Indigenous Affairs (DIMIA) and the Australian Federal Police (AFP).

2. Historical Background

- 2.1 Australia has maintained a consular presence in Bali since 1981. The Australian Consulate-General plays an important representational role in Indonesia, as well as providing a substantial consular service to Australian visitors and residents.
- 2.2 On 10 December 2002, the Minister for Foreign Affairs wrote to the Prime Minister seeking support for the relocation of the Consulate-General in Bali. This request was based upon a revised security assessment following the terrorist bombings in Bali. This assessment rated the Consulate-General location as “High Risk” due to its limited setbacks from neighbouring roads and properties that make it difficult to defend against terror attacks or civil disturbance.
- 2.3 In May 2003 OPO engaged Canberra based consultants, APP Corporation Pty Ltd (APP), to undertake Project Development Services for the proposal. The consultancy included the preparation of a project brief for the new building in consultation with the owners and users, the preparation of a preferred concept design, identification and recommendation of suitable methods for project delivery and the preparation of indicative project budgets. The final report submitted by APP in July 2003 provided detailed recommendations of the scope and nature of the proposed new facility and delivery methodology including project schedules. A schedule of cost estimates was included for the new facility and included the proposed fit out options.
- 2.4 Due to a heightened level of threat following the bombing of the Australian Embassy in Jakarta in September 2004, the Australian Consulate-General was temporarily relocated to the Grand Bali Beach Hotel Nusa Dua.
- 2.5 DFAT subsequently leased a townhouse complex to house the Consulate-General at Jalan Hayam Wuruk 88b, Renon, Denpasar, Bali on an interim basis. Modification to the town

houses included enhancement of security features, internal connections between town houses and relocation of the commemorative garden. The temporary office opened on 22 November 2004. It provides a significantly greater level of staff and visitor protection than that previously provided but falls short of DFAT's current security requirements. The required level of physical security will be incorporated in the new Consulate-General as detailed in this submission.

3. Need

- 3.1 The former Consulate-General building had become unsuitable to service Australia's consular and representational role in Bali. It did not meet the minimum standards expected for security, functionality or occupational health and safety. In addition, the building had aged and the structure deteriorated to a point where further repairs were no longer a practical option. The floor area was also inadequate to meet the ongoing requirements for the operation of the mission. The current interim offices provide security but are unsuitable for long-term uses as a Consulate-General.
- 3.2 The new offices are being planned to meet the Consulate-General's current and future tenancy requirements. The proposed layout will meet the Commonwealth's security requirements for the protection of staff and visitors.
- 3.3 Australia enjoys close ties with Bali with a significant number of Australian tourists continuing to travel to Bali each year, however the local economy has been seriously affected by the terrorist attacks of October 2002. With increased bilateral security cooperation it is expected that tourist numbers will eventually return to their pre October 2002 levels. This will place additional demands on the Australian Consulate-General in Bali.
- 3.4 A memorial garden to honour the victims of the Bali bombings was constructed in the forecourt of the former Consulate-General and has been relocated to the temporary offices. The memorial is a simple structure with reflection ponds and includes the wooden cross that was used during the memorial service held in Bali. This proposal allows for the relocation of the memorial garden to a permanent setting on the new Consulate-General site. Provision will also be made for the incorporation of the anniversary pond and stones that were an integral part of the first anniversary memorial service.

4. Options Considered & Comparative Costs

- 4.1 A number of options were considered for the permanent relocation of the Consulate-General, these options included:
- (a) leasing an existing building;

- (b) a pre-commitment lease to a future facility; and
- (c) the purchase of suitable land and the construction of a new Consulate-General.

4.2 CB Richard Ellis (CBRE), Jakarta, were appointed in February 2003 to identify suitable sites or properties suitable for lease or purchase. CBRE identified 14 vacant sites, but no existing buildings suitable for purchase or lease. The majority of proposed developments in Bali are designed for retail or residential use and as such are considered unsuitable for use as a Consulate-General and do not meet key physical security parameters including setbacks from roads or suitability of neighbouring buildings.

