



CONSTRUCTION OF CHANCERY

VIENTIANE, LAOS

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



Australian Government

Department of Foreign Affairs and Trade

Overseas Property Office

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IDENTIFICATION OF THE NEED

1. 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 a purpose built new chancery building at Sisattanak District, Vientiane, Laos. This facility will be developed and owned by the Overseas Property Office within the Department of Foreign Affairs and Trade. The site was acquired in 1997 as part of a reciprocal arrangement for land in Canberra by the then Overseas Property Group, of the former Department of Administrative Services for the purposes of constructing a purpose built facility.
- 1.2 Under the Administrative Order Arrangements of 26 November 2001, DFAT is responsible for “overseas property management, including, acquisition, ownership, and disposal of real property”. This activity is to be undertaken by the Department’s Overseas Property Office (OPO), which manages the overseas estate, and which will be funding and constructing the new works.
- 1.3 The new chancery building will serve as Australia’s ongoing permanent mission to Laos, and will be tenanted by DFAT, the Department of Immigration and Multicultural and Indigenous Affairs (DIMIA), the Australian Agency for International Development (AusAID), the Department of Defence (DoD) and the Australian Federal Police (AFP).
- 1.4 A new facility for the Australian Medical clinic will also be housed within the chancery building.

2. Historical Background

- 2.1 The present chancery building - formerly a factory - was purchased by the Commonwealth in 1961 and refurbished for its current use. The building is in poor condition and dysfunctional.
- 2.2 Approval was given in the May 2004 Budget to fund the construction of a new chancery on a larger site that would accommodate all agencies and the medical clinic. The present chancery compound will be sold. The option of moving into leased accommodation was ruled out by OPO, as there are no suitable alternative premises for lease in Vientiane. Construction of a new chancery on the existing site was also ruled out due to an inability to satisfy boundary setback, and other security requirements.
- 2.3 The Commonwealth acquired the new site in 1997 as part of a reciprocal arrangement that provided land for the embassy of Laos in Canberra.

3. Need

- 3.1 The Commonwealth acquired the existing building in 1961 for use as a chancery. For some time the premises have not provided appropriate accommodation for tenant agencies. While modifications have been made, security, access, services, layout, facilities and space are deficient.
- 3.3 The layout of the existing chancery buildings is dysfunctional and fails to meet the basic requirements of a modern facility. Incremental alterations over the life of the facility have meant that operational functions have been accommodated on an ad hoc basis. The resultant layout does not allow for efficient operations within the Chancery. A purpose-designed

facility will allow for improved workflows and more efficient operations in line with the requirements of a modern office.

- 3.4 The current facility has significant compliance deficiencies with regard to the Building Code of Australia and occupational health and safety (OH&S) regulations. The new chancery will be designed to meet the requirements of the Building Code of Australia and will incorporate the appropriate OH&S standards.
- 3.5 The new chancery is being planned to meet current and future tenancy operational and technological requirements. The proposed layout will also accommodate space for expansion, as well as meeting the Commonwealth's security requirements for the protection of staff and visitors. Development of a purpose built and managed asset on the owned site will allow the Commonwealth to manage and control the facility to provide reliable and self sufficient services not available in leased accommodation.
- 3.6 It is expected that Australia's relationship with Laos will continue to develop, placing additional demands on the embassy.

4. Options Considered

- 4.1 Following the decision to proceed with the planning for a new chancery building in Laos, which was included in the 2003-04 Budget, a number of development options were reviewed. These were:
- (a) demolish the existing buildings and redevelop on the existing site;
 - (b) refurbish and redevelop the existing buildings;
 - (c) lease alternative accommodation on the open market; or
 - (d) construct a new purpose designed chancery on the vacant site purchased in 1997.
- 4.2 Investigations, including preliminary design work and preparation of feasibility estimates, were undertaken by DFAT in 2003. These studies considered the Post's ongoing operational requirements, the availability of temporary staging space, divestment opportunities for the surplus property, and the relative costs.

5. Reasons for Adopting Proposed Course of Action

- 5.1 The construction of a new chancery on a greenfield site will offer the following advantages:
- (a) provision of a purpose designed building, with appropriate functional, efficient office space and technological infrastructure for the occupying agencies;
 - (b) provision of appropriate security;
 - (c) minimal disruption to the operation of the embassy, as the existing facility may continue to operate until the new facility is ready for occupation; and
 - (d) future sale and return of funds from the current chancery property.
- 5.2 The concept of constructing a building on the same site was rejected because the current DFAT physical security requirements of the chancery could not be effectively achieved at the site.

- 5.3 The option of moving into leased accommodation was ruled out, as there are no suitable alternative premises for lease in Vientiane.

6. Description of Proposal

- 6.1 The proposal is to design and construct a new chancery building on a vacant site at KM3 Thaduea Rd, Ban Thaphalaxy, Sisattanak District, Vientiane, Laos. The site is in the same general area as the current chancery. The project will deliver an efficient, modern, functional building to accommodate DFAT, DIMIA, Austrade, AusAID, DoD, AFP and the Australian Medical Clinic. The building will provide appropriate security provisions to meet the risk classification for Laos.
- 6.2 The facility will be capable of providing for functions, such as official receptions, exhibitions and trade displays, meetings, lectures and business missions, through the use of conference room and adjacent outside spaces.
- 6.3 The project will also include engineering services infrastructure which will provide full support facilities such as emergency power, potable and fire fighting water, official fleet car parking area and landscaped surrounds within a secure compound.

7. Environmental Impact Assessments

- 7.1 Local authorities do not require an environmental impact assessment. Other foreign missions are located in the area, and the chancery proposal is consistent with usage requirements allowed by the local authorities.
- 7.2 There are a number of trees of varying condition on the site. It is considered that several trees are of particular value, and accordingly all efforts will be made to retain them during construction of the new chancery.
- 7.3 Consultation with local engineers indicates that the underlying geology presents no difficulty to the proposed structural design of a building on this site. No evidence of contaminated soil has been identified; local engineers indicate that contamination is uncommon in Vientiane. A geotechnical investigation is currently under way.
- 7.4 The site has a downward grade towards the rear of the block. Site earthworks will be required to raise the chancery ground floor in order to enhance the arrival presentation of the building and avoid any possibility of localised flooding.
- 7.5 The site is in a “built-up” area in close proximity to a number of other foreign Missions and Official Residences. Therefore, the implementation and adherence to suitable noise and dust mitigation measures, a traffic management plan, and suitable restrictions on working hours during the construction period will be necessary.

8. Heritage Considerations

- 8.1 There is currently no building on the site. The new chancery will be designed to be in sympathy with the surrounding neighbourhood through the use of local materials as and where appropriate.
- 8.2 There are no known heritage considerations associated with the construction of the new chancery.

9. Details of Organisations Consulted

- 9.1 Consultations have been held with departments and agencies represented in Laos. These include DFAT, DIMIA, Austrade, AusAID, DoD, AFP and the Australian Medical Clinic. A comprehensive tenant brief has been produced by an independent consultant, which has been used as the basis for functional planning of the scheme. All tenant departments and agencies support the need for a new chancery.
- 9.2 The proposed design has been developed to meet each agency's individual functional and spatial requirements.
- 9.3 The Laos Department of Housing and Urban Planning is the controlling authority for approval of building works and will be further consulted during the design development phase to ensure compliance with local authority requirements.

