

Parliamentary Standing Committee on Public Works

FORTY-FOURTH GENERAL REPORT

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THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

FORTY-FOURTH

GENERAL REPORT

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PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

FORTY-FOURTH GENERAL REPORT

Pursuant to Section 16 of the Public Works Committee Act 1969, the Parliamentary Standing Committee on Public Works has the honour to report the proceedings of the Committee during the period 1 January 1980 to 31 December 1980, comprising:

Part I (Twenty-fifth Committee) -
covering 1 January - 18 September 1980 -
pages 1 - 9.

Part II (Twenty-sixth Committee) -
covering 26 November - 31 December 1980 -
pages 10 - 11 and Appendices A, B, C and D.

P A R T I

TWENTY-FIFTH COMMITTEE

1. Members of the Twenty-fifth Committee were appointed in the Senate on 22 February 1978 and in the House of Representatives on 1 March 1978. They were Senators B.F. Kilgariff, J.I. Melzer and H.W. Young and Messrs. M.H. Bungey, S.E. Calder, DFC, B.C. Humphreys, A.W. James, L.K. Johnson and M.E. Sainsbury. At the first meeting of the Committee on 2 March 1978, Mr. M.H. Bungey was elected Chairman and Mr. L.K. Johnson, Vice-Chairman.

PROPOSALS REFERRED TO THE COMMITTEE

2. The Committee presented 12 reports to Parliament prior to its dissolution on 18 September 1980. Three proposals were referred in 1979 and eleven in 1980 but two of the latter could not be examined by the Committee due to the dissolution of Parliament and have therefore lapsed. Details of the proposed works referred to the Committee, two proposals exempted on urgency grounds and a reference to an earlier proposal, are summarised at Appendix A.

MEETINGS

3. The Committee met on 39 occasions from 1 February 1980 to 18 September 1980. These sittings were held to take evidence at public hearings, carry out inspections or to undertake private deliberations and took place in Canberra (15) Darwin (3), Sydney (5), Melbourne (2), Hobart (2), Perth (4), Norfolk Island (4) and four meetings spread over four days, inspecting sites for proposed defence works and/or existing defence facilities at Wagga Richmond, Nowra, Amberley, Townsville, Weipa, Darwin. Derby, Learmonth, Rockingham, Cockburn Sound and Woomera.

REVIEW OF SUBMISSIONS PRESENTED

4. The Committee noted a wide variation in the standard of submissions being presented. Some Commonwealth Departments do not appear to be addressing themselves to the terms of Section 17 of the Public Works Committee Act which sets out the precise terms of the inquiries the Committee undertakes. Attempting to better answer the need for a proposed work by logical argument, discussion of alternative means by which the need can be met and the prospective public value of the work will ensure better argument of proposals by client departments. Too often departments neglect to include details of existing conditions of facilities to be replaced and presume the Committee knows why a work is required and what benefit the public would obtain from it.

5. It has also been noted that there have been cases of insufficient interdepartmental and inter-governmental liaison prior to reference of works to the Committee. In some instances, departments indicated it was intended to resolve problems after the Committee's hearing. This occurred with the inquiries into the rehabilitation of Radio Australia Facilities at Cox Peninsula, the new Hangar Complex, HMAS Albatross, Nowra, the Aircraft Corrosion Facility, RAAF Richmond and Lavarack Barracks, Townsville, thus limited both public comment and parliamentary scrutiny on the proposed solutions.

6. In the development of design of proposed works, the Committee has noted that more consideration should be given to the needs of users of proposed buildings. For example, in the Committee's inquiry into the Commonwealth Law Courts, Hobart, the legal profession's views on the design of the Family Court had not been obtained and as a result the proposed design was held by the legal profession to be unsatisfactory in some respects.

7. Seven of the twelve works examined by the Committee were put forward by the Department of Defence. Earlier in the year the Committee was given an overall briefing on likely defence projects and later in the year, the Committee inspected the various defence locations associated with these works. The Committee notes with pleasure these arrangements made by the Department of Defence and recommends that other departments with a number of references in any one year may find it useful to provide such briefings and inspections.

SHARING OF FACILITIES

8. During the public hearing into the complex for the CSIRO Division of Chemical Technology in April 1979 (PWC Report 3/79) the Committee requested CSIRO to explore the possibility of sharing facilities between the various CSIRO Divisions planned to be located on the site at Clayton, Victoria.

9. During the public hearing into the Research Laboratory Complexes for the CSIRO Divisions of Applied Organic Chemistry and Material Science in April 1980 (PWC Report 4/80), the Department of Housing and Construction reported that substantial cost savings had resulted from the sharing of facilities of the CSIRO Divisions at Clayton.

