



Office of the Official Secretary to the Governor-General

Document to table: Senate Standing Legislation Committee: Finance & Public Administration.

Details of 2009-10 works under the Vice Regal Heritage Property Master Plan

The Office of the Official Secretary to the Governor-General has stewardship of two Official Properties with 17 buildings of heritage significance and their associated heritage landscapes and gardens and maintains these for the benefit of all Australians.

The 2009-10 Capital Works Program is funded through the 10-year Vice Regal Heritage Property Master Plan approved in the 2005 Commonwealth Budget.

The Office continues to ensure that only urgent and essential works proceed where projects are required to meet legislative requirements; to urgently rectify damage or degradation of heritage properties; to improve energy/natural resource efficiency; to ensure contemporary business functionality; or to urgently rectify damage and degradation of non-heritage buildings and infrastructure.

In 2009-10 a total Departmental Equity Injection of \$3.852 million was provided for projects under the Vice Regal Heritage Property Master Plan. The Office has currently planned to spend a total of \$2.564 million on 20 projects in 2009-10. Eight of these projects are completed, 8 are underway and 4 are yet to commence. The table below details each of the 20 projects:

2009-10 Program Project	Current Cost Estimate	Description and Status
Government House		
Repairs to former administrative wing	15,000	This project involves minor OH&S repairs to an area now used for priority storage. This project is completed.
Main House hydronic services replacement	965,000	This project involves replacing 70 year old degraded and corroded galvanised iron hydronic heating pipes, some associated radiators and other galvanised water fittings throughout the house which have begun to fail, thus representing a serious risk of flooding and associated damage to the heritage building and contents. Data cabling will also be upgraded as part of this project. This project is on track and budget to be delivered by end February 2010.*
Main House lighting upgrade	5,000	This project involves minor improvements to lighting cabling, which will enable a significant, energy efficient lighting upgrade in the future. This project is occurring concurrently with Main House hydronic services project*.
Cleaning of air conditioning ducting	4,000	This project involves minor cleaning and maintenance of air conditioning ducting to remove particulate matter which may pose OH&S risks. This work is expected to be completed by end February 2010*.
Emergency and exit lighting management system	15,000	This project follows a recent fire audit and involves minor upgrades to cabling and fittings to meet the current code. This project is occurring concurrently with Main House hydronic services upgrade*.
Caretakers Cottage refurbishment	100,000	This project involves significant structural and other repairs including asbestos removal and updates to services and fittings to preserve the most intact of the 1920's workers cottages on site (of cultural heritage significance), and enable its ongoing use as staff accommodation. This project is completed.

External lighting improvements	50,000	This project involves installing minor safety lighting to the paths leading to the car park, due to OH&S concerns. This project will commence shortly and is planned to be completed by 30 June 2010.
Fire services upgrade	20,000	This project follows a recent fire audit and involves minor upgrades to cabling and fittings to meet the current code. This project has commenced and is planned to be completed by 30 June 2010*.
Main House heating and boiler pipework replacement	300,000	This project involves replacement of the 70 year old iron hydronic heating pipes travelling from the boiler room to the main house, and replacement of the inefficient 40 year old boiler with a new high efficiency model in order to reduce energy consumption. This project is completed.
Honours Secretariat building HVAC performance rectification works	80,000	Rectification of underspecified heating and cooling infrastructure in the Honours Secretariat building. This project is completed.
Irrigation system upgrade	150,000	This project follows an irrigation audit and involves the replacement of 12 existing, fault prone, 25-year-old stand alone irrigation controllers with 9 satellites and one central-control interface to better maintain the landscape, improve water efficiency and save time and money. This project is on track and on budget.
Lord De L'isle lookout renovation	85,000	Urgent modifications to ensure the safety of visitors. This project will commence shortly and is planned to be completed by 30 June 2010.
Gowrie Garden upgrade	20,000	Minor rectification works to an uneven garden path posing unacceptable OH&S risks. This project is due to commence in March 2010 following arborist work*.
Chancery internal modifications	15,000	Minor internal reconfiguration of ground floor office areas in the Chancery to meet operational requirements. This project is completed.
Government House Total	1,824,000	

Admiralty House		
Guest bedrooms refurbishment	15,000	Programmed updating of the guest bedrooms – per Heritage Management Plan. This project is completed.
Damp proofing investigation - lower ground floor	40,000	Identification of sources of rising damp within the building. Rectification works pending. This project is in progress and nearing completion*.
Repairs to existing Seawall	30,000	Urgent and essential works to shore up a degraded section of the heritage seawall. This project will commence shortly and is planned to be completed by 30 June 2010*.
Marine Barracks emergency works	25,000	Emergency works to remove tree roots and rectify blocked storm water drains causing major structural damage to the heritage marine barracks building. This project is underway*.
Staff Quarters refurbishment	580,000	Structural and other works to improve building safety and amenities. This project is completed.
Storm water repairs & rain water capture	50,000	Urgent repairs to broken storm water pipes and installation of a storm water capture system to better maintain the landscape, improve water efficiency and save money. This project is completed.
Admiralty House Total	740,000	
TOTAL	2,564,000	

* In heritage building works of this nature, final costs may vary if unforeseen issues are encountered. The Office minimises the incidence and impact of these issues by engaging professional engineers and architects to advise both before and during the projects.