10. Amount of Revenue Derived from the Project

- 10.1 Occupying agencies will be charged rents consistent with the quality office space provided and the Australian Government Property Principles.

TECHNICAL INFORMATION

11. Location

- 11.1 Vientiane is approximately 18 degrees north of the equator and 103 degrees east longitude. The climate is tropical monsoon, with the rainy season from May to October, dominated by the southwest monsoon, resulting in high rainfall and humidity.
- 11.2 Over 70% of the annual rainfall of 1400mm, falls during the wet season, with relatively frequent localised flooding. Daily temperatures in Vientiane during April and May can exceed 40°C. The dry season extends from November to April. Occasional droughts are experienced during this time. Daily temperatures in Vientiane average from 25 – 30°C with night temperatures during December and January falling as low as 10°C
- 11.3 The site for the proposed new Australian chancery in Vientiane is located at KM 3, Thadua Road, Ban Thaphalaxay, Sisattanak District, Vientiane. The Japanese ambassador's residence is located on Thadua Road, while several other foreign mission residences are located within close proximity.

12. Scope of Work

- 12.1 The proposal is to construct a new 1645m² chancery with appropriate provision for security in accordance with DFAT and individual agency requirements. The chancery is being designed to meet the specific space needs and functions of the tenants whilst also providing for some future expansion under the proposed roof line on levels 1 and 2, and with the option for further expansion to the north on the ground floor and level 1. All proposed provision for expansion remains within the required building setbacks.
- 12.2 The main pedestrian and vehicular accesses to the site is from Thadua Road and is provided with a guard booth for pedestrian and vehicle screening. A secondary vehicular entrance with garbage lay-by is provided to the rear laneway and serviced by a small guard booth with no pedestrian screening facilities. The rear vehicular entrance is available for both Australian and locally employed staff vehicles. The rear service and parking area is connected to the main vehicle site entrance and chancery port cochere via an internal roadway but separated by an automatic gate in order to prevent unauthorized access to the rear of the site.
- 12.3 The main entrance to the chancery provides controlled pedestrian access for staff and visitors, with controlled driveway access for official vehicles. Both the Medical Clinic and AusAID have separate foyers on the ground level adjacent to a vehicular port cochere. A separate controlled staff entry will be incorporated on the south side of the chancery for staff access from the Australian and locally engaged staff parking areas.
- 12.4 A services enclosure is located at the rear of the site. A security wall is provided around the entire perimeter of the site.
- 12.5 Engineering services include a generator for standby power, mains electricity through an on-site transformer, reticulation and storage for fire and potable water (including further treatment of potable water), storm water drainage, sewerage treatment system, and telecommunication facilities. The mains water will be connected from Thadua Road. Electrical connection and storm water discharge will be via the rear lane.
- 12.6 An integrated building fit-out will be included in response to tenant requirements. Items in the fit-out scope include all tenancy related security, forced entry and ballistic requirements, security counters, security doors and door hardware. Fixed work-stations, fixed partitions and

doors, compactus storage units, window treatments and floor coverings are also included in the fitout scope. In addition, specific tenant required modifications to building services and additional tearooms and toilet facilities are included as part of the fit-out.

- 12.7 Loose furniture such as tables, chairs, desks, filing cabinets and general office equipment such as photocopiers, computers and printers are not included in the scope of works. These items will be supplied by the tenant agencies.

13. Site Selection and Site Description

- 13.1 The site is located three kilometres from the centre of Vientiane. A number of foreign mission residences are located within the vicinity. There is a variety of building uses within the Ban Thaphalaxay, Sisattanak District. Office and commercial uses are present along the main thoroughfare with a residential area containing recent and substantial dwellings immediately to the rear of the site. This part of the city has established power and mains water infrastructure, though no sewerage or fire hydrant services are present.

- 13.2 The 8227m² site falls approximately 4 metres from the north-west to south-east corner of the site. The main site access from Thadua Road is relatively flat as is access from the rear lane. The major frontage is to Thadua Road along the western boundary. There is a rear lane on part of the eastern side. The remainder of the eastern boundary adjoins a residence. New and substantial private residences border the southern boundary while a vacant lot that varies between 10m and 20m wide extends for the full length of the northern boundary. Beyond this is a temple and small-scale local housing.

14. Zoning and Approvals

- 14.1 In accordance with the Vientiane Urban Development and Administration Authority (VUDAA), the site is zoned for the construction of Chancery buildings. This has been verified through consultation with relevant local authorities.
- 14.2 As a freehold owned property the Commonwealth has complete authority to undertake developments on the site in accordance with local authority requirements.
- 14.3 Approval to construct a new building on the site will be required by the VUDAA.
- 14.4 A Building Application is to be submitted when construction documentation and specifications have been completed and must be approved prior to commencement of construction works. These documents can be submitted in English. Vientiane does not currently have building regulations or standards, and Australian standards and guidelines will be used on the project.

15. Land Acquisition

- 15.1 The Commonwealth acquired a vacant site in Vientiane in 1997 as part of a reciprocal arrangement, which provided land for the Lao embassy in Canberra.

16. Codes and Standards

- 16.1 The project will be designed in accordance with the Building Code of Australia (BCA) and relevant Australian Standards, or international standards where they are deemed to be of a higher or more relevant standard.
- 16.2 The project will be delivered generally in accordance with 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 chancery presents a modern, efficient, pleasant and safe work environment for Embassy staff. The new facility will assist them in their work responsibilities and aid the corporate objectives of DFAT, DIMIA, AusAID, DoD, and AFP in furthering Australia's interests locally and internationally. The facility has been designed in accordance with the project staffing estimates of the tenant agencies. The design allows for some future expansion.
- 17.2 The general design philosophy for the proposed chancery building is that:
- (a) it provides a setting to enable the effective and efficient functional activities of the embassy. 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) it represents Australia to the host nation by using where appropriate a range of Australian materials and finishes in public area fit-outs;
 - (c) it allows for the current security measures within the building design and siting by clearly separating public from office areas and preventing unauthorised entry both into the building, and between respective internal areas;
 - (d) it maximises the site potential by providing a Master Plan that anticipates future open space uses and ties this into a cohesive built form and landscaped element structure whilst maintaining appropriate security segregation of these zones;
 - (e) it respects local culture by being sympathetic to the surrounding buildings both in the built form and the materials employed;
 - (f) it responds to local climatic conditions by providing large roof overhangs, shading to windows, high efficiency glazing and covered outdoors areas for breakout spaces and recreation; and
 - (g) it includes an entry driveway and a porte-cochere to provide a formal drop-off facility protected from the weather.

Structure

- 17.3 Conventional reinforced concrete is used as the primary structural form for floors, columns and load bearing walls in keeping with local building practice. A flat concrete slab is also provided at roof level, below a pitched roof supported by structural steel and timber framing. The construction methodology will provide value for money and include long life and low maintenance.
- 17.4 Live loads are in accordance with Australian loading codes and tenant specific requirements. Consideration has been taken of local site conditions including wind and seismic forces appropriate to the location.
- 17.5 The foundations are driven piers under columns and strip footings under load bearing walls.

