

The Proposed Works

Purpose

- 3.1 The purpose of the works is to refurbish 43 staff apartments at the Australian Embassy complex in Tokyo. The refurbishment is required to ensure compliance with current Occupational Health and Safety (OH&S) regulations, continued acceptable standards of amenity for residents and ongoing viability of the asset as a source of income.¹

Need

- 3.2 The apartments are 17 years old, and while they have been maintained, routine wear and tear associated with residential occupation have damaged surfaces, fixtures and fittings.²
- 3.3 The submission lists the following specific issues which require addressing:
- bench and fixture heights, which were based on Japanese standards, require redesign;
 - services access doors off corridors require fire rating in order to fully isolate shaft from apartment spaces;

1 Submission No. 1, paragraph 1.1.

2 *ibid.*, paragraph 3.1.

- inadequate drainage in bathrooms;
- stairs and handrails in stairwells need to be upgraded to meet current standards;
- inadequate sound proofing between apartments;
- removal of asbestos from bathrooms and terrace balcony under-surfaces throughout the apartment blocks;
- upgrades to power and data reticulation, electrical and fire detection infrastructure, engineering services access and air reticulation;
- OH&S concerns, particularly in relation to fire, electrical and ventilation require addressing; and
- amalgamation of some of the apartments to meet new requirements.³

Scope

3.4 The proposed refurbishment will upgrade to current standards the mechanical, electrical, data and plumbing services throughout the apartments. Amenity within the apartments will also be improved by refurbishing surface finishes, including painting throughout, joinery, visible architectural fixtures and fittings. Bathrooms, laundries and kitchens will be fully refitted, including replacement of fixed appliances. Specific works involve:

- checking of and essential replacement and upgrade to existing electrical wiring and fittings;
- replacement of lighting throughout;
- installation of new telephone, data and television wiring and fittings, providing flexible reticulation of outlets to all major rooms;
- upgrading fire detection and alarm equipment to meet current standards;
- installation of building code compliant fire escape systems;
- upgrading all plumbing services to meet current Australian and local building standards;
- upgrading air conditioning to meet new Japanese building code requirements;

3 *ibid.*, paragraphs 3.1 – 3.5.

- complete kitchen and laundry refurbishment including new joinery and new fixed appliances including ovens, range hoods and gas cook tops;
- refurbishment of bathrooms and toilets including new fittings and fixtures, retiling, and repairs to plumbing installations.⁴

Project Delivery

- 3.5 A traditional project delivery method of detailed design, documentation, construction tendering and contracting on a lump sum basis has been selected. This represents the best value-for-money for the Commonwealth and allows DFAT to control the building delivery stages.⁵
- 3.6 A single construction contract will be awarded for the refurbishment works. A selected shortlist of qualified Japanese and international based contractors will be invited to tender for the project.⁶

Cost

- 3.7 The estimated cost of the work is \$22 million including:
- construction fees;
 - consultants fees;
 - project management and supervision;
 - travel expenses; and
 - Japanese Government 5% Consumption Tax.⁷
- 3.8 This cost is estimated on current prices and exchange rates.⁸

4 *ibid.*, paragraphs 12.1 – 12.1.9.

5 *ibid.*, paragraph 28.1.

6 *ibid.*, paragraph 28.2.

7 *ibid.*, paragraphs, 27.1 and 27.2.

8 *ibid.*, paragraph, 27.1.