10. A shared workshop and store was estimated to save about \$450 000; a cafeteria, about \$80 000; shared administrative functions, about \$290 000 and a site conference room, about \$50 000. In all the Department of Housing and Construction estimated a net saving of about \$780 000 because of the concept of sharing.

11. The Committee commends CSIRO and the Department of Housing and Construction for these substantial capital and recurrent cost savings.

PROGRESS OF PROPOSALS PREVIOUSLY REFERRED

12. At Appendix D is a tabulated summary of progress of all works reported on by the Committee covering the period 1975-1979 as at December 1980. For brevity, the reports on each project have been condensed to the essentials considered to be of interest to Parliament. The Department of Housing and Construction can provide further information to expand on any projects of particular interest if required, and it is possible that more information on this aspect could be included in that Department's annual reports.

TWO SEPARATE HEARINGS

13. In its Forty-third General Report, the Committee suggested the practice of holding two public hearings, one to decide the need for proposed works and later one to approve the design of the proposed work. By bringing the Committee into the decision making process relative to public works at an earlier stage would enable a more specific examination of the need for each work. The Committee recommends that this suggestion be fully examined.

REVIEW OF PUBLIC WORKS COMMITTEE ACT INTERDEPARTMENTAL COMMITTEE REPORT (PARLIAMENTARY PAPER NO. 105/74)

14. As six years have elapsed since an Interdepartmental Committee reported to Parliament on a review of the Public Works Committee Act, the Committee believes it timely for a review of developments to date to be placed before Parliament.

15. In 1973, the mandatory limit of reference of works to the Public Works Committee was raised from \$750 000 (which had been set in 1969) to \$2 million which was considered to be more reasonable than an upper limit of \$1.5 million. Two million dollars was put forward in a suggestion by the Committee of the 27th Parliament in the Thirty-fifth General Report, an extract of which is as follows:

" THE COMMITTEE'S TASK

8. In 1972, the Committee met more frequently and examined more different works proposals than in any previous year.

9. The reasons for this are partly explained in paragraph 4 above, but it is also relevant that the cost level above which Commonwealth works proposals must be referred to the Committee has fallen in real terms and the Committee is now examining some proposals which in the past would have been estimated to cost below the statutory limit.

10. In our view, more useful work could be done by the Committee if it had fewer references to investigate, was able to devote a greater proportion of its time to the more

important projects and the smaller projects to which its contribution is minimal were not required to be referred. As the most effective method of implementing this suggestion would be to raise from \$750 000 to, say \$1 500 000 the value above which works must be referred to the Committee, we submit for the consideration of the incoming Committee and the Government that Section 18 (8) of the Public Works Committee Act be amended accordingly. "

16. Parliament agreed that the mandatory reference be raised to \$2 million on the understanding that an in-depth examination be made into the possibility of widening the scrutiny of the Committee by including within its purview major public works of statutory authorities, institutions, instrumentalities and other bodies.

17. Late in 1973, when introducing the Parliament Bill on future development within the Parliamentary Triangle, Senator Wright stated that no further buildings should be erected within the Parliamentary zone without being subject to the approval of both Houses of Parliament. Senator Wright pointed out that such works, because of their cost, should be referred to the Public Works Committee whose act specifically provides that no such work shall be carried out unless the House of Representatives passes a resolution that it is expedient for the work to proceed.

18. Following the tabling of the IDC Report the Government sought the Committee's comments on the recommendations contained in the Report and these were put forward by the Committee on 27 August 1974.

19. In May 1975, the Government advised the Committee that consideration of the proposed amendments had been deferred pending consultations among Ministers. At the same time, because of the large volume of work being planned for overseas post of the Department of Foreign Affairs (\$86 million)

the Committee suggested that overseas works for the Commonwealth, in excess of \$2 million, also come under its scrutiny and the Government acknowledged that this would be taken into account. (See PWC 41st General Report para 7).

20. Late in 1975, when the review of the Public Works Committee Act was nearing completion the Joint Committee on the Parliamentary Committee System brought down its interim report which, if implemented, would have made substantial changes to the role of the Public Works Committee. As a result of this and a subsequent change in Government, further action on the proposed amendments to the Act was suspended.

21. On 19 August 1976 the Public Works Committee rejected the recommendations of the Committee on the Committee System and at the same time reinforced the views of the previous Public Works Committee by restating "that the scope of proposals coming within its ambit be widened to include Statutory Authorities, not that it wished to examine all proposals, but rather that it oversight proposals and select those that warrant particular attention, that is, that are unusual or would have an impact on the community, as well as for reasons of cost". In the event the motion to take note of the paper relating to the Joint Committee on the Committee System lapsed with the prorogation of Parliament on 28 February 1977.

22. During 1978 the Government gave further consideration to the proposed amendments. Following the resolution of the implication of including certain categories of works the Committee was advised that the amendments would be introduced into Parliament in 1979.