Materials and Finishes

- 17.6 Materials have been selected to present a high quality building that is durable and requires minimum maintenance. Many of the construction materials such as glazing components, steel window sections, plant and equipment, electrical and hydraulic fixtures and fittings, joinery, high strength concrete, granite, stone and structural steelwork will require importation as they are not available in Laos or not of appropriate quality.
- 17.7 External finishes to the building are concrete, masonry, rendered and painted with long wearing coatings as commonly used in Laos. Local or imported hardwearing granites are utilised for floors in the public foyers and entrances.
- 17.8 Non-load bearing internal walls to office fit-out are light weight 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 requirements.
- 17.9 Wet areas are finished with ceramic tiles to walls and slip resistant vitrified tiles to floors.
- 17.10 Ceiling finishes are lay-in suspended acoustic ceiling tiles to office areas, and painted plasterboard to foyer areas.
- 17.11 Floor finishes are granite, carpet, vinyl, concrete and vitrified tiles as appropriate to the area.

Mechanical Services

- 17.12 All offices, meeting rooms and common spaces are mechanically air-conditioned, with a separate air handling system serving each tenancy. This allows for independent use of tenancy areas if required without running the entire building system. This design approach also considers areas that require 24-hour operation.
- 17.13 Equipment and materials for mechanical services will be selected for long life, maximum efficiency and low maintenance
- 17.14 Exhaust systems are provided to toilets, staff facilities and kitchen exhaust hood.
- 17.15 Negative pressure ventilation is provided to the Pathology Laboratory located in the medical clinic

Hydraulic Services

- 17.16 Hydraulic services comply with BCA and appropriate Australian standards.
- 17.17 The site is provided with a water storage system comprising a below ground concrete tank fed from the city water mains, and sized for 7 days of normal water use.
- 17.18 All water is brought up to potable water standard by use of a sand filtration unit and ultraviolet steriliser unit mounted after the pressure pumps.
- 17.19 Hot water is provided to showers, basins and sinks, sourced from a solar heating and storage system with electric backup heating elements. Electric instantaneous boiling water is provided in tearooms.
- 17.20 A stormwater system comprising roof gutters, down pipes and underground PVC pipes shall be provided.

- 17.21 A sewerage treatment system sized for the entire site is provided.
- 17.22 The medical clinic is provided with a basket catchment facility in the drainage line to facilitate removal of incompatible material.

Electrical Services

Design Standards

- 17.23 Electrical services are required to comply with BCA and appropriate Australian standards. As the site is located in a tropical region no electrical cables shall be directly exposed to the sun.

Power Systems

- 17.24 Electrical energy use in Laos is regulated by the Electricite du Laos. Laos has a good electrical generation capacity sourced from extensive hydro-electricity schemes and is a net exporter of electricity.
- 17.25 A new power supply infrastructure from the existing 22kV high voltage power lines adjacent the site is provided via a new 250kVA substation mounted on the ground at the rear of the chancery. Metering facilities will also need to be provided at this location sited so that local authorities can access without entering the compound proper.
- 17.26 The main electrical switchboard complete with surge protection is located at the rear of the building. A new self-contained generator sized to provide 100% standby power is provided in this area and connected to the main electric switchboard. The underground fuel storage capacity servicing the generator has been sized for 7 days consumption at 100% load for 24 hours per day operation.
- 17.27 Essential power supplies are provided to all essential service systems such as lift, fire hydrant hose reel pump, and sprinkler pump.

Light Systems

- 17.28 Luminaires and lighting layout are selected to suit the use of the space. Generally luminaires are twin fluorescent T5 type with low brightness louvres.
- 17.29 Emergency lighting is independent of the general lighting fixtures and shall incorporate integral battery and charger. Exit lighting is independent battery back up type.
- 17.30 External lighting is provided for security and access purposes.

Lightning Protection System

- 17.31 Lightning protection is provided to cover all the buildings on the site.

Smoke Detection System

- 17.32 A Smoke Detection System covering all building on the site is provided. The Fire Indicator Panel is located in the main foyer with a repeater panel in the main guard house.

EWIS/Public Address System

- 17.33 A combined Emergency Warning and Intercommunication System (EWIS) public address system is provided to allow all areas of the embassy buildings to be reached via an audio system.

Security

- 17.34 The site requires the following security elements to be included:
- Access control to allocated doors
 - CCTV Cameras to cover all portions of the embassy grounds and selected internal areas
- 17.35 Additional security features required by DFAT are covered in other parts of this report.

Communications

- 17.36 The local authority has telephone infrastructure running directly outside of the site on Thadua Rd. Telephone lines are connected from this infrastructure into the PABX located within the embassy building.
- 17.37 An integrated telephone and data communications backbone and horizontal cabling system is provided throughout the building.
- 17.38 A Master Antenna Television system (MATV) is provided.
- 17.39 A new satellite dish will be provided as part of the works.

Lift Services

- 17.40 A passenger lift to cater for disabled persons with a capacity of 15 people and able to fit a stretcher is provided. The lift is electric and will not require a lift motor room.

Landscaping / Civil Works

- 17.41 The site landscaping consists of a selection of suitable tropical species, both native and exotic, and such will be chosen to provide low maintenance vegetation, and to enhance the building presentation and overall site aesthetics. It is divided into three zones:
- (a) formal gardens will extend from the guard booth on Thadua Road to the port cochere;
 - (b) informal gardens and open lawn to the south of the chancery will provide recreational opportunities; and
 - (c) planter beds will be provided to the perimeter of the chancery building, car parking area, service and common use areas.
- 17.42 The 8227m² site falls approximately 4 metres from the north-west to south-east corner of the site. The main site access from Thadua Road is relatively flat as is access from the rear lane. Bulk fill work and a retaining wall will be required to the rear of the building to provide a level and elevated platform for the chancery.
- 17.43 The entry forecourt, driveway and parking areas are designed with a surface finish that is appropriate for use by both pedestrians and vehicles alike.

Operation, Maintenance and Warranties

17.44 Operation and maintenance manuals are to 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.

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

18. Acoustics

18.1 Particular consideration has been given to the acoustics requirements and in the selection of materials and finishes to control noise transmission.

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

18.3 Internal ceilings, partitions and doors are detailed to achieve required sound attenuation levels and building services will be designed to minimise noise transmission to the working environment.

18.4 Acoustic treatment is provided to mechanical plant and the diesel generator in compliance with Australian standards.

19. Energy Conservation Measures and 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 load. The design will comply with the local code and the performance guidelines as set out in the Property Council of Australia Energy Guidelines.

19.2 The following passive energy conservation measures have been 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) solar hot water heating for staff ablutions;
- (e) use of natural light and daylight source to reduce lighting costs; and
- (f) solar control to larger glazed areas.

