



MID-LIFE UPGRADE OF EXISTING CHANCERY AT THE AUSTRALIAN HIGH COMMISSION, SINGAPORE

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. 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 mid-life upgrade of the existing Chancery Building at 25 Napier Road, Singapore. The existing facility is owned by the Australian Government.
- 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 by the Department’s Overseas Property Office (OPO), which manages the overseas estate, and will be funding and constructing the refurbishment works.
- 1.3 The existing Chancery building serves as Australia’s ongoing permanent mission to Singapore, and is tenanted by DFAT, The Department of Immigration and Multicultural and Indigenous Affairs (DIMIA), Austrade, The Australian Federal Police (AFP), Invest Australia, the Singapore-Australia Chamber of Commerce and the Department of Defence.

2. Historical Background

- 2.1 Singapore and Australia have a strong and productive bilateral relationship based on long-standing political, defence, educational, trade, tourism and Commonwealth links and a shared strategic outlook. Australia and Singapore are engaged in significant cooperation and dialogue on major regional and global economic, political and security issues, including APEC, the ASEAN Regional Forum, the Association for Regional Cooperation (IOR-ARC). Australia has also had effective links with Singapore in the areas of narcotics control, the environment and disarmament/arms control.
- 2.2 The Chancery was constructed in 1977 on land provided by the Singapore Government on a 99-year lease to April 2073. The leasehold title to the property limits the use of the site to a chancery building only. The building has many outstanding representational features and is indicative of Australia’s close past and present relationship with Singapore.
- 2.3 The Chancery is located in the prestigious Orchard Road area adjacent to the Ministry of Foreign Affairs and near the Missions of the USA, Britain and China (Attachment 1 refers).
- 2.4 The building consists of five levels of air-conditioned office accommodation with basement parking for 41 cars, and a roof level engineering services plant room. Ancillary facilities include a swimming pool and cabana social area, tennis court, children’s play area and squash court. The building is characterised by a large central atrium. This area contains a large open entertaining area with facilities and a thetrette as well as display space.
- 2.5 The Commonwealth agencies that originally occupied the building have changed operations over time resulting in a reduction in numbers of Australian and local staff, reflecting the

introduction of staff multi-skilling, information technology and other contemporary office automation systems changes since the 1970s.

- 2.6 The reduced level of occupation has not been compensated for by growth in the size or number of agencies occupying the building. Many areas of the building are currently vacant, under utilised or inefficiently configured. This affects tenant growth opportunities and improved operational effectiveness.
- 2.7 In June 2003 OPO engaged Canberra based architects and engineers, GHD Pty Ltd, to undertake a Project Development Services consultancy for a possible mid-life upgrade of the Chancery. The consultancy included condition and compliance audit inspections of the premises and the analysis of accommodation requirements for its ongoing future operation, including the consolidation of its occupants. The final consultancy report submitted in August 2003 provided detailed recommendations of the scope and nature of refurbishment for the comprehensive mid-life refurbishment of the property's building, engineering services, and fitout. A schedule of cost estimates was included for each of the proposed refurbishment works items and for the proposed fitout options.

3. Need

- 3.1 The layout of the Chancery building does not meet the amenity or operational requirements of a modern facility, and is increasingly dysfunctional. The entrance, reception and representational areas require upgrading and re-configuration to meet the current standards and activities required by DFAT and occupying agencies. The current layout has grown through evolution rather than appropriate strategic planning, and has resulted in functional spaces that do not relate or provide appropriate communication distances and arrangements for effective workplace practices.
- 3.2 The current facility has significant deficiencies in meeting current Australian and Singaporean Building Code requirements. The building requires a mid-life upgrade in terms of its service provisions and its core environmental services. A rejuvenation of the support areas of the facility will provide a more appropriate level of amenity. An upgrade to the building to comply with changes in OH&S standards as well as the Building Code of Australia requirements is fundamental with areas such as access and egress being modified to meet local and international standards. Further, the existing standards of security require enhancement in line with current doctrine, and is best achieved within a larger refurbishment effort.
- 3.3 The consolidation of the various functional units within the building into more appropriate sized accommodation will result in better communication and a significant decrease in floor area requirements. The consolidation of existing tenants onto four floors will result in the potential for the third floor space to be made available for the accommodation of other functions within the building if required in the future.