5. Reasons for Adopting Proposed Course of Action

5.1 The construction of a new Consulate-General on a vacant site within the Renon area of Bali will offer the following advantages:

- (a) provision of a purpose designed building, with appropriate functional, efficient office space and technological requirements for the occupying agencies;
- (b) provision of appropriate security; and
- (c) minimal disruption to the operation of the Consulate, as the existing facility can continue to operate until the new facility is ready for occupation.

6. Proposal Description

6.1 The proposal is to design and construct a building in close proximity to the former Consulate-General. The project will deliver an efficient, modern, functional, single storey building to accommodate DFAT, DIMIA and AFP. The building will cater to tenants' office planning requirements, and provide appropriate security.

6.2 The building will be capable of providing for multi-purpose functions, such as official receptions, exhibitions and trade displays, meetings, lectures and business missions through the use of the meeting room and adjacent outside spaces.

6.3 The project will also include a detached services wing housing support facilities such as emergency power, potable and fire fighting water, official fleet car parking and landscaped surrounds within the fully fenced secure compound.

6.4 Included within the landscaped surrounds, and accessible by members of the public, will be the commemorative garden, to be relocated from the existing office grounds. The anniversary pond and stones that were a feature of the first anniversary memorial service will also be located within the publicly accessible gardens.

7. Environmental Impact Assessments

- 7.1 The site was previously used for agricultural purposes but is currently unused. There are no buildings on the site.
- 7.2 Other foreign representative offices and government buildings are located in Renon, and the Consulate-General proposal is consistent with usage requirements allowed by the local authorities.
- 7.3 A geotechnical investigation will be carried out on the site. The underlying geology presents no difficulty to the proposed structural design of a single storey building.
- 7.4 The site is relatively flat and level with access from Jl Kapten Tantular and is located within an area that does not normally suffer from significant flooding. However, minor site earthworks will be required to raise the floor level above the footpath and road levels in order to enhance the arrival presentation of the building and avoid any possibility of localised flooding.
- 7.5 The provincial Balinese Government requires that the new building should be in harmony with the existing architectural character of the area.

8. Heritage Considerations

- 8.1 There are no known heritage considerations associated with the construction of the new Consulate-General.

9. Stakeholder Consultation

- 9.1 Detailed consultations and presentations have been held with departments and agencies represented in Bali, DFAT, DIMIA and AFP. A comprehensive accommodation brief has been produced by an independent consultant in conjunction with the post and has been used as the basis for the functional planning. The brief has been agreed by tenant departments, the embassy in Jakarta, the Consul-General and Consulate-General staff.

10. Revenue Derived from the Project

- 10.1 Pre-commitment leases will have been signed with OPO by all tenant agencies prior to the commencement of construction. Occupying agencies will be charged rents consistent with the quality office spaces provided and will provide an appropriate return on investment as required by the Australian Government Property Principles.

Technical Information

11. Location

- 11.1 The site for the proposed new Australian Consulate-General in Bali is located at Jl Kapten Tantular, Renon. The Renon area is predominantly occupied by Provincial Balinese Government buildings and representative offices of other nations. The area is generally neat and well kept, relative to other parts of Bali, and traffic flow is well regulated via a system of one-way roads.
- 11.2 There is minimal retail or commercial activity in the area, and several large and well kept green spaces are located throughout the area. The area is well developed with buildings and designated green spaces occupying around eighty percent of the available land. The remainder is generally small lots that are under some form of agricultural activity.

