Australian Government

Department of Foreign Affairs and Trade

# CONSTRUCTION OF CHANCERY

# PHNOM PENH
# CAMBODIA

STATEMENT OF EVIDENCE FOR PRESENTATION TO THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

Overseas Property Office
October 2005

THIS PAGE IS INTENTIONALLY BLANK

# TABLE of CONTENTS

# IDENTIFICATION OF THE NEED

## 1. Objective

1.1 The Department of Foreign Affairs and Trade (DFAT) seeks approval from the Parliamentary Standing Committee on Public Works (PWC) to proceed with the construction of a new, purpose-built chancery in Phnom Penh, Cambodia, on land purchased by the Australian Government in September 2005.

1.2 Under the Administrative Arrangements Order of 26 November 2001, DFAT is responsible for "overseas property management, including acquisition, ownership, and disposal of real property". This role is performed by the Department's Overseas Property Office (OPO), which will fund and construct these new works.

1.3 The new chancery will accommodate Australia's permanent mission to Cambodia. Tenant agencies will be DFAT, the Department of Immigration and Multicultural and Indigenous Affairs (DIMIA), the Australian Agency for International Development (AusAID), Department of Defence (DoD) and the Australian Federal Police (AFP). Space in the building will be dedicated for the use of the Canadian Embassy, which is collocated with the Australian Embassy.

## 2. Background

2.1 The existing chancery is located at Villa 11, R V Senei Vannavaut Oum, Daun Penh District, a residential area of Phnom Penh. It comprises a three-storey villa built in 1972 and purchased by the Australian Government in 1992. Additional space requirements led the Government to purchase, in 2000, a two-story villa on an adjoining block to accommodate some Australian Embassy staff and the collocated Canadian Embassy.

## 3. The need

3.1 The existing chancery does not meet requirements of access, services, layout, facilities and space. It faces onto a road that has been blocked off for security reasons and setbacks from the road do not satisfy current security requirements. The proposed new building will fully meet representational and security requirements and building code and OH&S standards. Provision will be made for expansion to meet possible future requirements. Space will be allocated to accommodate the Canadian Embassy.

3.2 Development of a purpose-built and managed asset on an owned site will enable the provision of reliable and self-sufficient services not available in leased accommodation.

## 4. Options considered

4.1 Following the decision to proceed with the planning for a new chancery, the following development options were considered:

(a) to lease alternative accommodation on the open market; or

(b) to construct a new purpose-designed chancery.

4.2 The option of leasing premises for a new chancery was ruled out following an assessment of the local property market, which revealed that no suitable leasehold property was available.

4.3 Constructing a new chancery on the site of the current chancery could not provide the levels of security required.

4.4 Preliminary design work and preparation of feasibility studies were undertaken by DFAT in 2004. These studies considered the embassy's operational requirements, the availability of temporary staging space, divestment opportunities for the surplus property, and relative costs.

4.5 The proposal was subsequently approved in the 2005-06 Budget.

## 5. Reasons for adopting the proposed course of action

5.1 The construction of a new chancery on the recently acquired site will enable the following outcomes:

(a) provision of a purpose designed building, with appropriate functional, efficient office space and technological infrastructure for the occupying agencies;

(b) provision of appropriate security;

(c) minimal disruption to the operation of the embassy. The existing facility will continue to operate until the new building is ready for occupation, and

(d) future sale and return of funds from the current chancery property.

## 6. Description of proposal

6.1 The project will provide an efficient, modern, functional and secure building to accommodate DFAT, DIMIA, AusAID, DoD and AFP, and provide accommodation for the Canadian Embassy.

6.2 The building will provide space and facilities for official functions, exhibitions, meetings, lectures and business missions. Guardhouses, support facilities and a perimeter fence will be constructed.

6.3 The project will include engineering services infrastructure which will provide full support facilities including generated power, a water treatment system, on-site water storage tanks with fire fighting capability, official fleet and A-based staff car-parking area and landscaped surrounds within a secure compound.

## 7. Environmental impact assessments

7.1 There are currently no specific environmental laws in Phnom Penh. Local authorities do not require an environmental impact assessment. The chancery proposal is consistent with usage requirements allowed by the local authorities.

7.2 The site is currently vacant land. Planning will aim to ensure retention of mature trees during construction, and the embassy will seek the approval of local authorities prior to removal of any significant trees.

7.3 An environmental survey has been conducted and the consultants have advised that there is a low risk of the site having any hazardous environmental contamination.