23. On 20 February 1979 the Senate Standing Committee on Finance and Government Operations tabled its First Report on Statutory Authorities of the Commonwealth. At para 5.23 of that report the Senate Committee refers to the Public Works

Committee's regular requests to the Government to announce a decision on the recommendations in the IDC Report on the Public Works Committee Act. An extension of the powers of the Public Works Committee would "strengthen the total accountability of statutory authorities to the Parliament" although the Senate Committee did not suggest the Public Works Committee "be obliged to examine all building projects over \$2 million undertaken by these authorities".

24. On 28 August 1980, the Joint Committee of Public Accounts, at paragraph 1.60 of its 181st Report on the Canberra Development Authority, endorsed the view that "the Public Works Committee Act be amended to bring all Statutory Authorities within its ambit".

25. Summary Although the Committee expressed its views on the Interdepartmental Committee Report on the Review of the Public Works Committee Act to Government in 1974, it acknowledges the reasons for some of the delay in the implementation of the proposed amendments and appreciates the considerable attention by Government to date in the drafting of proposed legislation. The Committee suggests that in view of the time that has elapsed since its views were sought in 1974, the proposed amendments be referred to the Committee for information whilst awaiting introduction into Parliament when the legislation program permits.

NON-REFERENCE OF DEFENCE WORKS

26. One reference of work for defence purposes was exempted by the Governor-General in Council under paragraph 18(8)(c) of the Public Works Committee Act.

WORKS EXCEEDING PUBLIC WORKS COMMITTEE REFERENCE LIMIT OF \$2 MILLION DURING DOCUMENTATION/TENDERING STAGE

27. During debate in the House of Representatives in 1974, on an amendment to the Public Works Committee Act to include a definition of the term "estimated cost", it was suggested that the Committee should include in the General Report details of those works, the initial estimated cost of which was less than \$2 million (and were therefore not referred to the Committee) but whose final cost exceeded the mandatory reference figure of \$2 million.

28. During the year to 19 September 1980 there were no projects which at the Limit of Cost estimate stage were below \$2 million and subsequently exceeded \$2 million due to cost increases.

PART II

TWENTY-SIXTH COMMITTEE

29. Members of the Twenty-sixth Committee were appointed on 26 November 1980. They were Senators B.F. Kilgariff, J.I. Melzer and H.W. Young and Members of the House of Representatives - Messrs M.H. Bungey, D.B. Cowan, B.C. Humphreys, U.E. Innes, J.L. McMahon and M.E. Sainsbury. At the first meeting of the Committee on 2 December 1980, Mr. M.H. Bungey was elected Chairman and Senator J.I. Melzer, Vice-Chairman.

PROPOSALS REFERRED TO THE COMMITTEE

30. Two proposals, which had lapsed with the dissolution of the previous Parliament, were referred to the Committee and are listed in Appendix B.

MEETINGS

31. The Committee held two private meetings at Parliament House during the period 2 December to 31 December 1980.

WORKS EXCEEDING PUBLIC WORKS COMMITTEE

REFERENCE LIMIT OF \$2 MILLION DURING

DOCUMENTATION/TENDERING STAGE

32. During the year from 20 September to 31 December 1980 there were no projects which at the Limit of Cost estimate stage were below the \$2 million and subsequently exceeded \$2 million due to inflationary pressures.

STATEMENT BY

MINISTER FOR HOUSING AND CONSTRUCTION

33. On 4 December 1980, the Minister for Housing and Construction, the Honourable D.T. McVeigh made a Ministerial Statement in the House of Representatives on the Committee's Forty-Third General Report. This is the first occasion

the Government has responded in such a way and is very much appreciated by the Committee. The Committee has noted the Government's comments on the four major issues raised in its Forty-Third General Report. A full text of the Minister's statement is included in this report at Appendix C.

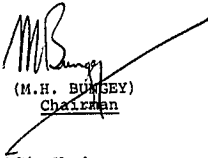
APPRECIATION

34. The Committee wishes to record its appreciation to all those who assisted during the numerous site inspections.

35. The Committee also extends its thanks to the Committee Secretariat, the Parliamentary Reporting Staff, the Government Printer's staff and particularly to the officers of the Department of Housing and Construction for their co-operation and service.

STAFF

36. The Committee was served by Mr. R.B. Fenton as Secretary, Mr. M.M.H. Fetter as Assistant Secretary replacing Mr. P.J. Roberts who left early in the year on promotion to the Department of Administrative Services. Mr. G. Davies, Research Officer also joined the staff early this year and replaced Mr. M.B. Ward who left on promotion to the Department of Finance. Mrs. J.R. Thompson continued in her valuable role as Steno-Secretary.