12. Scope of Work

- 12.1 The construction of the new 1000m² Consulate-General will consist of a single storey building. Appropriate provisions for security will be provided in accordance with DFAT and individual agency requirements. The Consulate-General will be designed to meet the specific space needs and functions of the tenants whilst also providing for some future expansion. All design work will be undertaken in accordance with Australian Building Codes and Standards where practicable.
- 12.2 The pedestrian and vehicular accesses to the site will be from Jl Kapten Tantular. The main entrance to the Consulate-General will provide controlled access for staff and visitors, with controlled driveway access for official vehicles. The driveway to the North of the site will also provide access for fleet and Australian based staff vehicles to the carpark and services wing at the rear of the site.
- 12.3 The project also includes for the construction of an attached services wing at the rear of the site, a controlled access carparking area, fully landscaped surrounds, all located within a secure, fully walled and fenced compound.
- 12.4 Although the site has some existing services infrastructure, the construction works will include the installation of new engineering services including a generator for standby power, mains electricity through an on-site sub-station, water reticulation and storage (including further treatment of potable water), storm water, on site sewerage treatment plant, and telecommunications facilities. The services will be connected to the statutory authorities mains services along the Jl Kapten Tantular boundary.
- 12.5 The integrated building fit-out will be designed in response to the tenant's specifications, and procured via the main construction works contract. Items in the fit-out scope include all security forced entry and ballistic requirements, security counters, security doors and door hardware, transformer and generator, air-conditioning, electrical switchgear, water pumps

and purifiers, fixed partitions and doors and floor coverings. In addition, necessary tea rooms and toilet facilities will be included as part of the fit-out.

- 12.6 Loose items comprising furniture such as tables, chairs, desks, compactus storage units, filing cabinets and general office equipment such as photocopiers, computers and printers are not included in the construction works.

13. Site Description

- 13.1 A consultant to DFAT, CB Richard Ellis (CBRE), Jakarta, was appointed in February 2003 to identify suitable sites or properties for lease or purchase. The investigations by CBRE identified 14 vacant sites for sale. No buildings suitable for lease or purchase were identified by CBRE during its investigation. Purchase of the most suitable vacant site, comprising two separately owned adjoining properties, was approved in December 2003.

- 13.2 The 6158m² site is flat and T-shaped with a nominal street frontage of 37m to Jl Kapten Tantular and extends approximately 124m to the rear boundary. The block measures approximately 50m across at its widest point and is bounded by provincial Balinese Government buildings to the north and to the south. The building to the rear of the site is occupied by the Bank BNI.

14. Zoning & Approvals

- 14.1 In accordance with the local Government regulations, the site is zoned for government buildings. This usage also permits the construction of foreign representative office buildings.
- 14.2 As a freehold property the Commonwealth has complete authority to lease, dispose of, or to undertake developments on the site in accordance with local authority building by-laws.
- 14.3 Approval to construct a new building on the site will be required by the local authority responsible for new developments in Bali. A building permit will be required prior to commencement of construction works.

15. Land Acquisition

- 15.1 The proposed new Consulate-General site is freehold property. Ministerial approval to purchase the land was received on 19 December 2003. The total price of the land has been agreed at IRp 12,002,300,000 (AUD \$1.873m at 1 February 2004 Exchange Rates). Consolidation of the Certificates of Title for the properties is currently being finalised by DFAT.

16. Applicable Codes & Standards

- 16.1 It is intended that the project will be delivered in accordance with the Building Code of Australia (BCA) and relevant Australian Standards, or local (or international) standards where they are deemed to be of a higher or more relevant standard.
- 16.2 The design and construction of the works and services will specifically conform to:
- (a) the Building Code of Australia;
 - (b) relevant Australian Standards and Codes;
 - (c) occupational Health and Safety (Commonwealth Employment) Act, 1991 and Regulations (OH&S);
 - (d) local Fire Authorities;
 - (e) Balinese Government requirements; and
 - (f) Balinese Utilities Authorities.
- 16.3 The project will be delivered in accordance with the requirements of the Disability Discrimination Act 1992. Particular attention will be given to equality in access to premises and amenities.