7.4 The implementation and adherence to suitable noise and dust mitigation measures, a traffic management plan, and suitable restrictions on working hours during the construction period will be necessary.

### 8. Heritage considerations

8.1 There are no known heritage considerations associated with the construction of the new chancery. The local authorities require that new building be in harmony with the existing architectural character of the area. The chancery will be designed in sympathy with the surrounding neighbourhood and local building materials will be used where appropriate.

### 9. Consultation

9.1 Consultations have been held with tenant agencies at the post, as well as the Canadian Embassy, and with embassy staff. A comprehensive tenant brief has been produced by an independent consultant, which has been used as the basis for functional planning of the scheme. All tenant agencies and embassy staff support the need for a new chancery and have accepted the proposed planning.

9.2 The proposed design will be developed to meet each agency's individual functional and space requirements.

### 10. Amount of revenue derived from the project

10.1 Occupying agencies and the Canadian Government will be charged rents consistent with the quality office spaces provided, which will give an appropriate return on investment as required by the Australian Government Property Ownership Framework.

## TECHNICAL INFORMATION

### 11. Location

11.1 Cambodia is approximately 11.35 degrees north of the equator and 104.51 degrees east longitude. The climate has two seasons, comprising a cool, relatively dry winter from November to February and a hot summer from March to November.

11.2 Most of the annual rainfall of 1636 mm, falls between April and November. Daily temperatures in Phnom Penh average from 29.9 – 34.9°C with night temperatures during December and January falling to a low of 21.7°C.

## 12. Scope of work

12.1 The proposal is to construct a new 2200m$^2$ chancery with appropriate provision for security in accordance with DFAT and individual agency requirements. The chancery will be designed to meet the specific space needs and functions of the tenants whilst also providing for some future expansion within the prescribed building set-backs.

12.2 The main pedestrian and vehicular access to the site will be from the south-east corner via Samdach Kompreah Norodom Ranarith Street and will include a guard booth for pedestrian and vehicle screening and a mail room. A secondary vehicular entrance will be provided to the rear of the site in the south-west corner, which will be serviced by a small guard booth with no pedestrian screening facilities. The rear service and parking area is connected to the main vehicle site entrance and chancery porte-cochere via an internal roadway but separated by an automatic gate in order to prevent unauthorised access to the parking and service areas.

12.3 The main entrance to the chancery will provide controlled pedestrian access for staff and visitors, with controlled driveway access for official vehicles to the porte-cochere. DIMIA will have a separate entry foyer on the ground level to the south of the porte-cochere. The Canadian Embassy will have a separate entry at the northern end of the building. A separate controlled staff entry will be incorporated on the eastern side of the chancery for staff access from the official vehicle and A-based parking area.

12.4 A services area will be located at the south-east corner of the site. A fully landscaped secure compound will be provided for the entire site.

12.5 Engineering services will include generators for normal power generation, mains electricity for standby power, reticulation and storage for fire and potable water (including further treatment of potable water), storm water drainage, sewerage treatment system, and telecommunication facilities.

12.6 An integrated building fit-out will be included in response to tenant requirements. Items in the fit-out scope include all tenancy related security, forced entry and ballistic requirements, security counters, security doors and door hardware. Fixed partitions and doors, compactus storage units, window treatments and floor coverings are also included in the fitout scope. In addition, specific tenant required modifications to building services and additional tearooms and toilet facilities will be included as part of the fit-out.

12.7 Loose furniture, including work-stations, tables, chairs, desks, filing cabinets and general office equipment such as photocopiers, computers and printers are not included in the scope of works. These items will be supplied by the tenant agencies.

## 13. Site description

13.1 The 9,000m$^2$ site is relatively flat vacant land and is roughly rectangular. It is located on Samdach Kompreah Norodom Ranarinth Street, approximately 360 metres from the intersection with Sihanouk Boulevard and approximately 400 metres west of the Bassac River (which is the west branch of the Mekong River). It is about 2.5 kilometres from the centre of Phnom Penh. The Cambodian Parliament (under construction) and Ministry of Foreign Affairs are located directly to the north and a number of foreign missions are established nearby.

13.2 The area has a variety of building uses. The adjacent eastern land is undeveloped vacant land reaching to the west bank of the Bassac River with unspecified zoning. To the south is land currently occupied by a slum community and is presumed residential. The western area is institutional with the nearest neighbour being the old Performing Arts Centre (damaged by fire in 1994 and not yet renovated).