4. Options Considered & Comparative Costs

- 4.1 In developing this proposal, OPO considered three primary options to enhance building effectiveness. The alternatives considered included the relocation of the High Commission into leased commercial office space in downtown Singapore, the development of a new building on the existing site, or internal refurbishment. The option of relocating to leased accommodation was rejected as the existing property can only be used for diplomatic purposes and the Commonwealth would in any sale realise little more than site value, if a buyer could be found. The concept of rebuilding a smaller building on the same site was rejected on the grounds of cost effectiveness.
- 4.2 The refurbishment option was the preferred approach. The Project Development Services consultancy undertaken in 2003 was developed on this basis. It considered the existing condition of the building, identified deficiencies and recommended rectification and upgrade works to ensure the building can meet Commonwealth requirements for a further 25 years. The concept for the development of each level is at Attachments 3 to 9.

5. Reasons for Adopting Proposed Course of Action

- 5.1 The refurbishment of the existing Chancery will offer the following advantages;
- (a) Maintains the High Commission as clearly the primary owner / occupier of the building.
 - (b) Provides efficient, high quality accommodation and representational facilities that meet the current requirements of the High Commission.
 - (c) Provides an opportunity for the consolidation of current tenant accommodation within the building and the potential for the accommodation of other functions within the building.

6. Proposal Description

- 6.1 The proposal is to undertake a mid-life refurbishment to the interior of the 28 year old Chancery building and its engineering services. At the same time, where practicable, areas of the building that no longer fully comply with changes to Australian and Singaporean Building Codes and Standards that have occurred over time, will be upgraded so as to comply.
- 6.2 Concurrent with the mid-life refurbishment, it is proposed that the areas occupied by its current tenants, DFAT, DIMIA, Austrade, AFP, Invest Australia, the Singapore-Australia Chamber of Commerce and the Department of Defence, will be consolidated into new fitouts on the Ground, First, Second and Fourth Floors. The existing Third Floor fitout will be demolished and the floor will then receive a refurbishment of base building elements. The

floor will be left vacant for a possible future tenancy thereby producing improved efficiency of layout for the existing tenants and reducing the building's energy consumption.

- 6.3 It is not proposed to alter the external appearance of the building, or to undertake external works, other than the addition of a new disabled access ramp to the main entry and the creation of a new entry to the DIMIA area following its relocation from the First Floor.

7. Environmental Impact Assessments

- 7.1 There are no actions proposed that would lead to a requirement for environmental impact assessments.
- 7.2 The removal of hazardous material will be undertaken in accordance with relevant legislation and approved safe work practices.

8. Heritage Considerations

- 8.1 There are no heritage considerations associated with the refurbishment of the existing Chancery as it is not listed on a Heritage register.
- 8.2 The streetscape along Napier Road is very diverse in the size, age and scale of development. The area in which the Chancery is located includes the Embassies of several nations, a number of Singapore Government offices, the Singapore Botanical Gardens, as well as a number of high quality commercial office and high rise residential developments.
- 8.3 The refurbishment of the facility will not impact in any way on the current streetscape.

9. Stakeholder Consultation

- 9.1 Detailed consultations and presentations have been held with DFAT, DIMIA, Austrade, AFP, Invest Australia, the Singapore-Australia Chamber of Commerce and the Department of Defence. 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 of the proposal. The planning has been accepted by tenant Departments, the Head of Mission and High Commission staff who support the need for the refurbishment and consolidation of Chancery functions.

10. Amount of Revenue Derived from the Project

- 10.1 MOU arrangements are in place with DFAT, DIMIA, Austrade, AFP, Invest Australia, the Singapore-Australia Chamber of Commerce and the Department of Defence and are due to expire in June 2008. New leasing arrangements will need to be agreed for future refurbished accommodation. Occupying agencies will be charged rents consistent with the quality office

spaces provided and that will provide an appropriate return on investment as required by the Commonwealth Property Principles.

