

Parliamentary Standing Committee on

DEPARTMENT OF THE SENATE

Public Works

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W. G. G. G. G.

Clerk of the Senate

FORTY-FIFTH GENERAL REPORT

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THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA
PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

FORTY-FIFTH
GENERAL REPORT

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Commonwealth of Australia 1982

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

FORTY-FIFTH 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 to 31 December 1981.

TWENTY-SIXTH COMMITTEE

1. 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.

2. Following the retirement of Senator J.I. Melzer on 30 June 1981 and the election of Senator the Hon. H.W. Young as President of the Senate on 18 August 1981, Senators D.J. Foreman and J.R. Martyr were appointed to the Committee on 25 August 1981. Mr. J.L. McMahon, M.P. was elected Vice-Chairman on 27 August 1981.

PROPOSALS REFERRED TO THE COMMITTEE

3. There were 12 references of work to the Committee during 1981 including one reference through the Executive Council on 21 December 1981.

4. The Committee presented 12 reports to Parliament during 1981, two of which related to proposals referred in December 1980. Details of the proposed works referred to the Committee are summarised at Appendix A. The Committee's final report on Upgrading of Airport Facilities for the Introduction of Domestic Wide-Body Aircraft will be tabled in 1982.

MEETINGS

5. The Committee met on 54 occasions during 1981, its activity included a brief visit to Antarctica via New Zealand to inspect the Australian base at Casey. The meetings were held to take evidence at public hearings, carry out inspections or deal with private business and were held at Melbourne (4), Christchurch, NZ (2), McMurdo, Antarctica (2), Casey Base, Antarctica (1), Townsville (4), Canberra (25), Adelaide (2), Cronulla (1), Hobart (2), Brisbane (4), Puckapunyal (1), Sydney (4) and Perth (2).

REVIEW OF SUBMISSIONS PRESENTED

6. In its Forty-fourth General Report, the Committee noted a wide variation in the standard of submissions presented in support of referred works. There has not been a significant improvement in 1981. Inadequate submissions by Departments lead to the need for lengthy questioning by the Committee in order to obtain fuller information and may necessitate additional public hearings.

7. The Committee wishes to advise Departments that submissions should clearly set out:

- a. the need for the proposed work;
- b. the alternative solutions which have been examined prior to the decision to proceed with the work;
- c. an indication of the priority of the work in relation to other planned works by the Department;

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- d. details of any cost-benefit studies;
- e. details of any environmental studies;
- f. information of negotiations or discussions with other Departments, State and local authorities, companies, unions and the public in relation to the work.

8. Particularly, the Department of Defence reduced the length of its submissions for the hearings on the Living, Working and Area Facilities at Watsonia and the Armoured Centre Redevelopment at Puckapunyal to a point where each work could not be justified without extensive on-site briefings and lengthy questioning during the hearing to obtain supplementary information. Failure to justify a proposal creates considerable inconvenience, can necessitate subsequent public hearings and must certainly jeopardise approval by the Committee.

DESIGN CONTINGENCIES

9. The limit of cost estimate provided by the Department of Housing and Construction for Garden Island NSW Modernisation Stage 2 was \$79 million at April 1981 prices. In addition, the Department advised the Committee that a special provision of \$2.5 million would be required for design contingency. The Committee, in reporting on the reference, stated that insufficient justification for the design contingency was provided and that accordingly it should be reduced to \$1.0 million. The Committee also reported that in future where design contingencies may be required, the need for such a contingency should be fully justified in departmental evidence.

ENVIRONMENTAL CONSIDERATIONS

10. In reporting on the Armoured Centre Redevelopment at Puckapunyal, the Committee recommended that the Department of Defence, in conjunction with the Department of Home Affairs and Environment, review the methods of disposal for all

pollutant substances throughout Australia to ensure its practices are in accordance with the requirements of existing legislation and relevant local authorities. No advice on the progress of this review has been received but the Committee stressed that this review is essential.

11. As for the future, the Committee is concerned that where environmental impact procedures for proposed projects are submitted in evidence to have been satisfied, there is rarely a proper justification for that allegation. In future, the Committee will require the reasoning of the Department of Home Affairs and Environment to be presented when such statements are made.