(M.H. BUNGEY)
Chairman

Parliamentary Standing Committee on Public Works,
Parliament House,
CANBERRA, A.C.T.

5 March 1981.

APPENDIX A
REPORTS PRESENTED BY THE PUBLIC WORKS COMMITTEE DURING 1980

Page 1.

Date Proposal Referred	Proposed Work	Date and Number of Report	Report Presented	Expenditure Proposed when Referred to Committee	Expenditure Recommended by Committee	Motion for Expediency Passed	Remarks
20. 9.79	Replacement of Cranes, Cockatoo Island Dockyard	21. 2.80 1/80	28. 2.80	\$ 4 200 000	\$ 4 200 000	6. 3.80	Recommended as proposed.
22.11.79	Holsworthy Army Development - Stage 2	2. 4.80 2/80	22. 4.80	10 300 000	10 300 000	30. 4.80	Recommended as proposed.
25.10.79	Rehabilitation of Radio Australia Facilities, Cox Peninsula, N.T.	17. 4.80 3/80	22. 4.80	10 000 000	10 000 000	22. 5.80	Recommended as proposed.
6. 3.80	Research Laboratory Complexes for CSIRO Divisions of Applied Organic Chemistry and Materials Science, Clayton, Vic.	1. 5.80 4/80	14. 5.80	19 000 000	19 000 000	21. 5.80	Recommended as proposed.
15 4.80	Commonwealth Law Courts, Hobart, Tasmania	15. 5.80 5/80	20. 5.80	8 400 000	8 400 000	21. 5.80	Recommended as proposed.
15. 5.80	Replacement of Operating Theatres and Surgical Hards at the Repatriation General Hospital, Hollywood, W.A.	21. 8.80 6/80	28. 8.80	5 200 000	5 200 000	17. 9.80	Recommended as proposed.
* 6. 6.80	Aircraft Maintenance Complex and Access Pavements, RAAF Base Darwin, N.T.	21. 8.80 7/80	27. 8.80	4 500 000	4 500 000	10. 9.80	Recommended as proposed.
* 6. 6.80	New Hangar Complex, HMAS Albatross, Nowra, N.S.W.	21. 8.80 8/80	27. 8.80	5 600 000	5 600 000	10. 9.80	Recommended as proposed.
* Through	Executive Council.						

APPENDIX B
REPORTS PRESENTED BY THE PUBLIC WORKS COMMITTEE DURING 1980

Page 1

Date Proposal Referred	Proposed Work	Date and Number of Report	Report Presented	Expenditure Proposed when Referred to Committee	Expenditure Recommended by Committee	Motion for Expediency Passed	Remarks
3.12.80	Development of RAAF Base, Learmonth, W.A.			\$ 3 800 000	\$		)))))
3.12.80	Commonwealth Office Building, Townsville, Qld.			8 700 000			Report not yet presented.

APPENDIX A
REPORTS PRESENTED BY THE PUBLIC WORKS COMMITTEE DURING 1980

Page 2

Data Proposal Referred	Proposed Work	Date and Number of Report	Report Presented	Expenditure Proposed when Referred to Committee	Expenditure Recommended by Committee	Motion for Expediency Passed	Remarks
* 6. 6.80	Modernisation of Fleet Base and Dockyard, Garden Island (NSW), Stage 1.	28. 8.80 9/80	10. 9.80	\$ 28 600 000	\$ 29 200 000	17. 9.80	Recommended as proposed with a multi-storey carpark against the Cowper Wharf road cliff face, costing \$10.03m being preferable to an island scheme costing \$9.43m.
*30. 6.80	Aircraft Corrosion Facility, RAAF Base, Richmond, N.S.W.	11. 9.80 10/80	16. 9.80	7 900 000	7 900 000	17. 9.80	Recommended as proposed.
*30. 6.80	Lavarack Barracks Stage 2 Development, Townsville, Qld.	11. 9.80 11/80	16. 9.80	6 000 000	6 200 000	17. 9.80	Recommended as proposed and that an in-depth examination of the use of solar water heating be carried out.
*29. 7.80	Norfolk Island Aerodrome, Upgrading of Facilities.	18. 9.80 12/80	18. 9.80	6 200 000	6 200 000	18. 9. 80	Recommended as proposed. Subject effective controls on tourism etc. by Australian and Norfolk Island Governments in preserving environment and economy of the Island.
27. 8.80	Development of RAAF Base Learmonth, W.A.			3 800 000			References lagged due to the dissolution of the 31st Parliament on 19 September 1980.
28. 8.80	Commonwealth Office Building, Townsville, Qld.			8 700 000			
* Through	Executive Council.						

APPENDIX 2
REPORTS PRESENTED BY THE PUBLIC WORKS COMMITTEE DURING 1980

Page 3.

