



Parliamentary Standing Committee on Public Works

REPORT

relating to the

DEPARTMENT OF THE SENATE	
PAPER No.	1945
DATE PRESENTED	29 NOV 1983
<i>W. L. ...</i>	
Clerk of the Senate	

CONSTRUCTION OF A CHANCERY COMPLEX AND STAFF HOUSING AT RIYADH, KINGDOM OF SAUDI ARABIA

(Eighth Report of 1983)

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

R E P O R T

relating to the

CONSTRUCTION OF A
CHANCERY COMPLEX
AND STAFF HOUSING AT
RIYADH,
KINGDOM OF SAUDI ARABIA

(Eighth Report of 1983)

MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE
ON PUBLIC WORKS

(Twenty-Seventh Committee)

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The Honourable Wallace Clyde Fife, M.P. (Vice-Chairman)

Senate

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PUBLIC WORKS COMMITTEE ACT 1969
ORDER UNDER SUB-SECTION 18(4)

I, SIR NINIAN MARTIN STEPHEN, the Governor-General of the Commonwealth of Australia, acting with the advice of the Federal Executive Council, in pursuance of Sub-Section 18(4) of the Public Works Committee Act 1969, hereby, by this Order, declare that the public work described in the schedule be referred to the Parliamentary Standing Committee on Public Works for consideration and report.

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SCHEDULE

CONSTRUCTION OF A CHANCERY COMPLEX AND STAFF HOUSING
AT RIVADH, KINGDOM OF SAUDI ARABIA

L.S.

Given under my Hand and
the Great Seal of Australia
on 11 August 1983

N.M. STEPHEN

Governor-General

By His Excellency's Command,

C.J. HURFORD

Minister for State for
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PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

CONSTRUCTION OF CHANCERY COMPLEX AND STAFF HOUSING
AT RIYADH, KINGDOM OF SAUDI ARABIAR E P O R T

On 11 August 1983, His Excellency the Governor-General in Council, referred to the Parliamentary Standing Committee on Public Works for consideration and report to Parliament the construction of a Chancery complex and staff housing at Riyadh, Kingdom of Saudi Arabia.

The Committee has the honour to report as follows:

THE REFERENCE

1. The proposal is for the construction of a new Chancery, Head of Mission Residence, Recreation Facilities and eleven residences for Australian based staff in the new Diplomatic Quarter in Riyadh, Saudi Arabia.
2. The estimated cost of the proposed work is \$17.8 million at March 1983 prices.

(2)

THE COMMITTEE'S INVESTIGATION

3. The Committee received written submissions and drawings from the Department of Foreign Affairs, the Department of Administrative Services, the Department of Housing and Construction and a written submission was received from the Foreign Affairs Association. The Committee took evidence from their representatives at the public hearing held in Canberra on 17 October 1983. Representatives of the Department of Trade also gave evidence.

4. Written submissions were received from the ACOA Foreign Affairs Workplace Delegates Committee, the Australian Overseas Construction Council and the Clough Engineering Group.

5. The Committee's proceedings will be printed as Minutes of Evidence.

BACKGROUND

6. The importance of Australia's relations with Saudi Arabia derives from that country's position in Middle East affairs, its financial strength, its influence with the Organisation of Petroleum Exporting Countries (OPEC), the Arab world and the Islamic world and our significant commercial transactions, particularly in oil.

7. Saudi policies and actions have great importance for most aspects of the international political and economic environment, and the Australian Government considers it essential to maintain a mission in this area. Areas of significance for Australia's interests lie in the following:

- the potential for increased trade, both in exports of Australian goods and services, and imports of oil;

(3)

- the necessity for reliable and secure supplies of that oil;
- the growing political relationship in view of Saudi Arabia's increasing political importance;
- the strategic importance of Saudi Arabia, both as an independent nation in the Middle East, and as an important participant in the Gulf Co-operation Council.

8. Australia has established a strong trade presence in Saudi Arabia with exports increasing from \$39.5 million in 1975/76 to \$363 million in 1981/82. Our imports, almost totally oil, were worth \$1193 million in 1981/82. Australia takes 90 per cent of her oil imports from the Gulf with half of this coming from Saudi Arabia. The Saudi Arabian infrastructure development program (the third Five Year Development Plan involves expenditure of some \$340 billion) provides substantial opportunity for increasing Australian exports and for participation in project work.