12. The Committee noted in its report on the rebuilding of Australia's Antarctic Stations that an important feature of the design of the new stations is the attention being given to protecting the environment. This embraces not only the construction of physical facilities such as a biological treatment plant for treating waste water but also the practice of backloading solid waste material to Australia. The Committee believes the Antarctic Division should report regularly on the success of these new practices in minimising the environmental impact of the three stations.

URGENCY OF WORK

13. The Committee is frequently advised that proposed works require urgent completion (and therefore urgent consideration by the Committee) because they have been the subject of ministerial announcements which specify a completion date or an urgent completion date is necessitated by other factors.

14. The Committee does not call into question Ministers announcing commencement or completion dates for public works. However, the Committee points out that such

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announcements should take into account the time required by the Committee to carry out its parliamentary responsibilities. Any public announcement concerning the timing of commencement and completion of construction should therefore make mention that both are contingent on sufficient time for the Committee's examination and, equally important, a favourable report from the Committee.

15. Where early completion dates are the consequence of other factors such as, for example, redeployment of staff, responsible departments should co-ordinate their planning and resource allocation with a view to giving the Committee sufficient time to publicise its enquiry, for interested groups and organisations to provide submissions, and for the Committee to hold public hearings and report to Parliament.

16. An example of where a project was exempted from examination by the Committee on the grounds of urgency was the construction of an international terminal building and associated taxiway widening, apron extension and strengthening at Townsville Airport. The estimated cost of the proposal in September 1980 was \$5.0 million. The grounds for urgency were that facilities were required to be completed quickly to enable international flights to use the airport and insufficient time was available for the Committee to examine the proposal and report to Parliament.

17. The estimated cost of the international terminal component of the proposal in December 1980 was \$2.38 million and the Committee understands due to subsequent development of client department (Department of Transport) requirements and design solutions its cost is now \$3.2 million. The Committee questions the apparent haste with which this project was developed and prepared for public tender.

18. Often there are delays between when a work is referred to the Committee and when departmental submissions are received. These delays reduce the time available to interested groups or organisations to comment on the proposals.

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The Committee believes that groups and individuals have a right to be given sufficient time to prepare their submissions. Delays could be reduced by departments forwarding their submissions to the Committee no later than within a week of works being referred.

19. Commonwealth Office Building, Townsville The Committee's report on the construction of a Commonwealth Office building at Townsville, Queensland noted the need for collocation of the majority of Commonwealth departments in one building. It was also noted that, "... Departments have been deficient in not giving proper consideration to the savings and costs which could result from a speedier completion of the building". The major concern and costs of faster completion of proposed works should be more clearly assessed in departmental evidence.

20. The proposed work was denied funding as part of the Review of Commonwealth Functions. Although the Committee acknowledges the Government's right to determine priorities, this subsequent decision seems at variance with the need which was put forward in evidence to justify the work. The additional expenditure due to rises in building costs and extension or renewal of leases may negate any short term advantage gained. With the continuing growth of Townsville as a regional centre for North Queensland, there will be an increase in Commonwealth functions in the area, requiring additional staff. If the present system of 'ad hoc' leasing were to continue then the problems generated by diffuse property holdings will be unnecessarily perpetuated.

PRIORITIES AND FORWARD PLANNING

21. In its Forty-fourth General Report, the Committee noted that departments with a number of references likely to go before the Committee should give an overall presentation on their priorities and likely referral dates at the beginning of a calendar or budgetary year. The response from departments to this suggestion is promising and should, from now on, become established practice.

CONSTRUCTION OF WORKS WHICH PRE-EMPTED CONSIDERATION BY THE COMMITTEE

22. The Committee was disturbed to learn that in 1980/81 works were commenced costing less than \$2 million which could be construed as pre-empting subsequent examination by the Committee of further associated works in excess of \$2 million. These works, amounting to \$6.08 million in all, were carried out at Adelaide, Brisbane, Melbourne, Perth and Sydney Airports. The Committee understands the works proceeded without reference to the Committee on the grounds of "commercial" urgency. In its 11th Report of 1981 relating to the upgrading of airport facilities for the introduction of domestic wide-body aircraft, the Committee took the view that authorisation and completion of works at these airports without investigation by the Committee was a matter for concern.