17. Planning and Design Concepts

Architecture

- 17.1 The new Consulate-General will reflect a modern, efficient, pleasant and safe work environment for Consulate staff. The new facility will assist staff in their work responsibilities and aid the corporate objectives of DFAT and other tenant agencies in furthering Australia's interests internationally. In accordance with the project staffing estimates of the tenant agencies, the facility has been designed to accommodate up to 8 A-based staff and up to 15 locally engaged staff. The design allows for some possible future expansion.
- 17.2 The general design philosophy for the proposed Consulate-General building:
- (a) provides a setting to enable the safe effective and efficient functional activities of the Consulate. Attention will be given to ensure the building, both in general form and detail, provides a pleasant environment in which to work and conduct business;
 - (b) represents an image of Australia to the host nation by using a range of Australian materials and finishes in public area fit-outs;

- (c) allows for the required security measures within the building design and siting by clearly separating public from office areas. To protect unauthorised entry into the building and between various areas within the building, the Consulate-General will include security measures consistent with the appropriate DFAT standards;
- (d) maximises the site potential by using the entire site area in a cohesive mix of building and landscaped elements;
- (e) respects local culture by being sympathetic to the surrounding buildings both in the building form and the materials employed;
- (f) responds to local climatic conditions by providing large roof overhangs, shading to windows, high efficiency glazing and covered outdoor areas for breakout and recreation purposes;
- (g) includes an entry driveway and a porte-cochere to provide a formal drop-off facility protected from the weather;
- (h) provides a permanent, landscaped location for the memorials to the victims of the Bali bombings.

Structure

- 17.3 The external walls will be reinforced concrete and a reinforced concrete roof slab will be provided in accordance with current DFAT security requirements. The roof structure of light structural steel framing will be supported from this slab. The construction methodology will provide value for money, include long life and low maintenance structural members and components, provide a secure structure, use appropriate technology, and will provide flexibility in layout to meet the required functionality of the building.
- 17.4 Live loads will be in accordance with Australian loading codes and tenant specific requirements. Consideration will be taken of local site conditions including wind and seismic forces appropriate to the location.
- 17.5 The foundations will be conventional reinforced concrete pad footings under columns and strip footings under load bearing walls. These will be founded in accordance with the recommendations of a geotechnical report.

Materials and Finishes

- 17.6 Materials will be selected to present a high quality building of distinctive appearance, but also to be durable with minimum maintenance. Many of the construction materials such as glazing components, aluminium window sections, plant and equipment, electrical and

hydraulic fixtures and fittings, joinery, and structural steelwork will need to be imported as they are not readily available in Bali.

- 17.7 External finishes to the building will be masonry, rendered and painted with long wearing coatings, as commonly used in Bali. Local stone will be used to enhance the façade treatment to main visual areas.
- 17.8 Non-load bearing internal walls to office fit-out will be lightweight steel stud framed partitions and painted plasterboard or of rendered and painted masonry construction. Internal partitions with a security requirement will be constructed in accordance with DFAT specifications.
- 17.9 Ceiling finishes will be suspended acoustic ceiling tiles to office areas, with painted plasterboard to foyer areas and decorative plywood to meeting rooms.
- 17.10 Floor finishes will be natural stone, carpet, vinyl, vitrified tiles and concrete as appropriate to the area.

Mechanical Services

- 17.11 All offices, meeting rooms and common spaces will be mechanically air-conditioned, with a separate air handling system serving each tenancy. This will allow for independent use of tenancy areas if required, without having to run the entire building system and also for designated areas that require 24 hour operation.
- 17.12 The building cooling will be provided with proprietary packaged plant, eliminating the risk of Legionella associated with cooling tower operation.
- 17.13 Equipment and materials for mechanical services will be selected for long life, good efficiency and low maintenance.
- 17.14 Exhaust systems will be provided to toilets and staff facilities.

Hydraulic Services

- 17.15 The water supply pressure and quality is to be confirmed in discussions with the local authority, Perusahaan Daerah Air Minim, but water storage will be required to meet fire service requirements for the hydrants and to ensure continuous supply for domestic water demand. A tank of two days supply will be provided.
- 17.16 Water quality will be ensured by the provision of a filter system designed to remove contaminants. Sewerage will be treated so that waste discharge is treated to a level suitable for discharge into the waste water system as approved by the local council.