13.3 The land is thought to have been elevated to its present level as part of a broader land reclamation project in the 1990s. An initial geotechnical investigation has been conducted which indicates silty-sand profiles to a depth of 30 metres. Further investigations may be required as part of the design process. Site planning may require deep piles for the foundations.

13.4 The main site access will be from the major frontage on the western side of the property from Sandach Krompreah Norodom Ranarinth Street. This part of the city has established power, which is both expensive and unreliable and mains water infrastructure, which is reasonable but because of cracked pipes provides the end user with poor quality water with inadequate capacity for fire hydrant services. There is no separate sewerage system in Phnom Penh and no local regulations governing treatment. Sewage can be discharged into the storm-water system, and then flows into the nearby river.

## 14. Zoning and approvals

14.1 Phnom Penh has no land zoning but a master plan is being developed.

14.2 As a freehold owned property the Commonwealth has complete authority to lease, dispose of, or to undertake developments on the site in accordance with local authority requirements.

14.3 The approving authority for building construction in Phnom Penh is either the government delegate (equivalent to mayor) or, for commercial buildings of more than 3,000$m^{2,}$ the Ministry of Land Management, Urban Planning, Construction and Cadastral (MLMUPCC). Although this proposal is for a building of less than 3,000 $m^2$ the authorities may require the proposal to progress through the latter path. The appropriate authority will be consulted during the design development phase to ensure compliance with local authority requirements.

14.4 A Building Application is to be submitted when construction documentation and specifications have been completed and must be approved prior to commencement of construction works. All documents are to be submitted in Khmer and be signed by the landowner and the architect. Structural engineering documentation must be certified by a registered engineer recognized by the local authorities. Phnom Penh does not currently have building regulations, codes or standards. However, the construction industry and approving authorities are familiar with British standards. Accordingly, Australian standards and guidelines are considered to be appropriate.

## 15. Land acquisition

15.1 The site was acquired by the Australian Government in September 2005 after an extensive property search for land to be used specifically for the purpose of constructing a new chancery.

## 16. Codes and standards

16.1 The project will be designed in accordance with the Building Code of Australia (BCA) and relevant Australian Standards, or local (or international) standards where they are deemed to be of a higher or more relevant standard.

16.2 The project will be delivered generally in accordance with the Disability Discrimination Act 1992. Particular attention will be given to equality in access to premises and amenities.

## 17. Planning and design concepts

***Architecture***

17.1 The new chancery will provide a modern, efficient, pleasant and safe working environment for embassy staff.

17.2 The general design philosophy for the proposed chancery building is that:

(a) it provides a setting to enable the effective and efficient functional activities of the Embassy. Attention will be given to ensure the building, both in general form and detail, provides a pleasant environment in which to work and conduct business;

(b) it represents Australia to the host nation by, where possible, using a range of Australian materials and finishes in public area fit-outs;

(c) it allows for the required security measures within the building design and siting by clearly separating public from office areas and preventing unauthorised entry both into the building, and between various areas within the building;

(d) it maximises the site potential by providing a master plan that anticipates future open space uses and ties this into a cohesive built form and landscaped element structure whilst maintaining appropriate security segregation of these zones;

(e) it respects local culture by being sympathetic to the surrounding buildings both in the built form and the materials employed;

(f) it responds to local climatic conditions by providing large roof overhangs, shading to windows, high efficiency glazing and covered outdoor areas for breakout spaces and recreation; and

(g) it includes an entry driveway and a porte-cochere to provide a formal drop-off facility protected from the weather.

***Structure***

17.3 Conventional reinforced concrete will be used as the primary structural form for floors, columns and load bearing walls in keeping with local building practice. A flat concrete slab will be provided at roof level, below a pitched roof supported by structural

framing. The construction methodology will provide value for money and include long life and low maintenance. Flexibility in layout to meet the required functionality of the building will be provided.

17.4 Live loads will be in accordance with Australian loading codes and tenant specific requirements. Consideration will be taken of local site conditions including wind and seismic forces appropriate to the location.

17.5 Subject to detailed design, the building will most likely have driven pile foundations.

***Materials and finishes***

17.6 Materials will be selected to present a high quality building that is durable and requires minimum maintenance. Many of the construction materials such as glazing components, steel window sections, plant and equipment, electrical and hydraulic fixtures and fittings, joinery, high strength concrete, granite, stone and structural steelwork will require importation as they are not available in Cambodia or not of sufficiently high quality.