23. It appears to the Committee that the works were urgent because of lack of foresight and because of a lack of timely commitment in the Government's decision making and administrative/budgeting machinery had let them become urgent. The carrying out of works at airports where more facilities for wide-body aircraft were required and which were referred to the Committee, pre-empted the Committee's subsequent investigation and report.

24. Another disturbing aspect of the pre-empting of works arose during the hearing into the New Air Traffic Services Centre and Control Tower at Perth Airport. The absence of a master plan for the development of the airport caused planning for the control tower to be directed at the short term. This raised several problems and led the Committee to reject "... any part of the present reference which may determine the contents of the Master Plan ...".

25. Departments and authorities should more carefully examine the long term implications of proposed works to ensure they do not close off options which are still subject to public discussion. A proposal coming before the Committee

should not pre-empt consideration of future development alternatives through short term planning nor lead to a circularity of justification based on such planning. In its report, the Committee also criticised the evolution of the proposal without it being considered by the Western Australian Airfields Committee as this prevented adequate consideration of the views of interested bodies.

REFERENCES REQUIRING FURTHER EXAMINATION

26. During 1981, three references contained components which the Committee believes should be further examined by the client departments and the Department of Housing and Construction. These were:

- the Surface Preparation Facility and Oily Bilge Waste Treatment Plant, which formed part of Stage 2 of Garden Island NSW Modernisation. It is understood that this aspect will be referred back to the Committee in 1982.
- Construction of New Air Traffic Services Centre and Control Tower, Perth, W.A. The aspect of this reference relating to the Control Tower will be further considered by the Committee as soon as the Master Plan for Perth Airport is determined.
- Adelaide and Hobart Airports. The delay in reporting on Adelaide and Hobart Airports was brought about by Parliament rising early towards the end of the 1981 Budget Session, the considerable public interest shown by residents living near Adelaide Airport and certain reservations on aspects of the proposed works at Hobart Airport. During

the Parliamentary recess, the Committee held further public hearings into the proposals.

AMENDMENTS TO PUBLIC WORKS COMMITTEE ACT 1969

27. In the Committee's Forty-fourth General Report a review was made of developments relating to proposed amendments to the Public Works Committee Act. An amending Act (No. 20 of 1981) was passed by the Parliament during the year and received the Royal Assent on 9 April 1981.

28. The Act brings the works of Commonwealth authorities and overseas works for the Commonwealth under the Committee's scrutiny. Although overseas works came under scrutiny on 9 April 1981, a further twelve months exemption was granted to authorities to enable them to modify their procedures and timetables and to permit the drafting of regulations to exempt bodies which are commercially competitive (for example, TAA and QANTAS).

29. Certain types of works and authorities will continue to be exempt:

- overseas aid works for other countries;
- Northern Territory Government works and works for the Norfolk Island Administration;
- tertiary education institutions in the ACT;
- the Parliament House Construction Authority;
- the National Capital Development Commission;
- inter-government bodies.

30. Provision exists however for specific works of authorities which are not subject to the Act to be declared examinable by the Committee. Furthermore, certain works of the National Capital Development Commission may be prescribed as public works and made subject to scrutiny by the Committee. The Minister for Administrative Services, the Hon. Kevin Newman, MP, stated in his second reading speech on the 1981 Amendment:

" The Government can assure the House and the Committee that should the Committee wish to examine any specific work of the NCDC, the Government would treat any request sympathetically and would facilitate Committee investigation of any such work. "

31. The amendments to the Act also included a number of machinery changes to facilitate the Committee's inquiries, namely:

- repetitive works may be exempted from review after agreement with the Committee;
- the Committee is to have a discretionary power to conduct inquiries in private;
- in respect of urban land development, the Committee may report without holding an inquiry.

32. The full effect of these alterations is not known but it is anticipated that an increased workload will eventuate after 9 April 1982 when all Commonwealth authorities become subject to the Public Works Committee Act.