Technical Information

11. Location

- 11.1 The Australian High Commission Chancery, Singapore occupies a Commonwealth owned building located on a 13,076m² site at 25 Napier Road at the southern periphery of the Singapore central business district (CBD), and its Tanglin / Orchard Road tourist district. The freestanding Chancery building is set well back from Napier Road within the site, amid landscaped grounds. The Chancery complex includes a swimming pool, recreation cabana, external tennis court and children's playground, internal squash court and ablutions. The site is enclosed by steel security fence. Elevated above Napier Road, the site is bounded on the east by the Embassy of the United States of America, on the southwest by the Singapore Ministry of Foreign Affairs offices, by Tanglin Golf Course to the west and a vacant site, owned by the Singapore Government to the south.
- 11.2 The area in which the Chancery is located includes the Embassies of several nations, a number of Singapore Government offices, the Singapore Botanical Gardens, as well as a number of high quality commercial office and high rise residential developments.

12. Scope of Work

- 12.1 The refurbishment of the existing Singapore Chancery will consist of a mid life upgrade to the entire building including its mechanical, electrical, hydraulic and fire engineering services and removal of hazardous materials. All work will be undertaken in accordance with Australian and Singaporean Building Codes and Standards.
- 12.2 Refurbished existing and new Access Control, Security, and Secure Communications systems will be installed in accordance with DFAT security and data/communications briefs.
- 12.3 New office fitouts for the tenant agencies will be undertaken concurrently with the mid-life upgrade of the building. These fitouts will consolidate the required functions and occupation onto the Ground, First, Second and Fourth Floors of the Chancery. The Third Floor will be refurbished as an office shell suitable for a future tenancy fitout, otherwise being kept vacant to minimise energy and building management costs.
- 12.4 The ancillary areas currently housed in the Basement, including the mail, driver's and cleaner's rooms, will be refurbished. A limited refurbishment only will be undertaken on the Fifth Floor to the extent required for the engineering services works.
- 12.5 The Ground Floor space currently occupied by DFAT Consular services will be refurbished and reconfigured suitable for use by DIMIA who will be relocated from the space they currently occupy on the First Floor.
- 12.6 DFAT Consular will be relocated into refurbished office accommodation on the First Floor following the relocation of DIMIA to the Ground Floor.

- 12.7 Austrade, Invest Australia and the Singapore-Australia Chamber of Commerce will continue to occupy their current areas on the Second Floor following a minimal upgrade to rectify building services and BCA compliance issues. New female amenities will be constructed on the Second Floor. Some areas of this floor will remain vacant for future use.
- 12.8 The existing Third Floor fitout will be demolished, new female amenities will be constructed, and the ceiling and carpet replaced. This provides for later cost effective fitout and minimal impact on other building occupants when subsequent tenant fitout does occur.
- 12.9 The existing fitout on the Fourth Floor will be demolished in stages, allowing the continued occupation and operation by the existing tenants. The floor will be fully refurbished and completed with a new consolidated fitout including the Restricted area and Secure Communications facilities. New female amenities will be constructed on this floor.
- 12.10 Essential mid-life upgrade and refurbishment of the Fifth Floor's mechanical, electrical, fire and standby power systems will be undertaken. Access to the upper plant room roof will be upgraded and safety harness points will be installed.
- 12.11 The proposed work will be undertaken in stages that will permit the continued occupation and operation of the Chancery throughout the construction period.

13. Site Description

- 13.1 The streetscape along Napier Road is very diverse in the size, age and scale of development. The range of buildings extends from nearby commercial office buildings, to similar diplomatic facilities. The neighbouring golf course and adjacent Botanical Gardens add to the variety of development.
- 13.2 The Chancery site has well established pavements and landscaping that are generally in good condition and will be retained with the exception of some minor modification to the entry driveway and the resealing of bitumen surfaces.

14. Zoning & Approvals

- 14.1 The Commonwealth leased the site for the Australian High Commission in Singapore for a period of 99 years in April 1974. Under the lease conditions the land may only be used for diplomatic purposes.
- 14.2 The Singapore Building Control Authority will be consulted during the Design Development phase.

