

The Proposed Works

Need

2.1 The former Consulate-General building in Bali is no longer suitable to fulfil its consular and representative role. Specifically:

- the building does not meet minimum standards for security, functionality or occupational health and safety (OH&S);
- building structure and services have aged to the point where maintenance is impracticable; and
- the floor area is inadequate to meet the requirements of the tenant agencies.¹

2.2 In December 2002, following the terrorist bombing in Bali, the security assessment of the Bali Consulate -General was revised to 'high risk'. This classification was due to the consulate's limited setback from roads and other properties, which makes it difficult to protect the building from attack. On the basis of this revised assessment, the Minister for Foreign Affairs requested that the consulate be relocated.²

2.3 Following the bombing of the Australian Embassy in Jakarta in September 2004, the Consulate-General was relocated, initially to a hotel and, in November 2004, to a town house complex.³ Whilst providing a higher level of security than the original premises, the temporary offices still fall

1 Appendix C, Submission No. 1, paragraph 3.1

2 *ibid*, paragraph 2.2

3 *ibid*, paragraph 2.4 - 2.5

short of DFAT's security requirements. The proposed new Consulate-General building would redress this shortcoming.⁴

Scope

2.4 The proposed works encompass the following elements:

- construction of 1,000 square metre, single storey Consulate-General building to meet Australian codes and standards;
- controlled pedestrian and vehicular access;
- attached services wing;
- controlled access car parking;
- fully landscaped surrounds within fenced and walled compound, including publicly accessible commemorative garden;⁵
- installation of new engineering services infrastructure including mains electricity and on-site substation, stand-by generator, water reticulation/storage and treatment, storm water drainage, on-site sewage treatment and telecommunications;
- integrated fit-out to tenant specifications, including security measure, transformer and generator, air-conditioning, electrical switchgear, water pumps and purifiers, fixed partitions and doors, floor coverings, ablutions and tea rooms.⁶

Purpose

2.5 The purpose of the proposed work is to provide a new building to house the Australian Consulate-General in Bali. The building will serve as Australia's ongoing representative office in Bali and will house DFAT, DIMIA and the AFP.⁷

4 Appendix C, Submission No. 1, paragraph 2.5

5 *ibid*, paragraphs 3.4 and 6.4

6 *ibid*, paragraphs 12.1 - 12.5

7 *ibid*, paragraph 3.1

Project Delivery

- 2.6 It is proposed that the project will be delivered via a traditional design, documentation, tendering and contracting process. DFAT believes that this methodology will ensure optimum value for money and will allow DFAT to retain control of all project delivery stages.⁸ DFAT's submission proposes that, subject to parliamentary approval, works would commence in October 2005.⁹
- 2.7 DFAT intends to award a single contract for the construction and fit-out works and will call for tenders from a shortlist of pre-qualified contractors following advertising in both Australia and Indonesia.¹⁰

Cost

- 2.8 The total estimated out-turn cost of the proposed development is \$7.15 million based on March 2005 prices. This figure includes:
- construction;
 - consultants fees;
 - project management;
 - supervision; and
 - site office expenses.¹¹
- 2.9 The cost estimate does not include:
- provision of loose furniture;
 - provision of artworks;
 - provision of white goods;
 - interest charges; or
 - PPN tax (local VAT equivalent 10%).¹²

8 Appendix C, Submission No. 1, paragraph 30.1

9 *ibid*, paragraph 31.1

10 *ibid*, paragraph 30.2

11 *ibid* paragraph 29.1

12 *ibid*, paragraphs 29.2 - 29.3