DEFENCE FORCES HOUSING

33. The Committee's report on the Provisions of Army Housing at Townsville (Report 3/1981) gave consideration

to the problems experienced by Defence Force personnel and their dependants. Several recommendations were made, the most significant being the need for full and regular consultations between service families and the Departments of Defence, Administrative Services and Housing and Construction on the needs and problems of the occupants of service housing. It is pleasing to note that such consultations are now taking place. However, they must be maintained and integrated in the long term to make an effective contribution to the determination of Defence Force Scales and Standards.

COMMONWEALTH CONTRIBUTION TO NATIONAL HERITAGE

34. During 1980 and 1981, the Committee reported on a number of works which included architectural or design elements that take account of adjacent historic buildings or landscapes. Design solutions proposed by the Department of Housing and Construction to ensure compatibility with adjacent architectural styles involved the Commonwealth in additional expenditure.

35. Examples of this type of expenditure, which the Committee believes should be highlighted, include:

- Garden Island Utilities Building where, because of its sensitive location on the foreshores of Sydney Harbour, the Committee agreed with the proposal that the building be constructed beneath the landscaped headland. This design solution added \$200,000 to the cost of the building;
- Garden Island car park where the Committee agreed to the roof of the car park being landscaped as a park thereby being visually more attractive from the adjacent residential neighbourhood and for use by nearby residents as a recreational amenity. The cost of this additional work was about \$1.5 million (April 1981 prices);

- CSIRO Marine Laboratories, Hobart, where the design of the laboratories, within the historic Battery Point area, will involve the Commonwealth in an additional expenditure of \$300,000. Two design options involving three two-storey laboratory wings or two three-storey wings were considered. Whilst the two three-storey option was less costly, the Committee agreed to the three two-storey design on the grounds that the development would be more complementary to the historic buildings and parkland in the area.

36. The Committee believes the Commonwealth expenditure in designing and constructing new buildings to complement historic buildings or areas should be recognised and that the public should be made aware of the Commonwealth's contribution.

DEFINITION OF A PUBLIC WORK

37. During 1981, the Committee had occasion to seek clarification from the Attorney-General's Department of the definition of a public work as noted in Sections 5 and 18 of the Public Works Committee Act. The question of defining a public work had arisen over the proposed construction of an oceanographic research vessel for the CSIRO. (See also page 24 of the Report relating to CSIRO Marine Laboratories, Hobart, Tasmania, Number 4/1981.)

38. The Attorney-General's Department advised that construction of a vessel would be a 'work' within the meaning of the definition of a 'public work' given in Section 5 of the Act. Following this, the definition of a 'public work' was further qualified by stating that it does not follow that the construction of the vessel would be a 'public work' within the meaning of Section 18(8) of the Act. Such a question could only be answered after considering the nature of the proposed contractual arrangements for the vessel's construction.

39. The Committee intends to clarify further the precise definition of a 'public work' to ensure that the intentions of the Parliament and the Government in relation to the review of public works are not circumvented.

NON-REFERENCE OF DEFENCE WORKS

40. 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

41. 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.

42. During the year 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.

PROGRESS OF PROPOSALS PREVIOUSLY REFERRED

43. At Appendix B is a tabulated summary of progress of all works reported on by the Committee covering the period 1976-1980 as at December 1981. 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 provides further information to expand on projects of particular interest in that Department's annual report.

APPRECIATION

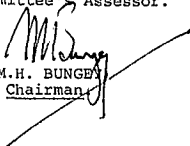
44. The Committee wishes to record its appreciation to all those who assisted during the numerous site inspections and public hearings.

45. 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

46. The Committee was served by Mr. R.B. Fenton as Secretary, Mr. M.M.H. Fetter, Assistant Secretary, Mr. G. Davies, Project Officer and Mrs. J.R. Thompson, who continued in her valuable role as Steno-Secretary.

47. The Committee also acknowledges the services of Mr. Christopher Smith, seconded from the Executive Development Scheme and Mr. K. Barclay, DFC as the Committee's Assessor.


(M.H. BUNGE)
Chairman

Parliamentary Standing Committee
on Public Works,
Parliament House,
CANBERRA, ACT
18 March 1982.