Data Proposal Referred	Proposed Work	Date and Number of Report	Report Presented	Expenditure Proposed when Referred to Committee	Expenditure Recommended by Committee	Motion for Expediency Passed	Remarks
Previous	Reference - Motion for Expediency passed 15. 5.80.			\$	\$		
16. 3.78	Defence Force Academy, A.C.T.	22. 5.79 2/79	31. 5.79	52 000 000 (Feb. 1978 Prices) 63 000 000 (Feb. 1980 Prices)	39 047 000	15. 5.80	The Government gave careful consideration to the views of the Committee that existing Service Colleges be expanded but considered that the proposal for a single Academy should proceed. However, the Government abandoned the proposal for a single Academy in favour of the concept in favour of the establishment as a college of the University of New South Wales.
Exemptions of Proposals on the grounds of Urgency, Section 18 (a) (b) Public Works Committee Act							
Date of Exemption							
9. 9.80	Upgrading of international services of Townsville Airport, Qld. \$5 million.						The Committee accepts this exemption as a special case to enable international operations by Qantas Boeing 747 SP aircraft to be underway by February 1981 from Townsville.
17. 9.80	Construction of Manufacturing and Repairing Facilities for Coast Aircraft Factories Fisherman's Bend, Vic. \$18 million.						The Committee accepts the need for the work to commence during February 1981 to achieve a mid-1983 commissioning date to take advantage of offset arrangements for RAAF projects.

APPENDIX C

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS MINISTERIAL STATEMENT, 4TH DECEMBER 1980

(Extract from House of Representatives Hansard
4th December 1980 - Page 452)

Mr McVeigh (Darling Downs - Minister for Housing and Construction) - by leave On 25 March 1980 the Parliamentary Standing Committee on Public Works tabled its forty-third general report which, in accordance with the Public Works Committee Act 1969, covered its activities for the 12 month period ending December 1979. Whilst it has not been the practice for governments to respond formally to the general reports of the Committee the Government has noted and is appreciative of a number of suggestions made by the Committee in this report.

Before proceeding to indicate the Government's attitude towards the particular matters raised by the Committee I would like to commend the Committee for the way it goes about its operations. The Public Works Committee fulfills a key role in the overall process of scrutiny of public works proposals. There are government and departmental procedures associated with the development of public works proposals but the PWC provides that important step where a proposal is publicly examined and justified. Such scrutiny is a healthy discipline in the development of works proposals.

The Committee reported on 10 major proposals in 1979, and it is already apparent that this work load is increasing in 1980. It has built up considerable expertise in examining public works proposals and I am aware of the many actions taken by the Committee to ensure that proposals are dealt with expeditiously to avoid unnecessary delays. It is, of course, the Government's responsibility to take the final decision in respect of a particular proposal and justify its decision in the Parliament. The Committee's investigations are an important element in our system of Government and I would wish to record the Government's appreciation of this role.

The Committee's report raised four main issues that I would wish to respond to. These are: The use of cost benefit analysis for major public works; the role of Parliamentary committees in relation to action on the Australian Defence Force Academy; the introduction of two separate hearings for some proposals; and amendments to the Public Works Committee Act.

In paragraph 8 of the report, the Committee suggests that if full cost benefit economic analyses are to be prepared for all projects, as was done in the case of the Brisbane Airport redevelopment project, such studies should be made available to the Committee. While the Government considers it desirable for major projects to be subjected to economic analysis, there are some cases where formal economic cost benefit analysis is either not the appropriate evaluation technique or too expensive to provide a cost-effective input into the decision to be made. Nonetheless, the Government agrees that, wherever practicable, information on costs and benefits should be made available to the Committee.

The Committee referred to the Australian Defence Force Academy, and to a statement to the House by my colleague the Minister for Defence (Mr Killen) in December 1979. Following the presentation of the Committee's report in the House, the Government went to considerable effort in analysing the comments of the Committee. My colleague, the Minister for Defence, made a detailed statement in the House giving the Government's view on this particular proposal. I believe members will agree with me that the actions in the House subsequent to the preparation of the Committee's report have reaffirmed the Government's support for the Parliamentary Committee system. The Committee's report on the Australian Defence Force Academy was thoroughly examined by the Government and subsequent statements clearly outlined the reason for the Government accepting only one of the Committee's recommendations.

The Committee, in paragraph 13 of the report, has proposed that major projects such as the Brisbane Airport redevelopment and the Australian Defence Force Academy might be subject to a system of two separate hearings. The first of such

hearings would examine the need for a project and the second would examine the technical solution. The Committee's objective is to minimise the costs incurred by the Department of Housing and Construction on detailed studies of proposed works before the need for such works had been considered by Parliament.