15. Land Acquisition

- 15.1 The Singapore Chancery is an existing facility and will not require the purchase or lease of additional land or title areas.

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 conform to:
- a. The Building Code of Australia.
 - b. Australian and Singaporean Standards and Codes.
 - c. Occupational Health and Safety Act, 1991.
 - d. Singapore Building Control Authority.
 - e. Singapore Fire Safety Act.
- 16.3 The later detailed design stages of the project will incorporate 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 existing Chancery was completed in 1977 to a high standard, using high quality, low maintenance materials and finishes both externally and throughout the interior. It presents a prestigious external appearance that is carried through into the representational spaces of the Ground Floor. The Chancery remains in a generally very good condition, and given regular routine maintenance following the proposed mid-life refurbishment, it will provide high quality accommodation for a further 25 years.
- 17.2 The interior design of the proposed mid-life upgrade, refurbishment and fitout works will be undertaken respecting the qualities and design style of the existing building. Where possible existing high quality areas, materials, and finishes will be retained. New work will be clearly, but subtly expressed, using forms, materials and finishes that are in harmony with the existing.

- 17.3 The objectives of the mid life upgrade include the creation of safe, flexible and pleasant work spaces, and within the physical constraints of the existing building, floor layouts will be made as efficient and practical as possible.

Structure

- 17.4 There are no structural alterations or upgrades required as part of the proposed mid-life refurbishment.
- 17.5 The existing structure is sound and was designed in accordance with relevant Australian Standards and Codes applicable when designed in 1977.
- 17.6 The building was designed to withstand wind loads adopted from AS1170 Part 2:1973, and the building capacity remains appropriate and consistent with current standards.

Materials and Finishes

- 17.7 Wherever practicable the existing high quality finishes of the Chancery will be retained and refurbished.
- 17.8 The materials for the base building refurbishment and the new office fitout will be consistent with adjoining existing high quality materials which require a minimum life cycle maintenance regime. The ceilings, walls, floors, joinery materials and finishes will generally be of the same quality and consistency applied to contemporary Australian office accommodation.

Mechanical Services

- 17.9 The High Commission Chancery building and its original services were constructed in 1977. The original plant design was very sound, appropriate for the purposes of the Chancery at the time, and has been well maintained. The mechanical services systems have now reached the end or are nearing the end of their economic life and are in need of a mid-life upgrade. This will require the replacement of some original plant, equipment and controls, so as to maintain system reliability, improve energy efficiency, reduce operational and maintenance costs and suit the changed operation and use of the building.
- 17.10 The existing water treatment system for the cooling towers will be replaced with an automatic treatment system complying with current codes.
- 17.11 The existing air handling system will be refurbished and reconfigured to allow independent operation for different functional areas.
- 17.12 A Building Management System (BMS) will replace the outdated pneumatic control system and will monitor and control the mechanical services and include energy saving algorithms.

Hydraulic Services

- 17.13 The existing hydraulic systems will be upgraded to current standards.
- 17.14 Specific upgrade works proposed include the provision of back flow prevention, dual flush and water saving systems, connection of existing cooling tower drainage to the sewer system and the provision of separate venting to pumped sewer systems in the Basement and Ground Floors.

Electrical Services

- 17.15 The existing substation and incoming main electrical supply are adequate to serve the building and will remain.
- 17.16 A new primary diesel generator will be installed to provide emergency power. The existing emergency generator will be retained as a back-up to the new generator.
- 17.17 The main electrical switchboard will be replaced with a new switchboard located in a new switchroom. The new switchboard will be designed using modern circuit breakers and be arranged in accordance with current wiring rules and the new switchroom designed to comply with the current building code.
- 17.18 The existing distribution boards are in good condition and will be retained with modifications necessary to suit the refurbished building and also with the addition of emergency lighting test facilities and the fitting of smoke seals to doors.
- 17.19 Electrical surge protection will be provided at the main switchboard and electrical distribution boards.
- 17.20 Residual Current (Earth Leakage) protection will be provided at electrical distribution boards in accordance with current OH&S standards and requirements.
- 17.21 An intelligent lighting control system will be installed to further improve the energy efficiency of the interior lighting system. Lighting control will allow individual switching for all offices.
- 17.22 The interior lighting will be upgraded by the provision of new light fittings. The new lighting will be designed and installed using modern energy fixtures, selected for their efficiency and for their compatibility with the buildings external and internal architecture.
- 17.23 General power outlets will be provided throughout the building in accordance with the detailed fitout brief, and to meet the specified requirements of the building's tenants.