APPENDIX A

REPORTS PRESENTED BY THE PUBLIC WORKS COMMITTEE DURING 1981

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	Commonwealth Office Building, Townsville, Queensland.	9. 4.81 1/81	28. 4.81	\$ 8 700 000	\$ 8 700 000	24. 9.81	Recommended as proposed.
3.12.80	Development of RAAF Base, Leamouth, W.A.	18. 3.81 2/81	2. 4.81	3 800 000	3 800 000	28. 4.81	Recommended as proposed.
26. 2.81	Provision of Army Housing at Townsville, Queensland.	2. 6.81 3/81	5. 6.81	5 350 000	5 350 000	10. 6.81	Recommended with minor amendments.
7. 4.81	CSIRO Marine Laboratories, Hobart, Tasmania.	10. 9.81 4/81	15. 9.81	10 750 000	10 750 000	28.10.81	Recommended with minor amendments.
29. 1.81*	Redevelopment of Australian Antarctic Bases.	5. 6.81 5/81	9. 6.81 (Reps.) 10. 6.81 (Senate)	35 100 000	35 100 000	10. 6.81	Recommended with minor programming amendments.
30. 4.81	Extensions to International Removal Facilities, Brisbane Airport, Queensland	20. 8.81 6/81	26. 8.81	2 800 000	2 800 000	8. 9.81	Recommended as proposed.
26. 5.81	Garden Island, New South Wales Modernisation Stage 2.	20. 8.81 7/81	26. 8.81	79 000 000 \$2.5 million design contingency	74 400 000 +\$1 million design contingency	24. 9.81	Recommended as proposed except surface preparation and preservation facility and oily bilge waste treatment plant.

* Through Executive Council

APPENDIX A

REPORTS PRESENTED BY THE PUBLIC WORKS COMMITTEE DURING 1981

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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
** 12. 6.81	Armoured Centre Redevelopment, Puckapunyal, Victoria	10. 9.81 8/81	15. 9.81	\$ 12 000 000	\$ 12 000 000	24. 9.81	Recommended as proposed.
** 12. 6.81	Redevelopment of Brisbane International Airport - Further Dredging and Reclamation.	22.10.81 9/81	27.10.81	16 000 000	16 000 000	17.11.81	Recommended as proposed.
27. 8.81	Construction of Working, Living and Area Facilities for Army and Navy Personnel, Watsonia, Victoria.	27.10.81 10/81	28.10.81 (Reps.) 10.11.81 (Senate)	5 000 000	5 000 000	17.11.81	Recommended as proposed.
27. 8.81	Upgrading of Airport Facilities for the Introduction of Domestic Wide-body Aircraft (Initial Report)	27.10.81 11/81	28.10.81 (Reps.) 10.11.81 (Senate)	23 300 000	12 850 000	17.11.81	Recommended as proposed with the exception of Adelaide and Hobart Airports.
27. 8.81	Construction of New Air Traffic Services Centre, and Control Tower, Perth Airport, Western Australia	22.10.81 12/81	27.10.81	3 600 000	2 700 000	17.11.81	Recommended as proposed with the exception of the Control Tower. Committee hopes to report on this early in 1982 following DOT developing a master plan for Perth Airport.

** Through Senate

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REPORTS PRESENTED BY THE PUBLIC WORKS COMMITTEE DURING 1981

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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
18.11.81	Construction of additional Training and Sleeping Accommodation at RAAF Base Laverton, Victoria			\$ 5 600 000	\$		Report yet to be presented.
* 21.12.81	Construction of Facilities for a Tactical Fighter Squadron, RAAF Base Darwin, N.T. Stage I			9 600 000			Report yet to be presented.

* Through Executive Council.