- 17.17 Fire hydrants, hose reels and extinguishers are required as a minimum to fire brigade requirements.

Electrical Services

- 17.18 The public utility electrical supply will be provided by the local authority, Pt. Pln (Persero) Distribusi, Bali. The establishment of a substation on site will be required to house a transformer, authority switching and metering equipment. The substation will be located to the street frontage, accessible to the utility provider and will provide low voltage power to the building electrical services.
- 17.19 One packaged self-contained main diesel generator (150kVA) will be provided to ensure reserve power generation for 100% load. An underground fuel storage tank will provide sufficient fuel for the total electrical requirements of the building for seven days operation. Diesel exhaust will be discharged 3m above the building to disperse generator exhaust to atmosphere to conform to acceptable standards.
- 17.20 The main switchboard will provide supply to the following distribution boards;
- (a) Lighting and Power Distribution boards;
 - (b) Mechanical Services Switchboard;
 - (c) Hydraulics Switchboard; and
 - (d) Computer Room Distribution switchboard.
- 17.21 Electrical surge protection will be provided to the main switchboard and distribution switchboards.
- 17.22 General lighting and power will be provided throughout the building. Sub-circuits feeding general power outlets, excepting those supplying permanently connected appliances, will be fitted with residual current devices (earth leakage) to ensure personnel safety. Power outlets will be configured to the local pattern with the exception of those required to the Communications area, which will be of an Australian pattern.
- 17.23 External amenity and security lighting will be provided to ensure safe passage of pedestrians and vehicular thoroughfares. Security lighting will be provided around the site coordinated with CCTV and security surveillance requirements.
- 17.24 A lightning protection system will be provided for the building.
- 17.25 Mains power/battery backup emergency lighting will be provided to indicate egress points from the building in the event of emergency or total power failure.

Communications

- 17.26 An integrated telephone and data communications backbone and horizontal cabling system will be provided throughout the building.
- 17.27 A Master Antenna Television system (MATV) will be provided.
- 17.28 Rack mounted 1.4kVA Uninterrupted Power Supply (UPS) units will be provided for each communications cabinet that houses active communication equipment. Additional UPS may be supplied by tenant agencies to meet their individual needs
- 17.29 A Satellite dish will be installed to DFAT requirements.
- 17.30 Local service providers will be used for communication services.

Lift Services

- 17.31 There is no requirement for lift services in this building.

Civil Works

- 17.32 To minimise the potential for local flooding as a consequence of monsoon storms, site earthworks will be required to be graded to drain to collection channels to be discharged into the storm water system as currently provided. Areas for carparking, roadways, paths and landscaping will be provided.
- 17.33 The entry forecourt, driveway and parking areas will be designed with a surface finish that is appropriate for use by both pedestrians and vehicles alike.

Landscaping

- 17.34 All existing vegetation from the site will be removed and new landscaping completed as part of the project.
- 17.35 The external hardscape will comprise local materials and components to produce a high quality finish. The hardscape will comprise materials of coloured and exposed aggregate concrete and locally sourced stone.
- 17.36 The landscaping will include a number of gardens, water features and planter beds to the site frontage, perimeter of the Consulate-General building, car parking area, recreational facilities and common use areas. A selection of suitable tropical species will be chosen to provide low maintenance vegetation.
- 17.37 The existing memorial garden and anniversary pond will be relocated to the new site.

Operation, Maintenance and Warranties

17.38 Operation and maintenance manuals will be provided by the Works Contractor. The manuals will contain equipment data, supplier identification, specifications, recommended maintenance procedures and manufacturers manuals. As-built services and architectural drawings will be incorporated into the Final Construction Completion Report.

17.39 Warranties will be provided in the name of the Commonwealth of Australia.

18. Acoustics

18.1 Particular consideration will be given to the acoustic requirements and in the selection of materials and finishes to control noise transmission.

18.2 Reduction in sound transmission of external noise will be achieved by the use of concrete, masonry or insulated lightweight walls and laminated glazing.