Development work undertaken by the Department of Housing and Construction is part of the normal design processes and is required to establish reliable estimates of cost as a basis for assessing the relative merits of projects. The Department of Housing and Construction undertakes the minimum of development consistent with the need to provide the Committee with an accurate picture of the design solution. Accordingly, the Government has decided, for cost and efficiency reasons, that single hearings should continue as the normal method of reference of public works to the Committee. Nonetheless, the suggestion by the Committee has been noted and, should there be special circumstances in relation to a particular project that would warrant two separate hearings, consideration will be given to the Committee's suggestion. The final matter I wish to respond to is the Committee's reference to amending legislation to the Public Works Committee Act to broaden the scope of the Committee's charter to examine the works of selected statutory authorities. I am able to advise the House that, after a good deal of consideration, amending legislation has now been prepared and will be introduced as soon as the Government's legislation program permits.

INFORMATION RE PROPOSALS REPORTED ON BY PUBLIC WORKS COMMITTEE 1975-1979

AS AT DECEMBER 1980

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APPENDIX D

Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Current Estimate	Current Position	Expected/Actual Completion Date
Reports tabled in 1975		\$M	\$M	\$M		
Central Hospital Services Complex, Christchurch, A.C.C. (Stage 2) (1/75)	9.12.74	2.4	2.9	3.2	Complete	May 1978
Orchestral Studio and Music Centre, Wellington, N.Z. (2/75)	3-4.2.75	2.3	2.8	3.5	Complete	September 1977
Mālik Primary and Pre-School, Dunedin, N.Z. (3/75)	9.12.74	2.8	-	-	Responsibility for this project passed to the N.T. Government	-
Australian Government Centre, Auckland, N.S.W. (4/75)	18-19.3.75 30.4.75	45.0	-	-	Project cancelled.	-
Road Safety and Standards Authority Facilities at Albany/Moorea (5/75)	29.4.75	9.0	-	-	Project cancelled	-
Telephone Exchange Building, Edgecliff, N.S.W. (6/75)	1.5.75	3.4	3.2	3.9	Complete	March 1979
Telephone Exchange Building, Dunedin, A.C.C. (See Note A below) (7/75)	8.7.75	13.5	9.2	9.1	Complete	February 1980

Note A: In November 1976 the pre-tender estimate was made and the earlier estimate was found to be conservative. It was adjusted to \$11.2M to reflect market conditions. In the event, tender prices were more competitive than expected, and the contract was let in February 1977 for \$10.2M. The tender was competitive and further cost reductions followed. The final cost of the project also reflects the deferment, at Telecom's request, of the installation of some services.

INFORMATION RE PROPOSALS REPORTED ON BY PUBLIC WORKS COMMITTEE 1975-1979

AS AT DECEMBER 1980

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APPENDIX D

Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Estimate	Current Position	Expected/Actual Completion Date
<u>Reports tabled in 1975 (Cont')</u>		\$M	\$M	\$M		
Second Three-Year Program for the Improvement and Maintenance of the Stuart and Barkly Highways, N.T. (8/75)	5-7-8.75	34.6	-	-	Responsibility for this project passed to the N.T. Government	-
Naval Transmitter Building & Power Centre, Humpy Doo, N.T. (9/75)	7-8.75	4.5	5.7	5.8	Complete	April 1980
Sadadeen High School, Alice Springs, N.T. (10/75)	5-8.75	5.2	-	-	Responsibility for this project passed to the N.T. Government	-
Canberra Hospital - Extensions to Podium Stage 1 (11/75)	1-9.75	8.2	-	-	Project deferred indefinitely if re-activated it would be the responsibility of MDIC.	
Multi-Storey Ward Block, Repatriation General Hospital Greenslopes, Qld. (12/75)	13-10.75	12.3	10.8	12.0	Complete	November 1980

INFORMATION RE PROPOSALS REPORTED ON BY PUBLIC WORKS COMMITTEE 1975-1979

AS AT DECEMBER 1980

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APPENDIX D

Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Estimate	Current Position	Expected/Actual Completion Date
<u>Reports tabled in 1976</u>			\$M	\$M		
Development of Navy Supply Centre and Army Workshop and Construction of Defence Establishment Facility at Defence Establishment, Zealand, N.S.W. (1/76) (See note B below)	15-6.76	14.2	Progressive Commit.	19.8	To suit Defence operations the project is proceeding in a series of interdependent packages involving some 45 or more contracts. Construction commenced in November 1976 and is 70% complete overall.	December 1982
Consolidation into Bankstown of the operations of the Defence Aircraft Production and Maintenance Unit, Australia Pty Ltd, Bank of New South Wales (2/76) (See note C below)	27-10.76	7.1	Progressive Commit.	11.5	Complete	December 1980

Note B: The difference between the estimated cost at the PMC hearing and the current estimate is due to:

- i) cost escalation over 4 years (\$4.4m)
- ii) additional work, mainly re-roofing of 2 buildings (\$0.9m), together with various additional items of work totalling approximately (\$0.3M).