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 1976						
Development of Navy Supply Centre and Army Workshop Facility at Defence Establishment, Zetland, N.S.W. (1/76) (See Note A below)	15.6.76	14.2	Progressive Committal.	19.9	To suit Defence operations the project is proceeding in a number of stages involving some 45 or more contracts. Construction commenced in November 1976. - 80% complete overall.	August 1983
Consolidation into Bankstown of the Bankstown and Lidcombe Government Aircraft Plants operated by Hawker de Havilland Australia Pty Ltd. (2/76) (See Note B below)	27.10.76	7.1	Progressive Committal.	11.5	Complete.	December 1980

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

- i) cost escalation over 4 years (\$4.5m)
- ii) cost escalation for unforeseen work, mainly re-roofing of 2 buildings (\$0.9m), together with various additional items of work totalling approximately (\$0.3M).

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

- i) provision of extra carparking 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 (\$1.2m)
- iv) underestimation and variations to this complex project during construction (\$1.6m)

INFORMATION RE PROPOSALS REPORTED ON BY PUBLIC WORKS COMMITTEE 1976-1980

AS AT DECEMBER 1981

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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						
Modernisation of H.M.A. Naval Dockyard (Stage 2), Williamstown, Victoria. (1/77)	29.11.76	24.0	Progressive Committal	29.8	Project composed of four phases:- Phase A (\$1.0m) Work commenced June 1981 Phase B (\$10.4m) Work commenced August 1982 September 1978. - 95% complete overall. Phase C (\$10.0m) Part 1: Work commenced September 1981. - 20% complete overall. Part 2: Work commenced April 1981. - 20% complete overall. Phase D (\$2.0M) Work not yet commenced.	June 1981 August 1983 December 1983
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, Point Cook, Victoria (3/77)	18.4.77	2.6	Progressive Committal	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.	-

INFORMATION RE PROPOSALS REPORTED ON BY PUBLIC WORKS COMMITTEE 1976-1980

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Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price Committal	Final Cost/ Current Estimate	Current Position	Expected/Actual Completion Date
<u>Reports tabled in 1977 (Cont'd)</u>		\$M	\$M	\$M		
Development of the Military Area at Edinburgh, N.S.W. (5/77)	7-8.6.77	13.0	Progressive Committal	16.3	Project composed of two phases:- Phase A - (\$10.6M) Commenced June 1978. - 95% complete overall. Phase B (\$5.7m) The first component of this phase commenced April 1981. - 32% complete overall.	February 1982 June 1983
Development of R.A.A.F. Base, Edinburgh, S.A. (6/77)	14.7.77	17.4	Progressive Committal	18.3	Project composed of two stages:- Stage 1 (\$10.1m) Complete. Stage 2 (\$8.2m) Work commenced October 1978. - 88% complete overall.	October 1980 June 1982
Animal Quarantine Station, Wailgrove, N.S.W. (7/77)	9.6.77	4.6	4.6	4.2	Complete.	June 1980

INFORMATION RE PROPOSALS REPORTED ON BY PUBLIC WORKS COMMITTEE 1976-1980

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APPENDIX B

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 1977 (Cont'd)</u>		\$M	\$M	\$M		
Analytical Laboratory, Pymble, N.S.W. (8/77)	8-9.8.77	6.8	6.7	8.6	Work commenced April 1979. - 95% complete overall.	February 1982
Antarctic Division Headquarters and Hobart Regional Laboratory, Tasmanian Government Analytical Laboratories, Kingston, Tasmania (9/77)	23-24.6.77 29-30.8.77	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	10.8	Project composed of four phases:- Phase 1 (\$1.5m) Complete. Phase 2 (\$4.5m) Work commenced September 1980. - 90% complete overall. Phase 3 (\$3.5m) Work commenced July 1981. - 64% complete overall. Phase 4 (\$1.3m) Awaiting program	March 1980 August 1982 June 1983 March 1984

INFORMATION RE PROPOSALS REPORTED ON BY PUBLIC WORKS COMMITTEE 1976-1980

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APPENDIX B

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</u>						
Redevelopment of Airways Facilities Adelaide Airport, S.A. (1/78)	20-21.4.78	2.4	Progressive Committee	3.6	Civil works commenced March 1979 and completed December 1979. Building contracts placed in January and May 1980 let in January and May 1980 - 93% complete overall.	February 1982
Offshore High Security Animal Quarantine Station, West Island, Torres (Coral) Islands (8/78) (See Note C below) (2/78) (See Note C below)	12.5.78	6.4	Progressive Committee	6.1	Complete.	October 1981
National Acoustics Laboratory and Ultrasonics Institute, Chatswood, N.S.W. (3/78)	12-13.6.78	12.0	Progressive Committee	16.8	Phase 1 (\$0.7m) Complete. Phase 2 (\$16.1m) The main building contracts placed in December 1980 - 9% complete overall.	August 1981 May 1984
High School, Nhulunbuy, N.T. (4/78)	15.6.78	3.15	-	-	Responsibility for this project passed to the N.T. Government.	-