17.7 External finishes to the building will be concrete, masonry, rendered and painted with long wearing coatings as commonly used in Cambodia. Local or imported hardwearing granites will be utilised for floors in the public foyers and entrances.

17.8 Non-load bearing internal walls to office fit-out will be light weight steel stud framed partitions and painted plasterboard or of rendered and painted masonry construction. Internal partitions with a security requirement will be constructed in accordance with DFAT requirements.

17.9 Wet areas will be finished with ceramic tiles to walls and slip resistant vitrified tiles to floors.

17.10 Ceiling finishes will be lay-in suspended acoustic ceiling tiles to office areas, and painted plasterboard to foyer areas.

17.11 Floor finishes will be granite, carpet, vinyl, concrete and vitrified tiles as appropriate to the area.

***Mechanical services***

17.12 Air-cooled, split or packaged systems will be used to air-condition the building. This allows for independent use of tenancy areas if required without running the entire building system. This design approach also considers areas that require 24-hour operation. A ducted outside air system with dehumidification equipment may be used to ensure humid air is not admitted to the occupied space.

17.13 Equipment and materials for mechanical services will be selected for long life, maximum efficiency and low maintenance

17.14 Exhaust systems are provided to toilets, staff facilities and kitchen exhaust hoods.

***Hydraulic services***

17.15 Hydraulic services will comply with Building Code of Australia 2004 (BCA) and appropriate Australian Standards called up in the BCA.

17.16 The site will be provided with a water storage system comprising a below ground concrete tank fed from the city water mains, sized for 7 days of normal water use.

17.17 All water will be brought up to potable water standard by use of a sand filtration unit and ultraviolet steriliser unit mounted after the pressure pumps.

17.18 Hot water will be provided to showers, basins and sinks, sourced from a solar heating and storage system with electric backup heating elements. Electric instantaneous boiling water is provided in tearooms.

17.19 Roof water will be collected and drained via grated sumps to the existing stormwater system, which will be upgraded to accommodate the run-off from the new buildings and hard stands. In accordance with local construction techniques for managing heavy rainfall, the roofs will not be provided with gutters.

17.20 A sewerage treatment system will be provided that is suitable for connection into the public drainage system.

***Electrical services - design standards***

17.21 Electrical Services are required to comply with Building Code of Australia 2004 (BCA) and appropriate Australian Standards. As the site is located in a tropical region no electrical cable shall be directly exposed to the sun.

***Power systems***

17.22 Electrical supply in Phnom Penh is unreliable and power is frequently disconnected to sections of the city due to the central power supply being unable to cope with the connected load. As power supply can be disconnected for periods up to 8 hours, two diesel generators rated for continuous use will be installed as the primary power source. The local supply will be used as back-up.

17.23 A new power supply infrastructure connected to the existing city system will be provided, including a new substation. Metering facilities will also need to be provided so that local authorities are not required to enter restricted areas.

17.24 The main electrical switchboard complete with surge protection will be strategically located on the site. The underground fuel storage capacity servicing the generators will be sized for 7 days consumption at 100% load 24 hours per day operation.

17.25 All essential service systems such as lift, fire hydrant hose reel pump, and sprinkler pump will be connected to back-up supply.

***Light systems***

17.26 Luminaries and lighting layout will be selected to suit the use of the space. Generally luminaries will be twin fluorescent T5 type with low brightness louvres or similar.

17.27 Emergency lighting will be independent of the general lighting fixtures and shall incorporate integral battery and charger. Exit lighting is independent battery back up type.

17.28 External lighting will be provided for security and access purposes.

***Telephone system***

17.29 Telephone lines will be connected from local authority telephone infrastructure into a PABX located within the chancery building.

***Lightning protection system***

17.30 Lightning protection will be provided to cover all the buildings on the site.

***Smoke detection system***

17.31 A Smoke Detection System covering all buildings on the site will be provided.

***EWIS/Public address system***

17.32 A combined Emergency Warning and Intercommunication System (EWIS) public address system will be provided to allow all areas of the embassy buildings to be reached via an audio system.

***Security***

17.33 The site requires the following security elements to be included:

- Access control to allocated doors
- CCTV Cameras to cover all portions of the embassy grounds

17.34 Additional security features required by DFAT are covered in 24.6 below.

***Communications***

17.35 An integrated telephone and data communications backbone and horizontal cabling system will be provided throughout the building.