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

- (a) zoned air conditioning system to allow zonal control of office temperatures and reduction in operating cost and power consumption when the building is partly occupied outside office hours;

- (b) automatic reduction in outside air intake at times of low occupancy in high occupancy areas such as meeting rooms;
- (c) time scheduled control of common area air-conditioning systems;
- (d) installation of energy efficient lighting;
- (e) zoned switching to minimize over lighting; and
- (f) elemental metering of electricity use to facilitate energy management.

20. Master Planning and Site Planning

- 20.1 The building has been placed on the site to best present the building, consistent with functional planning and operation, within the constraints of required setbacks from the site boundaries. The proposed siting of the building takes into consideration environmental factors and operational activities and the functional requirements of the individual agencies.
- 20.2 The concept design presented in this submission allows for future expansion of the new chancery.

21. Provisions for People with Disabilities

- 21.1 The new chancery design will comply with the BCA and relevant codes and standards in relation to disability access.

22. Heritage Issues

- 22.1 Local authorities have advised there are no known heritage issues restricting the development of this proposed new chancery site.

23. Child Care Provisions

- 23.1 Due to the number of Australian and locally engaged staff, no childcare facilities are included within the chancery design.

24. Fire Protection and Security

Fire Protection

- 24.1 The fire system design will fully integrate the requirements of the BCA with the specialist requirements for a chancery 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 is achieved by the installation of smoke alarms and heat detectors connected to a main fire indicator panel, with battery back-up, and a mimic panel within the main Guard Post, and an automatic dial-up to the Embassy Duty Officer.
- 24.3 An audible local fire alarm system to alert occupants is 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 requirements.

Security (physical and electronic)

24.6 The security measures for the chancery project follow the principles of “defence in depth” which utilize layers of passive and active security measures to protect the more secure areas within the embassy. In summary these security measures include:

- (a) chancery grounds will be secured by CCTV monitored perimeter walls with controlled access points on the street frontage. Landscaping treatment along perimeter walls will be restricted to allow clear lines of sight;
- (b) public and official building access will be segregated;
- (c) perimeter lighting will be placed for best effect;
- (d) intruder and explosive resistant materials, fixtures, hardware and fittings will be used for the chancery external walls;
- (e) restricted and monitored building entrances will include approved keying and card access control systems;
- (f) intruder and duress alarms, and closed circuit television (CCTV) will be installed; and
- (g) containment measures and ballistic protection in specified internal locations will be employed.

24.7 Multiple levels of external and internal communications are provided. Included in the communications design are fixed landlines, satellite, and limited radio and television services. The chancery communications are closely linked to security requirements at all levels of information and voice processing.

25. Occupational Health and Safety

25.1 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.

25.2 Occupational health and safety and rehabilitation practices will be implemented and enforced during the construction works at the site. These practices will be guided by relevant Commonwealth requirements.

26. Authorities and Local Industry Consultation

- 26.1 Meetings have been held with the Vientiane Urban Development and Administration Authority (VUDAA) and the Ministry of Communication Transport Post and Construction, Department of Housing and Urban Planning (DHU) regarding the local statutory authority building approval processes and requirements. The VUDAA is the controlling statutory authority for approval of buildings in Vientiane.
- 26.2 Meetings have been held with the following authorities:
- (a) Electricite du Laos (EDL);
 - (b) Ministry of Foreign Affairs Lao P.D.R. Diplomatic Services Bureau (DSB);
 - (c) Vientiane C. Water Supply Company (VWSC);
 - (d) Vientiane Urban Development and Administration Authority (VUDAA); and
 - (e) Ministry of Communication Transport Post and Construction, Department of Housing and Urban Planning (DHU).
- 26.3 Local Industry has been consulted in Laos to ascertain capacity to undertake a project of this type.

27. Local Impact

- 27.1 The local community impact of this project is expected to be low as it is in keeping with the local zoning and development requirements.
- 27.2 The streetscape aesthetics will be improved by the construction of a modern building.

28. Project Cost Estimates

- 28.1 The out-turn cost estimate of the proposed works is AUD \$11M, 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.
- 28.2 The estimate does not include furniture, artworks, white goods or interest charges.
- 28.3 The estimate does not include Laos Government Import Duty taxes. However Laos Government VAT has been included.

29. Project Delivery System

- 29.1 Following a detailed 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 retain control of all the project delivery stages.
- 29.2 Australian design consultants will prepare documentation, with input from local firms. Associations with local design consultants will provide local construction industry input during the design and construction phases.

- 29.3 A single contract will be awarded for the construction and fit-out works. Tenders will be called from a selected list of contractors, short-listed on the basis of a pre-qualification process. The pre-qualification process will be advertised in Australia, Thailand and Laos. As the Local building industry in Vientiane is primarily involved in relatively small-scale projects, it is anticipated that an international contractor with experience and local partners in the region will be the preferred contractor for the embassy project.
- 29.4 A Project Management company with international experience will administer a traditional lump sum contract awarded to the Construction Contractor. Superintendence of the contract is to be carried out by the Project Manager with support from in-country partners.
- 29.5 Local approvals will also be the responsibility of the consultants and their in-country partners. Currency fluctuations and escalation effects would be the responsibility of the Contractor, with the requirement to manage this risk being included in the contract.

30. Construction Program

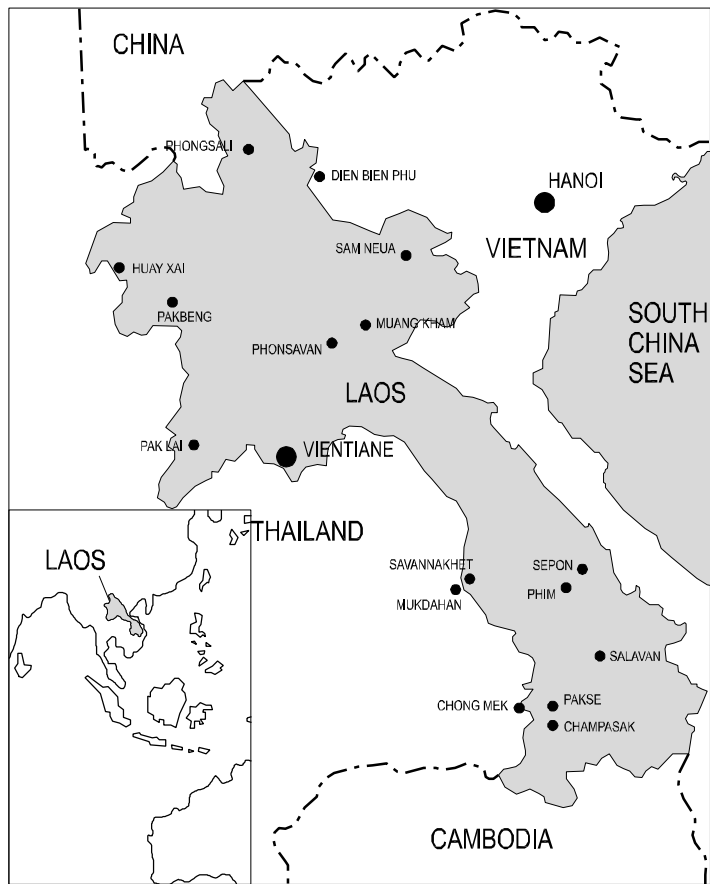
- 30.1 Subject to Parliamentary approval, construction would begin in March 2006. Practical completion and occupation would be scheduled for May 2007, with final completion at the end of the defects period in May 2008.