18.3 Internal ceilings, partitions and doors will be detailed to achieve required sound attenuation levels.

18.4 Building services will be designed to minimise noise transmission to the working environment.

18.5 Acoustic treatment will be provided to mechanical plant and the diesel generator in compliance with local regulations.

19. Energy Conservation Measures & Targets

19.1 Energy conservation will be an important design consideration in the selection of plant and equipment. To achieve optimum performance, plant will be selected for energy efficiency and shading will be provided to minimise solar heat load.

19.2 The design will comply with the performance guidelines as set out in the Property Council of Australia Energy Guidelines where practicable.

19.3 Bali is approximately 8 degrees south of the equator and as such is hot and humid for most of the year, and has seasonal monsoonal rains. Accordingly, the following passive energy conservation measures will be incorporated into the design to maximise energy efficiency:

- (a) high efficiency glazing to reduce thermal transmission between the outside and inside of the building;
- (b) adoption of light colours to the building exterior and window treatment to reflect heat;

- (c) use of appropriate building materials and thermal insulation to minimise thermal external/internal gradients;
- (d) use of natural light and daylight source to reduce lighting costs; and
- (e) solar control to larger glazed areas.

19.4 Active energy conservation measures incorporated into the building design include:

- (a) zoned air conditioning system to allow zone control of the air conditioning and reduction in operating cost and power consumption when the building is partly occupied outside office hours;
- (b) time scheduled control of the common area air conditioning systems;
- (c) installation of energy efficient lighting;
- (d) zoned switching to minimise over lighting, and
- (e) elemental metering of electricity use to facilitate energy management.

20. Master Planning and Site Planning

- 20.1 Project master planning has been conducted by way of consultation with all project stakeholders, value management workshops, design options and the preparation of cost estimates. This process has led to the presentation of preliminary design concepts, and now the preferred final design concept.
- 20.2 The building has been placed on the site to best present the building, consistent with functional planning and operation, within the constraints of the site boundaries. The proposed siting of the building takes into consideration all physical and functional requirements, environmental factors and operational activities of the individual agencies to achieve a highly efficient and effective layout.
- 20.3 The concept design presented in this submission allows for only limited future expansion of the new Consulate-General. The main restrictions on designing for future expansion are present tenant needs, budgetary control, and the site parameters.

21. Provision for Persons with Disabilities

- 21.1 Aspects of the new Consulate-General design that relate specifically to functional design for persons with disabilities include;
- (a) wide external doorways;

- (b) easy wheelchair access to building public areas;
- (c) access toilets for persons with disabilities are provided, and;
- (d) provision of a car parking bay for persons with disabilities.

22. Heritage Issues

- 22.1 There are no known heritage issues restricting the development of this proposed new Consulate-General site.

23. Child Care Provisions

- 23.1 Due to the minimum number of A-based and locally engaged staff, no specific child care facilities are included within the Consulate-General design.

24. Fire Protection

- 24.1 The fire system design fully integrates the requirements of the BCA with the specialist requirements for a Consulate-General building. The fire safety system adopted for the building incorporates fire detection and alarm systems, sprinkler protection, hydrants and hose reels, and illumination of building egress.
- 24.2 Fire detection will be achieved by the installation of smoke detectors and heat detectors connected to a main fire indicator panel, with battery back-up, and a mimic panel within the Guard Post, an automatic dial-up to the Consulate Duty Officer and potentially to the local fire brigade.
- 24.3 An audible local fire alarm system to alert occupants will be installed throughout the building.
- 24.4 Fire suppression is to be achieved by an automatic sprinkler system, the careful selection of retardant materials, and strategic location of extinguishers, hydrants and hose reels.
- 24.5 Safe egress from the building is ensured by compliance with BCA and Balinese building regulations, which involve the careful layout of designated fire exits and interconnecting passages.
- 24.6 The building will be provided with an Early Warning and Intercommunication System (EWIS) to assist with evacuation of the building in a fire or emergency as required by current Codes.