17.36 A Master Antenna Television system (MATV) will be provided.

***Lift services***

17.37 A passenger lift to cater for disabled persons with a capacity of 15 people and able to fit a stretcher will be provided. The lift will be electric and does not require a lift motor room.

***Landscaping /Civil works***

17.38 The 9,000 $m^2$ site is relatively flat, lightly grassed and only has a small number of the existing trees.

17.39 The site landscaping will include a selection of suitable tropical species, both native and exotic chosen to provide low maintenance vegetation, and to enhance the building presentation and overall site aesthetics. It will include formal gardens and informal gardens and open lawn to the north, west and south of the chancery building. Planter beds may be provided as appropriate to the perimeter of the chancery building, car parking area, service and common use areas.

17.40 The entry forecourt, driveway and parking areas will be designed with a surface finish that is appropriate for use by pedestrians and vehicles.

***Operation, maintenance and warranties***

17.41 Operation and maintenance manuals are to be provided by the Works Contractor. The manuals will contain equipment data, supplier identification, specifications, recommended maintenance procedures and manufacturers manuals. As-built services and architectural drawings will be incorporated into the Final Construction Completion Report.

17.42 Warranties will be provided in the name of the Commonwealth of Australia.

## 18. Acoustics

18.1 Particular consideration will be given to the acoustics requirements and in the selection of materials and finishes to control noise transmission.

18.2 Reduction in sound transmission of external noise will be achieved by the use of concrete, masonry or insulated lightweight walls and double glazing.

18.3 Internal ceilings, partitions and doors will be detailed to achieve required sound attenuation levels and building services will be designed to minimise noise transmission to the working environment.

18.4 Acoustic treatment will be provided to mechanical plant and the diesel generator in compliance with local regulations.

## 19. Energy conservation measures and targets

19.1 Energy conservation will be an important design consideration in the selection of plant and equipment. To achieve optimum performance, plant will be selected for energy efficiency and shading will be provided to minimise solar load. The design will comply with the local code and the performance guidelines as set out in the Property Council of Australia Energy Guidelines.

19.2 The following passive energy conservation measures will be incorporated into the design to maximise energy efficiency:

(a) high efficiency double glazing to reduce thermal transmission between the outside and inside of the building;

(b) adoption of light colours to the building exterior and window treatment to reflect heat;

(c) use of appropriate building materials and thermal insulation to minimise thermal external/internal gradients;

(d) solar hot water heating for staff ablutions;

(e) use of natural light and daylight source to reduce lighting costs; and

(f) solar control to larger glazed areas (although these will be limited).

19.3 Active energy conservation measures to be incorporated into the building design include:

(a) zoned air conditioning system to allow zonal control of office temperatures and reduction in operating cost and power consumption when the building is partly occupied outside office hours;

(b) automatic reduction in outside air intake at times of low occupancy in high occupancy areas such as meeting rooms;

(c) time scheduled control of common area air-conditioning systems;

(d) installation of energy efficient lighting;

(e) zoned switching to minimize over lighting; and

(f) elemental metering of electricity use to facilitate energy management.

## 20. Master planning and site planning

20.1 The building will be placed on site to best present the building, consistent with functional planning and operation, within the constraints of the site boundaries. The proposed siting of the building will take into consideration physical and functional requirements, security set-back requirements, environmental factors and operational activities of the tenant agencies to achieve a highly efficient and effective layout.

20.2 The concept design presented in this submission allows for future expansion.

## 21. Provision for people with disabilities

21.1 The building design will comply with the BCA and relevant codes and standards in relation to disability access.

## 22. Heritage issues

22.1 There are no known heritage issues restricting the development of this site.

## 23. Child care provisions

23.1 Due to the minimum number of A-based and locally engaged staff, no childcare facilities are included within the chancery design.

## 24. Fire protection and security

***Fire protection***

24.1 The fire system design will fully integrate the requirements of the BCA with the specialist requirements for a chancery building. The fire safety system adopted for the building will incorporate fire detection and alarm systems, sprinkler protection, hydrants and hose reels, and illumination of building egress.

24.2 Fire detection will be achieved by the installation of smoke alarms and heat detectors connected to a main fire indicator panel, with battery back-up, and a mimic panel within the Guard Post, and an automatic dial-up to the Embassy Duty Officer.

24.3 An audible local fire alarm system to alert occupants will be installed throughout the building.

24.4 Fire suppression will be achieved by an automatic sprinkler system, the careful selection of retardant materials and strategic location of extinguishers, hydrants and hose reels.