31. Associated Sketch Design Drawings

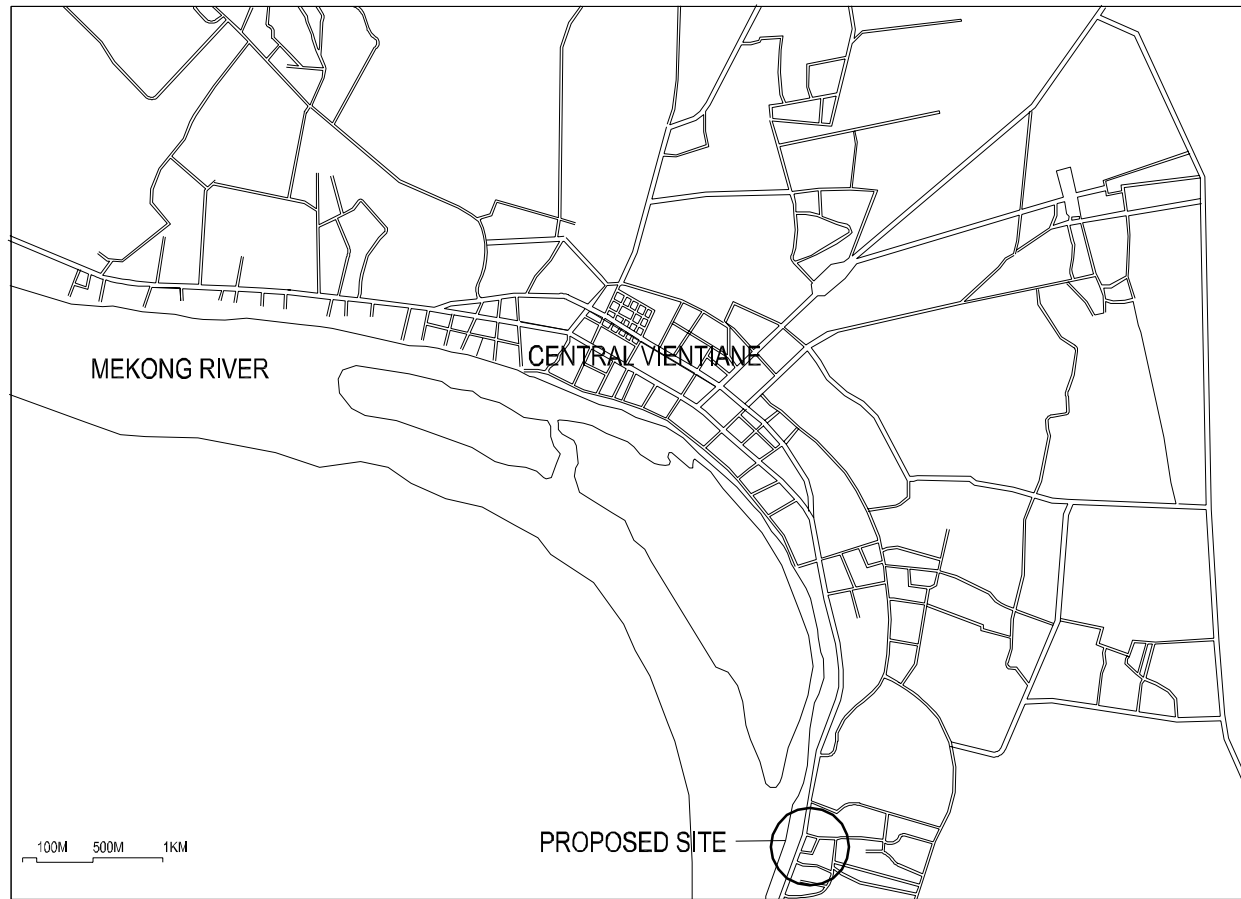
- 31.1 The following drawings have been prepared to illustrate and define the proposal:

PWC_A00	Location Plan
PWC_A01	Site Master Plan
PWC_D01	Ground Floor Plan
PWC_D02	Level 1 Floor Plan
PWC_D03	Level 2 Floor Plan
PWC_F01	Sections
PWC_E01	South Elevation
PWC_E02	North Elevation
PWC_E03	East & West Elevations

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COUNTRY CITY



LOCALITY



GUARD BOOTH WITH
VEHICLE PORT &
PEDESTRIAN SCREENING

THADUA ROAD

PEDESTRIAN
CONTROL FENCE

3.0m HIGH FENCE
WITH RAM PROTECTION

Two Storey
Building

Damaged
Pagoda

2.7m HIGH FENCE

PEDESTRIAN CONTROL
FENCE & VEHICLE GATE

CLEAR & PAVE
ACCESS ROAD
SHOWN HATCHED

FUTURE TENNIS
COURT

2.7m HIGH FENCE
WITH RAM PROTECTION

SERVICES
ENCLOSURE

VEHICLE
CARPORT

GUARD BOOTH WITH
VEHICLE PORT &
GARBAGE LAYBY

CHANCERY

FUTURE POOL
& BADMINTON

2.7m HIGH FENCE



CONSTRUCTION OF NEW AUSTRALIAN CHANCERY
VIENTIANE, LAOS

PWC-A01 - SITE MASTER PLAN
SCALE 1:750 @A4



AUSAID



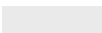
A
F01

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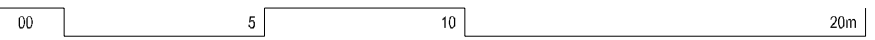
AUSTRALIAN MEDICAL CLINIC

