

The Proposed Works

Purpose

- 2.1 Customs is seeking to relocate from its existing headquarters building at 414 LaTrobe Street, Melbourne to premises currently being constructed at 1010 LaTrobe Street, Melbourne Docklands, known as the Port 1010 Building.¹

Need

- 2.2 Customs' current lease at 414 LaTrobe Street, Melbourne will expire on 31 May 2007.² The anticipated operational and administrative benefits expected to derive from relocation to the Port 1010 Building include:
- a cost effective property solution, with lower energy consumption and improved environmental initiatives;
 - technological improvements in building services;
 - increased efficiencies in infrastructure such as staff amenities, training facilities, conference facilities and floor layout;
 - inclusion of Customs requirements into base building, such as security and air-conditioning;
 - improved provision for public contact, the majority of which occurs on the ground floor;
 - minimisation of the costs of internal churn through an open office fit-out; and

1 Appendix C, Submission No. 1, paragraph 1.2.4

2 *ibid*, paragraph 1.3.2

- operational work allocation and resource utilisation efficiencies.³

Scope

2.3 The proposed scope of the project includes:

- integration of services into the base building works including:
 - electrical, mechanical, communication, security, fire and hydraulic services;
 - lighting with perimeter controlled lighting;
 - data installations to Customs specified requirements;
 - flexible air-conditioning zoning to enable ease of change with spare capacity for additional package units;
 - back up power generation principally for the National Monitoring Centre (NMC);
 - spare electrical capacity within the floor distribution boards to allow for the fit-out;
- fit-out to meet Customs' specific requirements of the premises;
- architecturally designed office accommodation including construction of:
 - a public counter;
 - general office areas;
 - a computer facility;
 - meeting rooms;
 - utilities;
 - store;
 - kitchens;
 - first aid room;
 - carer's/family room; and
 - conference and training facilities.⁴

2.4 A covered 64-space asphalt surface car park will be provided immediately to the east of the Port 1010 Building. Customs anticipates that a multi-

3 Appendix C, Submission No. 1, paragraph 1.2.5

4 *ibid*, paragraph 1.9.7

storey car park will be built nearby within twelve to eighteen months of Customs' occupation, pending commitments from other tenants.⁵

Project Delivery

- 2.5 Construction of the base-building began in June 2005 and is scheduled for completion in December 2006. Customs proposes to lease the office accommodation for ten years with one five-year option, commencing from 1 April 2007, or three months after practical completion, whichever occurs later.⁶

Cost

- 2.6 The estimated cost of the proposed fit-out is \$12,507,000 including costs for:
- GST;
 - reusable items such as whitegoods, gymnasium equipment; and
 - some reusable loose furniture such as chairs, tables, mobile storage units and lockers.⁷

5 Appendix C, Submission No. 1, paragraph 1.9.3

6 *ibid*, paragraphs 2.20.1 and 2.21.1

7 *ibid*, paragraphs 2.19.2 and 2.19.3