24.5 Safe egress from the building will be ensured by compliance with BCA.

***Security (physical and electronic)***

24.6 Security measures for the project follow the principles of “defence in depth” which utilize layers of passive and active security measures to cocoon the more secure areas. In summary these security measures include:

(a) chancery grounds will be secured by monitored perimeter walls with controlled access points on the street frontages, with landscaping restricted to allow clear lines of sight;

(b) public and official building access will be segregated;

(c) perimeter lighting will be placed for best effect;

(d) appropriate materials, fixtures, hardware and fittings will be used for the chancery shell;

(e) restricted and monitored building entrances will include approved keying and card access control systems;

(f) intruder and duress alarms, and closed circuit television (CCTV) will be installed;

(g) containment measures and protection in specified internal locations will be employed; and

(h) DFAT standards will be incorporated into the design of the structure and facade.

24.7 Multiple levels of external and internal communications will be provided. Included in the communications design will be fixed landlines, satellite, and limited radio and television services. Communications will be closely linked to security requirements at all levels of information and voice processing.

## 25. Occupational health and safety

25.1 Compliance with occupational health and safety issues are of considerable importance to the building owner. In accordance with the Occupational Health and Safety (Commonwealth Employment) Act 1991, considerable attention will be given to this aspect during the detailed planning of the project.

25.2 Occupational health and safety and rehabilitation practices will be implemented and enforced during the construction works at the site. These practices will be consistent with Commonwealth and Australian Capital Territory law.

## 26. Authorities and local industry consultation

26.1 DFAT has consulted with:

- post management;
- tenant agencies;
- local building industry to assess the capabilities for possible involvement for the proposed development;
- RJ services who carry out electrical installations and import cables, fittings, circuit breakers and switchboards; and
- Comin Khmere who carry out electrical services and have a design cell for mechanical and electrical installation.

26.2 Local industry in Cambodia has been consulted during the planning stages to ascertain capacity and limitations and to verify costs.

## 27. Local impact

27.1 Community consultation for this project will essentially be limited to the statutory requirements pertaining to hearings of the Parliamentary Standing Committee on Public Works.

27.2 The local community impact of this project is anticipated to be low as the site is in keeping with the local development.

27.3 The streetscape aesthetics will be improved by the construction of a modern building.

## 28. Project cost estimates

28.1 The out-turn cost estimate of the proposed works is AUD 19.93 million, based on July 2004 prices escalated to construction. The out-turn cost estimate includes construction and other related elements such as consultants' fees, project management, supervision and site office expenses.

28.2 The estimate does not include workstations, furniture, artworks, white goods or interest charges.

28.3 The estimate does not include Cambodian Government import duty. Cambodian Government VAT has been included.

## 29. Project delivery system

29.1 Following a complete analysis, a traditional style of design, documentation, tendering and contracting has been selected as appropriate for this project. This represents the best value for money for the Australian Government and allows DFAT, as the building owner, to be in control of all the project delivery stages.

29.2 Australian design consultants will prepare documentation, with design input from a Cambodian firm. The Cambodian firm association will provide local construction industry advice and 'localising' of the documentation and design for conditions in Cambodia.

29.3 A single contract will be awarded for the construction and fit-out works. Tenders will be called from a selected list of contractors, short-listed on the basis of a pre-qualification process. The pre-qualification process will be advertised in Australia, Singapore, Thailand, Malaysia and Cambodia. As the local building industry in Phnom Penh is primarily involved in relatively small-scale projects, it is anticipated that an international contractor with experience and local partners in the region will be the preferred contractor for the chancery development project.

29.4 A project management company with international experience would administer a traditional lump sum contract awarded to the construction contractor. Superintendence of the contract is to be carried out by the Project Manager with support from in-country partners.

29.5 Local approvals will also be the responsibility of the Consultants and their in-country partners. Currency fluctuations and escalation effects would be the responsibility of the Contractor, with the requirement to manage this risk being included in the contract.

## 30. Construction program

30.1 Subject to Parliamentary approval, construction would begin in September 2006. Practical completion and occupation would be scheduled for March 2008, with final completion at the end of the defects period in March 2009.

## 31. Associated sketch design drawings

31.1 The following drawings have been prepared to illustrate and define the proposal:

- Location Plan
- Site Plan
- Ground Level Plan
- Level 01 Plan
- Level 02 Plan
- Indicative Perspective