Note C: The completed cost is less than the estimate 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 did not arise.

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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>						
Development of Military Area Stage 2, Enoggera, Qld. (5/78).	3.8.78	17.3	Progressive Committee	21.9	Project composed of three phases:- Phase A (\$7.1m) complete. Phase B (\$7.6m) Construction commenced December 1979, - 35% complete overall. Phase C (\$7.2m) Construction commenced May 1981, - 20% complete overall.	January 1981 January 1982 December 1982
Development of Army Site Stage 1, Bonesgilla, Vic. (6/78)	1.11.78	29.5	Progressive Committee	36.9	Site clearing commenced October 1979. Since then 35 major building and engineering services contracts have been let with a total value of \$30.0m - 35% complete overall.	December 1982

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Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Estimate/ Current Estimate	Current Position	Expected/Actual Completion Date
Reports tabled in 1979		\$M	\$M	\$M		
Workshop, Amenities Building and Services, Garden Island Dockyard, N.S.W. (1/79)	12-13.12.78	7.4	Progressive Commital	9.5	Construction commenced November 1979. - 95% complete overall.	March 1982
Defence Force Academy, ACT (2/79) (See Note D below)	28.4.79 14.12.78	52.8	Progressive Commital	77.8	Siteworks commenced in December 1979. Main contract for the first building works let October 1981. - 2% complete overall.	April 1987
Research Laboratory Complex for CSIRO's Division of Chemical Technology, Clayton, VIC (3/79)	10-11.4.79	9.1	10.4	13.3	Main contract commenced June 1980. - 55% complete overall.	October 1982
Patrol Boat Base, Cairns, QLD (4/79) (See Note E below)	25-27.4.79	8.8	11.0	12.3	Work commenced February 1980. - 83% complete overall.	May 1982
Relocation of Royal Australian Navy Research Laboratory (RANRL) from Rushcutter's Bay to Pyrmont, NSW (5/79)	25-5.79	2.5	Progressive Commital	3.9	Demolition completed. Main contract expected to commence February 1982. - 1% complete overall.	July 1983
New Terminal Complex, Coolangatta Airport, QLD (6/79)	3-4.7.79	4.6	5.5	5.9	Complete.	June 1981

Note D: The apparent cost increase is due solely to price indexation since February 1978.

Note E: 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. The subsequent increase is due to rise and fall provisions of contracts.

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Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Estimate/ Current Estimate	Current Position	Expected/Actual Completion Date
Reports tabled in 1979 (cont'd)		\$M	\$M	\$M		
Darwin Patrol Boat Base, Larrakeyah, N.T. (7/79)	13.8.79	17.8	17.8	21.3	Work commenced with the main contract in April 1980. - 65% complete overall.	December 1982
Crop Adaptation Laboratory, Black Mountain, Acton, ACT (8/79)	3-9.79	2.8	2.8	2.9	Work commenced in February 1981. - 28% complete overall.	May 1983
National Biological Standards Laboratory (NBSL) Investigational Standards Laboratory (AND), Symonston, ACT (9/79)	10-11.9.79	26.0	-	37.7	Siteworks commenced November 1980. Project delayed by balance of work deleted from program. Not yet reinstated.	-
Redevelopment of Brisbane International Airport - Initial Works of Phase 1 (See Note F below)	16-19.10.79 23.10.79 30-31.10.79	98.0	Progressive Commital	114.2	Construction of flood-way canal started in March 1980 and was completed in December 1980. Dredging, reclamation and associated site preparation works are in progress. Commitment of further works awaits decisions on funding. - Initial works are approximately 35% complete overall.	Mid 1986

Note F: The funds provision to date is limited to \$59.2m to cover floodway, dredging and reclamation, miscellaneous site drainage and other works.