Note C: The difference between the estimated cost at the PMC hearing and the final cost is due to:

- i) provision of extra parking at request of PMC (\$0.1m)
- ii) inclusion of additional building for new machine shop - PMC advised of details (\$1.0m)
- iii) cost escalation over 4 years (\$1.7m)
- iv) underestimation and variations to this complex project during construction (\$1.6m)

INFORMATION RE PROPOSALS REPORTED ON BY PUBLIC WORKS COMMITTEE 1975-1979

AS AT DECEMBER 1980

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APPENDIX D

Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Current Estimate	Current Position	Expected/Actual Completion Date
Reports tabled in 1977		\$M	\$M	\$M		
Modernisation of H.M.A. Naval Dockyard (Stage 2), Williamstown, Victoria. (1/77)	29.11.76	24.0	Progressive Commital	29.2	Project composed of four phases Phase A (\$7.4m) Work commenced December 1977. Phase B (\$9.4m) Work commenced May 1981 - 99% complete overall Phase C (\$9.8m) Work commenced September 1979. - 75% complete overall Phase D (\$3.6m) Work commenced March 1982 Part 1: Work commenced September 1979. - 50% complete overall Part 2: Tenders to be called July 1982 Part 3: January 1981. Part 4: Subject to Masterplanning Review	March 1981 May 1981 March 1982 July 1982
Law Courts Buildings, Alice Springs, Northern Territory (2/77)	7.2.77	3.2	2.9	3.1	Complete	September 1980
Development of R.A.A.F. Base, Cook, Victoria (3/77)	18.4.77	2.6	Progressive Commital	2.7	Project composed of two stages Stage 1 (\$0.9m) complete. Stage 2 (\$1.8m) complete.	December 1978 July 1980
Primary School at Katherine South, N.T. (4/77)	9.2.77 19.4.77	2.6	-	-	Responsibility for this project passed to the N.T. Government	-

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Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Current Estimate	Current Position	Expected/Actual Completion Date
Reports tabled in 1977 (Cont'd)		\$M	\$M	\$M		
Development of the Military Area at Randwick, N.S.W. (5/77)	7-8.6.77	13.0	Progressive Commital	14.5	Project composed of two phases Phase A - (\$9.0m) Commenced June 1978 - 75% complete overall Phase B (\$5.5m) Tenders were called in November 1980 for the first component of this phase.	June 1981 June 1983
Development of R.A.A.F. Base, Edinburgh, S.A. (6/77)	14.7.77	17.4	Progressive Commital	18.1	Project composed of two stages Stage 1 (\$10.1m) Work commenced November 1977. - 50% complete. Stage 2 (\$8.0m) Work commenced October 1978. - 55% complete overall	October 1980 September 1982
Aerial Observation Station, Wallerawang, N.S.W. (7/77)	9.6.77	4.6	4.6	4.2	Complete	June 1980

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Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Current Estimate	Current Position	Expected/Actual Completion Date
Reports tabled in 1977 (Cont'd)		\$M	\$M	\$M		
Analytical Laboratory, Pymble, N.S.W. (8/77)	8-9.8.77	6.8	6.7	7.6	Work commenced April 1979 - 65% complete	July 1981
Antarctic Division Headquarters and Hobart Regional Laboratory, Australian Government Analytical Laboratories, Kingston, Tasmania (9/77)	23-24.6.77 25-30.6.77	7.3	8.0	8.9	Complete	December 1980
Beef Cattle Research Laboratory, Rockhampton, Qld. (10/77)	27-28.9.77	5.4	5.4	5.4	Complete	October 1980
Development of Headquarters Operational Command, R.A.A.F. Glenbrook, N.S.W. (11/77)	17.10.77	8.3	Progressive Committal	10.5	Project composed of four Phases Phase 1 (\$1.4m) Complete Phase 2 (\$4.4m) Work commenced 5/8/80 - 90% complete overall Phase 3 (\$3.4m) Tenders to be called in March 1981 Phase 4 (\$1.3m) Expected to be on 1981/82 Works Program.	March 1980 August 1982 June 1983 March 1984

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Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Current Estimate	Current Position	Expected/Actual Completion Date
Reports tabled in 1978		\$M	\$M	\$M		
Re-development of Airways Facilities Adelaide Airport, S.A. (1/78)	20-21.4.78	2.4	Progressive Committal	2.9	Civil works commenced March 1979 and building contracts were let in January and May 1980. - 45% complete overall	May 1981
Offshore High Security Animal Quarantine - Review of fifth Report of 1973. (2/78) (See Note D below)	12.5.78	6.4	Progressive Committal	5.9	Work commenced March 1978. - 85% complete overall	September 1981
National Acoustics Laboratory and Ultrasonics Institute, Chittoor, N.S.W. (3/78)	12-13.6.78	12.0	Progressive Committal	14.9	Carpark and site works commenced in 1979. The main building contract was let in December 1980. - 84 complete overall.	March 1984
High School, Nhulunbuy, N.T. (4/78)	15.6.78	3.15	-	-	Responsibility for this project passed to the N.T. Government	-

Note D: The current estimate is less than that at the time of the hearing because economies have been effected during design and construction and problems expected due to the remoteness of the site have not yet arisen.