25. Security

25.1 The security measures for the Consulate-General project follow the principles of “defence in depth” which utilise layers of passive and active security measures to cocoon the more secure areas. In summary these measures will include:

- (a) grounds will be secured by monitored perimeter walls with controlled access points on the street frontage, with landscaping restricted to allow clear lines of sight;
- (b) segregation of public and official building access;
- (c) effectively placed perimeter lighting;
- (d) intruder and explosive resistant materials, fixtures, hardware and fittings used for the Consulate-General shell;
- (e) restricted and monitored building entrances, including approved keying and card access control systems;
- (f) installation of intruder and duress alarms, and closed circuit television (CCTV); and
- (g) use of containment measures and ballistic protection in specified internal locations.

25.2 The design enables multiple levels of external and internal communications. Included in the communication design are fixed landlines, satellite, and limited radio and television services. The Consulate-General communications are closely linked to security requirements at all levels of information and voice processing.

26. Occupational Health and Safety

26.1 Compliance with occupational health and safety issues are of considerable importance to the building owner. In accordance with the Occupational Health and Safety Act (Commonwealth Employment) 1991, considerable attention will be given to this aspect during the detailed planning of the project.

26.2 Occupational, Health, Safety and Rehabilitation practices will be implemented and enforced during the construction works at the site. These practices will be consistent with Commonwealth and Australian Capital Territory law.

27. Authorities Consulted

27.1 The provincial government is the controlling statutory authority for approval of buildings in Bali. Meetings have been held with the provincial government regarding the local statutory authority building approval processes and requirements.

28. Local Impact

28.1 Community consultation for this project will be essentially limited to the statutory requirements pertaining to the Parliamentary Standing Committee on Public Works hearings.

28.2 Project signboards will be erected at the Renon site.

28.3 The majority of the construction work force will be Indonesian. Approximately 100 local workmen will be employed at peak construction time.

28.4 The local community impact of this project is anticipated to be low as the site is currently vacant, and is in keeping with the local zoning and development requirements.

28.5 Where specialised material or equipment is not readily available in Bali, Australian or internationally acceptable manufactured products will be imported for use in the project. However, the local economy will benefit positively during the construction and defects liability period, by way of employment of local people on the site, and many more involved in the supply of goods and services off-site.

28.6 In comparison with the existing site, the streetscape aesthetics will be improved by the construction of a modern building and the provision of well landscaped areas.

28.7 As the site is located within an area that contains residential development in addition to several foreign representative offices and government buildings, site and traffic control measures will be implemented as required by the local authorities during construction.

29. Project Cost Estimates

29.1 The proposed project out-turn cost estimate has been estimated at AUD\$7.15 million, based on March 2005 prices. The out-turn cost estimate includes construction and other related elements such as consultants' fees, project management, supervision and site office expenses.

29.2 The estimate does not include the provision of loose furniture, artworks, white goods, or interest charges.

29.3 The estimate does not include PPN tax (local VAT equivalent 10%), which is not applicable. Imported materials will be duty free.

30. Delivery Methodology

- 30.1 Following a complete analysis, a traditional style of design, documentation, tendering and contracting has been selected as appropriate for this project. This represents the best value for money for the Commonwealth, and allows DFAT, as the building owner, to be fully in control of all the project delivery stages.
- 30.2 A single contract will be awarded for the construction works and the fit-out works. Tenders will be called from a selected list of contractors, shortlisted on the basis of pre-qualifications received. The advertising for pre-qualifications will be called both in Australia and Indonesia.

31. Construction Program

- 31.1 Subject to Parliamentary approval, this urgent construction project would begin in October 2005. Practical completion and occupation would take place in October 2006 with the final certificate being issued at the end of the defects period in October 2007.

32. Design Drawings

- 32.1 The following sketch design drawings have been prepared to illustrate and define the proposal:
- Location Plan
 - Site Plan
 - Floor Plan
 - Front Elevation
 - North Elevation
 - South Elevation
 - Section