- 17.24 Emergency egress lighting and illuminated exit signs will be provided in accordance with current Standards.

Communications

- 17.25 An integrated telephone and data communications backbone and horizontal cabling system will be provided to the detailed DFAT brief.
- 17.26 Secure data communications conduit systems will be provided in accordance with the detailed DFAT secure communications brief to allow future installation of secure communications systems by DFAT.

Lift Services

- 17.27 The lifts were refurbished in 2004 to comply with current codes. The refurbishment included the installation of new motors, controls and car finishes.

Civil Works

- 17.28 Other than minor modification to the entry driveway and the resealing of existing bitumen surfaces, there are no civil engineering works proposed as part of this project as the works are predominantly an internal refurbishment and fitout.

Landscaping

- 17.29 There are no specific landscape works proposed as part of this project.

Operation, Maintenance and Warranties

- 17.30 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.
- 17.31 Warranties will be provided in the name of the Commonwealth of Australia.

18. Acoustics

- 18.1 The existing building and its engineering services have generally been designed and maintained to provide a high quality acoustic environment.
- 18.2 In all areas of the proposed refurbishment and the design and construction of the new consolidated fitout, careful consideration will be given to the provision of high quality acoustic environments. The specific requirements of AS/NZS2107:2000 'Acoustics –

Recommended Design Sound Levels and Reverberation Times for Building Interiors', in terms of acoustic performance will be implemented.

19. Energy Conservation Measures & Targets

19.1 Energy conservation will be an important design consideration in the refurbishment works. In particular the building services will be upgraded to incorporate energy efficiency measures and the energy targets are based on the targets developed by the Property Council of Australia.

19.2 Active energy conservation measures incorporated in the refurbishment 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) In high occupancy areas such as function or meeting rooms, automatic reduction in supply air quantities at times of low occupancy;
- (c) Time scheduled control of the mechanical services;
- (d) Use of energy reduction control algorithms to control the mechanical plant;
- (e) Replacement of the existing lighting with energy efficient lighting; and
- (f) Provision of a lighting control system to ensure lights are only used when required.

20. Master Planning and Site Planning

20.1 The Chancery building is an existing facility and this proposal does not envisage or propose any additions or the incorporation of facilities that require master planning or site planning consideration.

21. Provision for People with Disabilities

21.1 With some exceptions the existing Chancery makes provision for people with disabilities, including car parking and ramped access to the main entry. Areas of deficiency will be rectified as part of the mid life upgrade and new fitout including tactile indicators, lift controls, access to interview rooms, and toilet facilities on upper floors,

21.2 The proposed fitout includes the provision of a disabled toilet on the ground floor and the provision of public access to the lifts serving the public areas on the First Floor. Refurbishment of the staff recreation facilities will also provide facilities for the disabled in accordance with current Codes and Standards.

22. Heritage Issues

22.1 There are no known heritage issues restricting the refurbishment of the existing Chancery.

23. Child Care Provisions

23.1 No specific child care facilities are included within the Chancery refurbishment.

24. Fire Protection

24.1 The existing fire protection services in the building include a wet pipe fire sprinkler system, fire detection and alarm system, hydrants and hose reels, and emergency evacuation lighting. The proposed mid-life upgrade and refurbishment work includes upgrading the fire protection systems to comply with the BCA, applicable Singapore Building Control Authority requirements, and with specialist requirements for a Chancery building.

24.2 The existing sprinkler fire hose reel and hydrant systems will be upgraded to comply with current requirements, and altered where necessary to suit the refurbishment works.

24.3 The existing fire detection system will be upgraded, including provision of a new Fire Indicator Panel and provision of a skeletal smoke detection system.