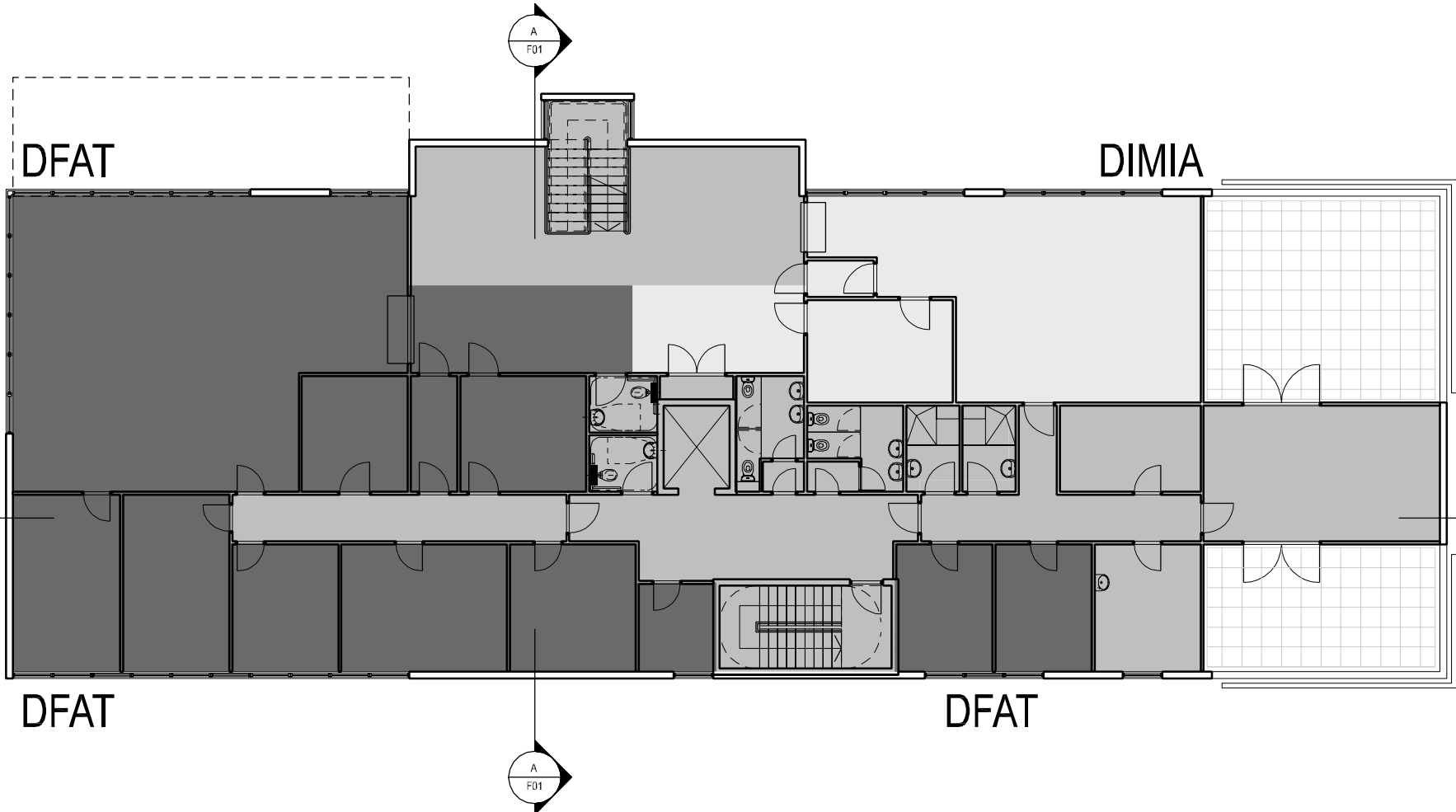
-  AUSTRALIAN MEDICAL CLINIC
-  SHARED/CIRCULATION
-  OTHER AGENCIES



CONSTRUCTION OF NEW AUSTRALIAN CHANCERY
VIENTIANE, LAOS

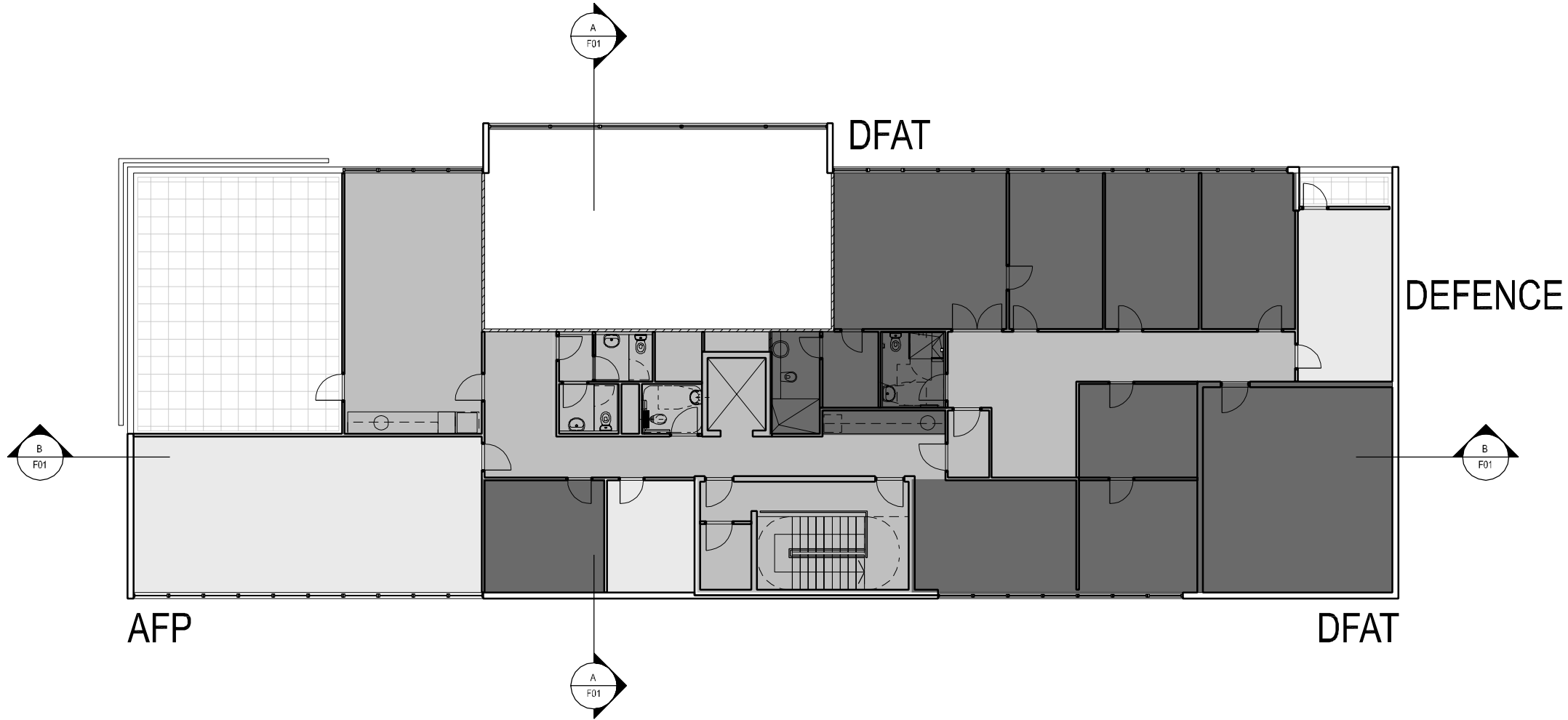
PWC-D01 - GROUND FLOOR PLAN
SCALE 1:200 @A4