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Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Estimate	Current Position	Expected/Actual Completion Date
Reports tabled in 1980						
Replacement of Cranes, Cockaton Island Dockyard, N.S.W. (1/80)	3-4-12-79	4.2	progressive committal	8.5	Contract for main crane let July 1981.	October 1983
Replacement of Cranes, Cockaton Island Dockyard, N.S.W. (1/80) (see G below)					- 6% complete overall.	
Mossworthy Army Development Stage 2, N.S.W. (1/80)	28-3-80	10.3	progressive committal	11.6	Work commenced August 1980	June 1984
					- 40% complete overall.	
Rehabilitation of Radio Australia Facilities, Melbourne, N.Y. (3/80)	12-13-2-80 17-3-80	10.0	progressive committal	4.4	Repairs to power supply commenced October 1980. Completed Separate contracts let for restoration of Jetty, buildings and services and new cable	April 1982
(See Note H below)					- 88% complete overall.	
Research Laboratory Complexes for CSIRO, Divisions of Applied Organic Chemistry and Materials Science, Clayton, Vic. (4/80)	10-11-4-80	19.0	-	21.5	Awaiting program status	-
Commonwealth Law Courts, Hobart, Tasmania (5/80)	7-8-5-80	8.4	9.5	9.5	Contracts for site excavation let January 1981. Building commenced August 1981	October 1984
Replacement of Operating Theatres and Surgical Beds at the Repatriation General Hospital, Holtywood, N.A. (6/80)	16-17-7-80	5.2	-	6.5	Awaiting program status.	-
Aircraft Maintenance Complex and Access Roads, RAAF Base Darwin, N.T. (7/80)	15-7-80	4.5	4.5	4.5	Work on taxiways commenced August 1981. Building commenced August 1981. Work commenced on main contract June 1982.	August 1982
					- 70% complete overall.	

Note G: The cost increase on this project reflects the difficult contracting market and industrial situation.

Note H: Current estimate is for work by Department of Housing and Construction only. At the hearing the total estimate comprised \$6.7 M for radio technical works and \$3.3 M for work by Department of Housing and Construction.

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Project and number of report	Hearing Dates	Estimated Cost at Hearing	Tender Estimate/ Price	Final Cost/ Estimate	Current Position	Expected/Actual Completion Date
New Hanger Complex, HMAS Albatross, Howra, N.S.W. (9/80)	15-7-80	5.6	progressive committal	5.4	Initial work commenced June 1980.	September 1983
					- 10% complete overall.	
Modernisation of Fleet Base and Dockyard, Garden Island, N.S.W., Stage 1 (9/80)	29-30-7-80	28.6	progressive committal	33.2	To suit Defence operations, the project is proceeding in a series of stages. Major packages involving some 50 or more contracts of which 4 will be major building contracts.	October 1986
					- 3% complete overall.	
Aircraft Corrosion Control Facility, RAAF Base, Richmond, N.S.W. (10/80)	25-8-80	7.9	progressive committal	9.9	First contract let July 1981. Second contract let February 1982.	December 1984
					- 1% complete overall.	
Lavarack Barracks Stage 2 Development, Townsville, Qld. (11/80)	25-8-80	6.0	progressive committal	7.0	Construction started May 1981. Contracts let for civil works and engineering services, vehicle, warehouse and workshop	December 1982
					contracts to be called in 1982	
					- 10% complete overall.	
Norfolk Island Aerodrome, Upgrading of Facilities. (12/80)	2-4-9-80 8-9-80	6.2	progressive committal	7.2	First contract let August 1981 for supply of crushed rock. Main runway contract expected to let February 1982.	June 1983
					- 1% complete overall.	

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		\$M	\$M	\$M		

GENERAL
NOTES:

1. 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.
2. Costs have been rounded to one decimal point.
3. Current estimates include the effects of changes which have occurred to award wages and material prices, but do not attempt to forecast future movements.
4. The percentage completion shown for projects relates to physical progress.