



**FOREIGN  
AFFAIRS AND  
TRADE**

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Overseas Property Office

16 May 2003

The Secretary  
Public Works Committee  
Parliament House  
CANBERRA ACT 2600

Dear Secretary,

**NEW CHANCERY BUILDING, COLOMBO – SRI LANKA**

You referred a submission from the Australian Greenhouse Office dated 1 May 2003 to DFAT for comment.

The AGO submission recommends that a target of 500 MJ per annum per square metre be adopted as an energy target for this project in line with the Property Council of Australia's recommendations for Darwin.

It is our designers intent to achieve or better this target by considering the recommendations outlined in the Energy Performance Guidelines (published by the Property Council of Australia) and the Energy Efficiency Building Code for Commercial Buildings in Sri Lanka (published by the Ceylon Electricity Board Demand Side Branch). Our designers have identified that the Ceylon Energy Efficiency Code stipulates some design requirements that are more stringent than the recommendations contained in the Property Council's Energy Performance Guidelines.

Based on preliminary design work completed to date, and the previous experience of our designers on buildings in tropical environments, we are confident, subject to operational, functional and security requirements, that the application of these design requirements will lead to a design that achieves lower energy demands than those recommended in the Property Council of Australia's Energy Performance Guidelines.

Yours faithfully,

Peter Davin  
Executive Director  
Overseas Property Office