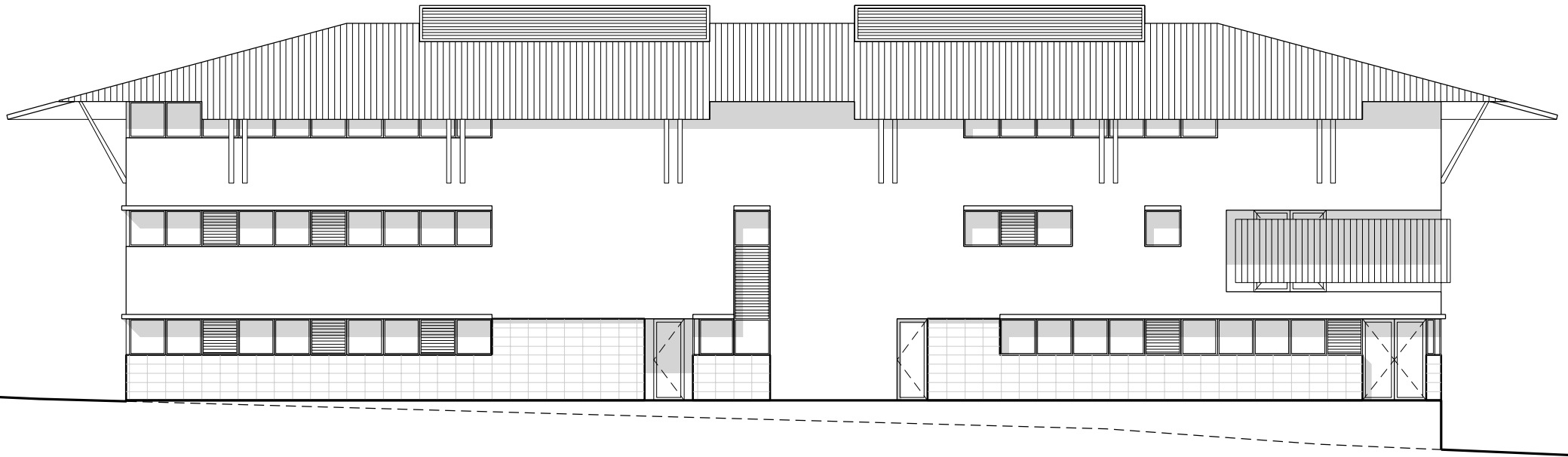
- DFAT
- SHARED/CIRCULATION
- OTHER AGENCIES





- DFAT
- SHARED/CIRCULATION
- OTHER AGENCIES





CONSTRUCTION OF NEW AUSTRALIAN CHANCERY
VIENTIANE, LAOS

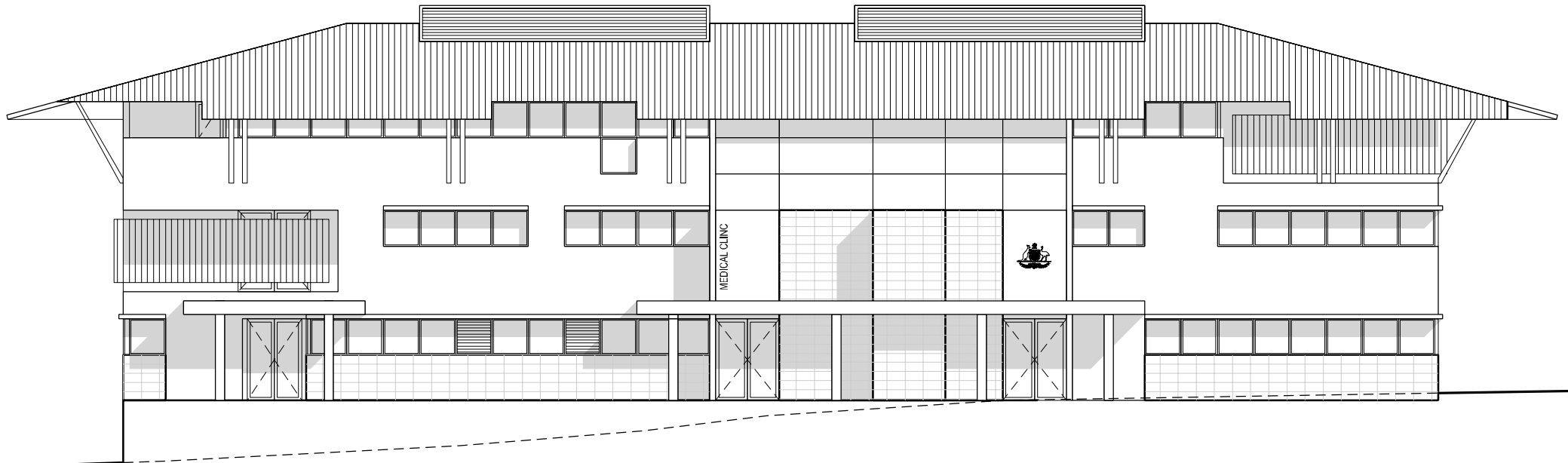
PWC-E01 - SOUTH ELEVATION
SCALE 1:200 @A4

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CONSTRUCTION OF NEW AUSTRALIAN CHANCERY
VIENTIANE, LAOS

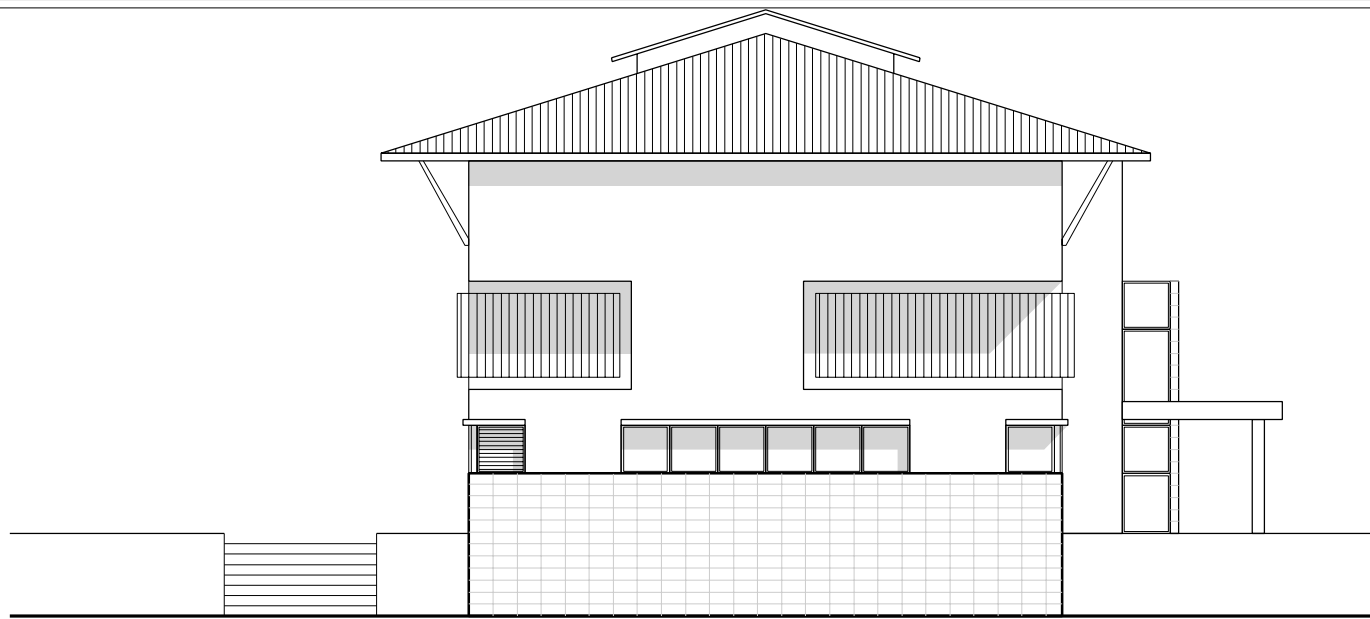
PWC-E02 - NORTH ELEVATION
SCALE 1:200 @A4