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Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Current Estimate	Current Position	Expected/Actual Completion Date
<u>Reports tabled in 1978 (Cont'd)</u>		\$M	\$M	\$M		
Development of Military Area Stage 2, Bonagilla, Qld. (5/78)	3.8.78	17.3	Progressive Commitial	19.9	Project composed of three phases Phase A (\$3.9m) commenced November 1979. - 99% complete overall Phase B (\$7.2m) Mass Alterations commenced December 1979. - 30% complete overall Phase C (\$5.8m) Tenders called December 1980.	January 1981
Development of Army Site Stage 1, Bonagilla, Vic. (6/78)	1.11.78	29.5	Progressive Commitial	36.9	Site clearing commenced October 1979. Since then 17 major building and engineering services contracts have been let with a total value of \$23.6M - 3% complete overall.	November 1982

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Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Current Estimate	Current Position	Expected/Actual Completion Date
<u>Reports tabled in 1979</u>		\$M	\$M	\$M		
Workshop, Amenities Building and Services, Garden Island Dockyard, N.S.W. (1/79)	12-13.12.78	7.4	Progressive Commitial	8.4	Main contract for FFS workshop and Amenities buildings commenced November 1979. - 50% complete overall.	November 1981
Defence Force Academy, ACT (2/79) (See Note E below)	28.4.78 14.12.78	92.8	Progressive Commitial	65	Siteworks commenced in December 1980. Tenders for the first building works to be called in July 1981.	April 1987
Research Laboratory Complex for CSIRO's Division of Chemical Technology, Clayton, VIC (3/79)	10-11.4.79	9.1	10.4	10.4	Main contract commenced June 1980. - 5% complete overall.	May 1982
Patrol Boat Base, Cairns, Qld (4/79) (See Note F below)	25-27.4.79	8.8	11.0	11.5	Work commenced February 1980. - 35% complete.	December 1981
Relocation of Royal Australian Navy Research Laboratory (RANRL) from Rushcutters Bay to Parramatta, NSW (5/79)	25.5.79	2.5	Progressive Commitial	3.2	Demolition completed, to be Main contract tender called December 1981. - 1% complete overall.	April 1983
New Terminal Complex, Coolangatta Aerodrome, Qld (6/79)	3-4.7.79	4.6	5.5	5.5	Apron/taxiway contract commenced in February 1980. Main contract commenced July 1980 - 45% complete overall.	June 1981

Note E: The \$65M current estimate is solely the 1978 estimate indexed to current prices

Note F: The increase in the tender estimate over the estimate at the time of the hearing comprises \$0.6M design development and \$1.6M general rise in building costs.

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Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Current Estimate	Current Position	Expected/Actual Completion Date
Reports tables in 1979 (cont'd)		\$M	\$M	\$M		
Darwin Patrol Boat Base, Larrakeyah, N.T. (7/79)	13.8.79	17.8	17.8	18.9	Work commenced on the main contract in April 1980. - 10% complete overall.	December 1982
Crop Adaptation Laboratory, Black Mountain, ACT (8/79)	3.9.79	2.8	2.8	2.8	Tenders called September 1980 Work to commence early 1981.	November 1982
National Biological Standards Laboratory (NBSL) and Australian Dental Standards Laboratory (40321), Symonston, ACT (9/79)	10-11.9.79	26.0	-	29.8	Siteworks commenced November 1980. Tenders for the first building contract to be called in May 1981.	November 1984
Redevelopment of Brisbane International Airport - Initial Works of Phase I (10/79)	16-18.10.79 23.10.79 30-31.10.79	98.0	Progressive Commitment	98.0	Construction of flood canal started in March 1980. Dredging and reclamation contract let December 1980. Others components of the project will be let progressively until mid 1982. - 14% complete overall.	December 1984

GENERAL NOTES:

- The estimated cost of proposals when referred to the Public Works Committee is based on prices current at the time the estimate is made. The date of the estimate is quoted to the Committee. In accordance with Department of Finance Policy, no provision is made for the escalation of building costs.

- Costs have been rounded to one decimal point.

- Current estimates include the effects of changes which have occurred to award wages and material prices, but do not attempt to forecast future movements.

- The percentage completion shown for projects relates to physical progress.