



## **The Proposed Works**

### **Need**

- 2.1 The existing chancery in New Delhi is inadequate for its purpose. Specifically:
- the building is 36 years and does not have adequate amenities, building services, technological provisions or safety measures;
  - the existing floor area of 2,963 square metres is too small to meet the High Commission's current operational requirements;
  - the chancery does not comply with BCA and DDA requirements;
  - aging machinery and equipment have given rise to annually increasing running costs;
  - some facilities are housed in structures not approved by local authorities;
  - the building does not provide the high degree of security required in view of increased global terrorism and heightened tensions between India and Pakistan; and
  - the building does not reflect an appropriate image of Australia. <sup>1</sup>

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<sup>1</sup> Appendix C, Submission No. 1, paragraphs 1.4 and 3.1 – 3.6

- 2.2 In addition to addressing the shortcomings of the current chancery building, DFAT has identified a need for on-site residential accommodation at the chancery complex. This need has arisen from:
- the lack of suitable rental accommodation in New Delhi;
  - the unreliable nature of the local power and water supply; and
  - the increased desire among Australian mission staff for the additional security afforded by on-site accommodation.<sup>2</sup>

## Scope

- 2.3 Having considered a number of options intended to satisfy the forecast needs of the New Delhi post, DFAT – in consultation with tenant agencies – has determined that the best long-term solution comprises:
- construction of interim office accommodation in an extended House 8/Recreation Centre building to avoid interruption to the High Commission’s operations;
  - demolition of the existing chancery building;
  - construction and fit-out of a new chancery building;
  - construction of two townhouses; and
  - conversion of existing House 8 into three residential apartments.<sup>3</sup>
- 2.4 Specific work elements required to meet the DFAT objectives include:
- construction of a temporary recreation centre;
  - conversion of the existing recreation centre to interim office accommodation;
  - refurbishment and extension of House 8 as interim office space for DIMIA;
  - construction of new interim office accommodation at the rear of House 8 for other tenant agencies;

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2 Appendix C, Submission No. 1, paragraphs 1.3 and 5.1

3 ib id paragraphs 1.2 – 1.3

- demolition of the current chancery building and construction of new purpose-built facility;
- demolition and refurbishment of existing parking and workshop facilities for use as service and storage areas;
- construction of two townhouses;
- conversion of House 8 into three apartments;
- integrated building fit-out to tenants' specifications; and
- associated services infrastructure and landscaping works.<sup>4</sup>

2.5 The fit-out element of the proposed works will include:

- security forced-entry and ballistics requirements;
- doors and door hardware;
- transformer and generator;
- electrical switch gear;
- water pumps and purifiers;
- fixed work-stations;
- fixed partitions;
- compactus storage units;
- window treatments; and
- floor coverings.<sup>5</sup>

2.6 Loose furnishings and general office equipment will be supplied by individual tenant agencies.

## **Purpose and Suitability**

2.7 The proposed works are intended to address the deficiencies of the existing chancery premises in relation to space, functionality, amenity, security and presentation. The works will also deliver five units of residential accommodation to Australian standards.

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4 Appendix C, Submission No. 1, paragraphs 12.1 – 12.2 and 17.9 – 17.21

5 ib id, paragraph 12.2

- 2.8 DFAT's four main objectives in carrying out the work are to:
- ensure the efficient and cost-effective execution of the Australian Government's policy and business requirements;
  - provide a modern and efficient work environment that meets all relevant OH&S, BCA and DDA requirements;
  - support and reinforce a positive image of Australia and its Government; and
  - provide new accommodation for facilities such as storage and parking, which are currently housed in what the New Delhi Municipal Committee designates "unapproved structures".<sup>6</sup>
- 2.9 DFAT intends that the new chancery will fulfil its requirements for the next 50 years.<sup>7</sup>

## Cost

- 2.10 The total estimated cost of the proposed development is \$24.61 million at September 2002 prices. This figure includes:
- escalation allowance to the date of tender for a period of 30 months for the permanent chancery;
  - escalation allowance for the projected 19-month construction period of the permanent chancery;
  - construction costs of permanent and interim accommodation;
  - consultants' fees;
  - project management;
  - supervision;
  - site office expenses;
  - taxes and permit fees; and
  - sundry costs.<sup>8</sup>

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6 Appendix C, Submission No. 1, paragraph 1.4

7 ib id, paragraph 1.2

8 ib id, paragraph 28.1 – 28.2

- 2.11 The cost estimate does not include:
- furniture, white goods or artworks;
  - interest charges; or
  - Indian Government Import Duty.<sup>9</sup>

## **Present and Prospective Public Value**

- 2.12 DFAT expects that the proposed works project will benefit the local Indian community in employment of local people on site and through the supply of goods and services off-site. It is expected that up to 200 local workers will be employed during the peak construction phase.<sup>10</sup>
- 2.13 DFAT also intends that, where appropriate and cost-effective, preference will be given to products manufactured in Australia or New Zealand in the selection of construction materials and finishes.<sup>11</sup>

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9 Appendix C, Submission No. 1, paragraphs 28.3 – 28.4

10 *ib id*, paragraphs 27.2 and 27.4

11 *ib id*, paragraph 27.4