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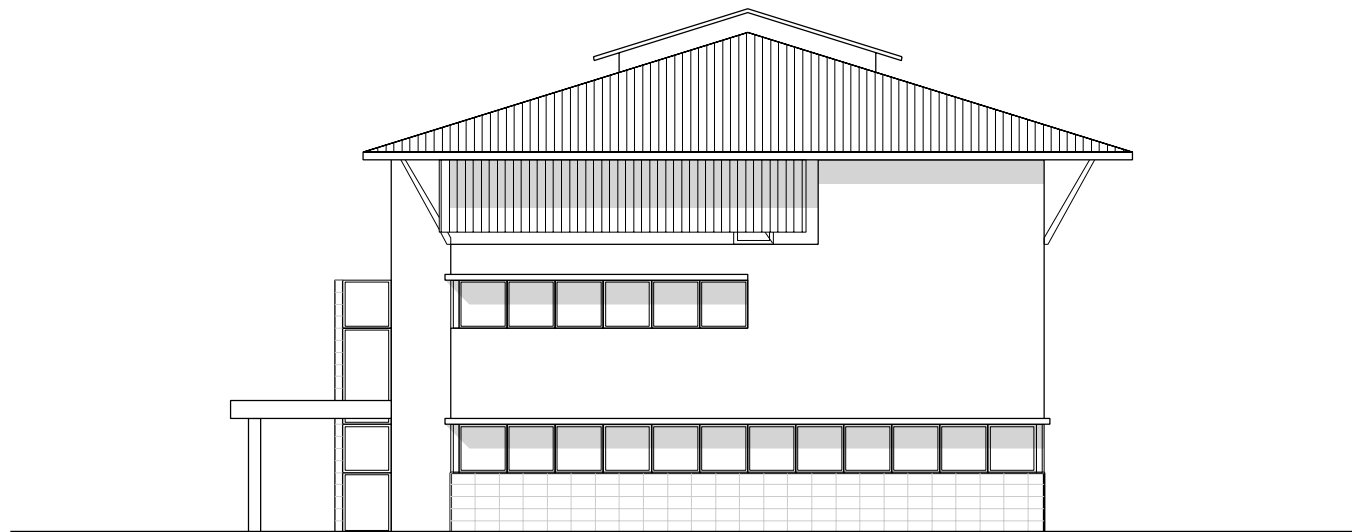
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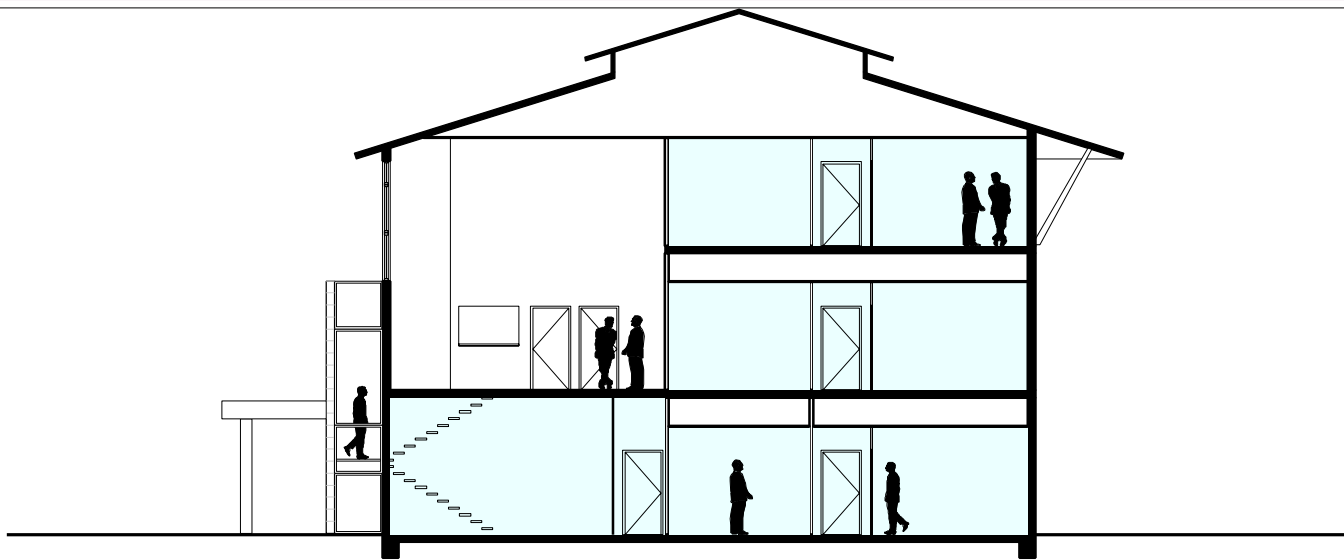


EAST ELEVATION

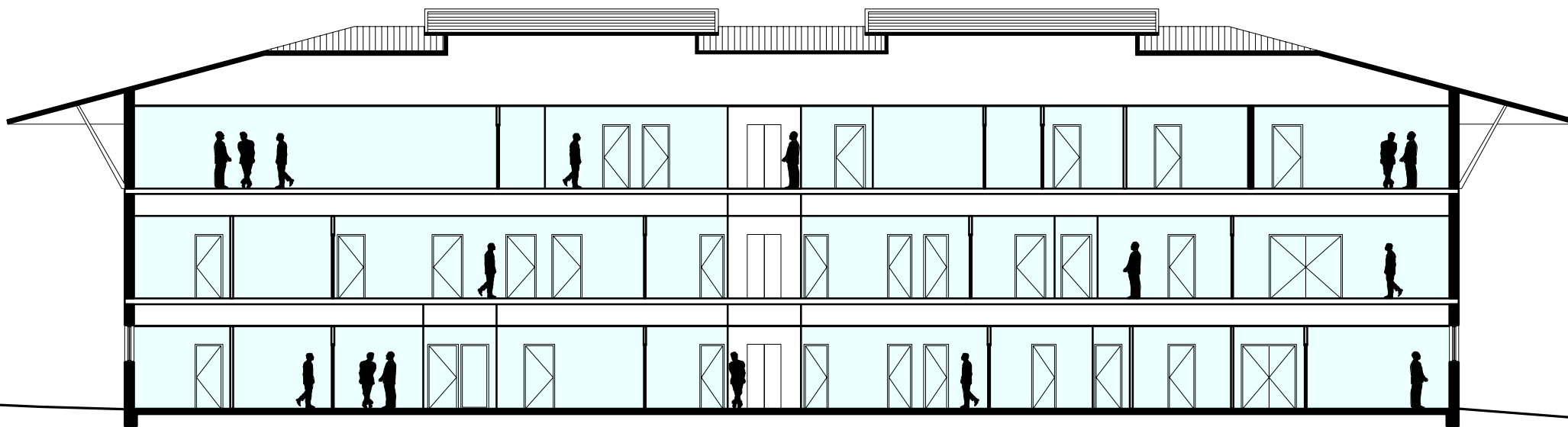


WEST ELEVATION





SECTION A-A



SECTION B-B

