

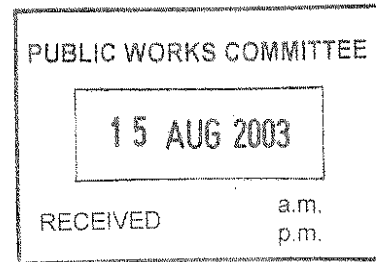
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**FOREIGN  
AFFAIRS AND  
TRADE**

Overseas Property Office

15 August 2003

Ms Margaret Swieringa  
Committee Secretary  
Joint Standing Committee on Public Works  
Parliament House  
CANBERRA ACT 2600



Dear Ms Swieringa,

**NEW CHANCERY BUILDING, NEW DELHI - INDIA**

You referred a submission from the Australian Greenhouse Office dated 4 August 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 the New Delhi Chancery in line with the Property Council of Australia's recommendations for Darwin.

Darwin is located in the tropics and has a summer design temperature of 34.4°C and a winter design temperature of 18.1°C, whereas New Delhi is located on the edge of the Rajasthan desert and has a summer design temperature of 41°C (peak summer temperatures can reach 48°C) and a winter design temperature of 7°C. For this reason, we do not believe that the Property Council of Australia's energy targets developed for Darwin can be applied to a building located in New Delhi, as the climatic conditions are substantially different.

Notwithstanding this, it is our intent to develop an appropriate energy target for the new Chancery building based, at least in part, on the Property Council of Australia's recommendations. Our designers are required to consider energy consumption targets for tenant light and power, house light and power, ventilation and vertical transportation in the development of their designs for the new building. In addition to these considerations, passive solar strategies such as shading and insulation will be incorporated to minimise energy consumption associated with the cooling and heating of the new Chancery.

Based on preliminary design work completed to date, we are confident, subject to operational, functional and security requirements, that the application of these design requirements will lead to a design that meets the energy targets recommended in the Property Council of Australia's Energy Performance Guidelines for an equivalent building, in an Australian location with similar climatic conditions to New Delhi.

Yours sincerely,

Peter Davin  
Executive Director  
Overseas Property Office