24.4 The building will be provided with an Early Warning and Intercommunication System to assist with evacuation of the building in a fire or emergency as required by current Codes.

25. Security

25.1 Security works and security related requirements are being developed in conjunction with the Diplomatic Security Branch of DFAT (DSB) and provision is made for the incorporation of secure zones for computer hardware.

25.2 Occupant security and public interface with High Commission staff has been reviewed and appropriate levels of separation will be provided.

25.3 As part of a rolling review of physical security at Australia's overseas Missions, a concurrent project specifically related to security upgrade may occur during the currency of this proposal. Where it is cost-effective to do so, the work may be aggregated into the works as proposed in this Evidence.

26. Occupational Health and Safety

26.1 Compliance with the requirements of occupational health and safety legislation (the Occupational Health and Safety Act Commonwealth Employment 1991) is an important

issue for the building owner and its tenants. Attention to OH&S requirement will be given during the later detailed design stages of the project.

- 26.2 OH&S issues will be particularly important during the construction stage of the project, as the Chancery will remain fully occupied and functional throughout. OH&S risks will therefore apply to not only construction workers, but potentially to building occupants, and the general public who may be visiting the Chancery as part of its normal ongoing operations. Appropriate occupational health and safety work practices will be implemented. The project works contractor will be required to implement a project specific OH&S management plan including safety induction training for the building's tenants.

27. Authorities Consulted

- 27.1 Investigations of authority approval processes have been undertaken relating to this kind of refurbishment works. Informal consultations with the Singapore Building Control Authority have provided necessary feedback to ensure compliance with local council requirements.

28. Local Impact

- 28.1 The nature of internal refurbishment work is such that those primarily disturbed will be the people occupying and using the facility on a regular basis. To manage this, the Contractor will be required to develop within a noise management plan a means to monitor internal building noise, and seek to schedule high noise activities to out of hours.
- 28.2 The local community impact of this refurbishment project is anticipated to be low as the site is currently being used as a High Commission, and is in keeping with the local zoning and development requirements. Community consultation for this project, therefore, will be essentially limited to the statutory requirements pertaining to the Parliamentary Standing Committee on Public Works hearings.
- 28.3 Project signboards will be erected at the Singapore site.
- 28.4 The majority of the construction work force will be from Singapore. Varying resource levels of the construction workforce will be employed during the refurbishment phase; up to 50 workmen will be on site during any given part of the project. 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.
- 28.5 Where specialised material or equipment is not readily available in Singapore, Australian or internationally acceptable manufactured products will be imported for use in the project. The Industry Development and Government Purchasing guidelines will be implemented where appropriate.

28.6 As the site is located within an area, containing several foreign missions and residential complexes, the following site and traffic control measures will be implemented during construction:

- (a) Works contract construction working hours limited to 0730 to 1800 hrs Monday to Friday and 0830 to 1800 on Saturdays, subject to internal noise considerations that may (by exception) vary this;
- (b) Noise levels surrounding the site monitored and restricted to 80dbA;
- (c) Control of construction traffic by restricting vehicle movements so as not to conflict with the peak traffic flow times.

29. Project Cost Estimates

29.1 The Project out-turn cost estimate of the proposed works is AUD\$12.7 million, based on August 2003 prices. The out-turn cost estimate includes escalation, 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. However modification, adjustments or construction associated with the individual workstations is included.

29.3 The estimate does not include Duties, Taxes or Singaporean GST as it is expected that this project will be exempt under recently negotiated reciprocal arrangements.

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 Singapore.

31. Construction Programme

31.1 Subject to Parliamentary approval, staged construction works are planned to begin in March 2006. Staged practical completion and occupation would take place during the construction phase, which is expected to be completed in June 2007, with the final certificate issued at the end of the defects period in June 2008.

32. Design Drawings

32.1 The following attached sketch design drawings have been prepared to illustrate and define the proposal:

- Location Plan
- Site Plan
- Basement Plan
- Ground Floor Plan
- First Floor Plan
- Second Floor Plan
- Third Floor Plan
- Fourth Floor Plan
- Roof and Fifth Floor Plant-room Plan