9. In 1975, Australia established an Embassy in Jeddah, until now the main centre of Government and commercial activity. The Chancery is located in a leased, converted residence and ten other residences are leased for the Head of Mission and other Australian staff.

10. In 1983, the Saudi Arabian Government opened an Embassy in Canberra, demonstrating an increasing interest in its relations with Australia.

THE NEED

11. In 1975, the Saudi Arabian Government decided that the Government, the Ministry of Foreign Affairs and all diplomatic missions were to move to the capital city of Riyadh where a new Diplomatic Quarter is to be developed. The Saudi Arabian Government has confirmed that their Ministry of Foreign Affairs will be located in Riyadh by August 1984 and they require all foreign governments to transfer their embassies there by that date. Delay beyond the earliest realistic commencement date would cause strain in Australia's relationship with Saudi Arabia and would make it difficult for the Embassy to operate efficiently.

12. The Saudi authorities require that all missions be accommodated in the Diplomatic Quarter situated several kilometres from the old city of Riyadh. There are no private or commercial buildings for lease in the area and Australia will be required to construct its own facilities.

13. Riyadh is an isolated city situated in a harsh environment. Rainfall is very low and the landscape arid. During summer the daytime temperature can exceed 40°C for long periods with night temperatures in excess of 30°C. Severe dust and sandstorms are frequent. The design of facilities must provide adequately for working and living in these extreme conditions, and also present an image appropriate to the importance Australia attaches to its representation in Saudi Arabia.

14. Australian staff currently consists of the Head of Mission and nine others. A further two Australian staff are expected to be required when the Embassy moves to Riyadh. Locally engaged staff are expected to increase from 15 to 19 following the move to Riyadh. This level of staff is expected to be adequate for Australia's representational needs in Riyadh to the year 2000.

15. The Chancery The Chancery is required to provide for the following functions:

- the executive and political area containing the Head of Mission suite and offices for senior diplomatic staff. Provision is to be made for visiting senior officials. The standard of furniture and fittings in this area is to be uniformly high. Maximum security is required;
- a commercial area, where all matters relating to trade between Australia and the host country are handled;
- the administrative area, containing the general registry and finance operations, located away from the public areas but not within the restricted area;
- a consular area, located in the limited access zone. This zone is accessible to the public for the issue of passports and visas and for migration enquiries.

16. The Chancery is to be provided with security to the approved standard. This will ensure control of the movement of persons visiting the Embassy, and prevent unauthorised entry both into the building and between various areas of the building. It will also ensure protection of classified material from acquisition by unauthorised personnel.

17. Head of Mission Residence The Head of Mission residence is to be constructed immediately adjacent to the Chancery to agreed standards corresponding to the importance of Australia's diplomatic role in the Middle East. It will be required to facilitate the holding of official functions for a wide range of guests including high ranking officials and members of the Saudi Arabian Government and must also meet the usual requirements of a private residence.

18. The residence is to provide a high level of security both in its construction and in controlling general access from both public thoroughfares and adjoining properties.

19. Furniture is to be of a design and style appropriate to an Australian Mission without being ostentatious. Preference should be given to items of high quality with low maintenance and upkeep requirements.

20. Staff Residences Residential accommodation for Australian staff should provide adequate and suitable living space and cater for representational obligations according to position and responsibility.

21. Residences, provided in accordance with Government approved standards for housing Australian staff overseas, are required for 11 Australian staff. The standards specified by Department of Administrative Services are discussed further in consideration of the proposal.

22. Houses should provide for the expected family needs taking into account the extremes of climate and the restrictions on family activities compared with Australian life styles.

23. Because the Diplomatic Quarter is located some distance away from Riyadh, live-in accommodation is required for servants, including separate cooking facilities.

24. Recreation Facilities Saudi Arabia is an Islamic society in which alcohol is forbidden and a strict code of dress enforced. Opportunities for recreation are limited and most forms of entertainment are frowned upon. It is, therefore, essential that recreational facilities be provided, and that they be discreetly located to avoid offending the local population.

25. Committee's Conclusion Construction of a new Chancery complex, staff housing and appropriate recreational facilities at Riyadh, is required. Substantial progress towards the development of facilities must be demonstrated by August 1984 to meet Saudi Arabian requirements.

THE PROPOSAL

26. It is proposed to construct a Chancery, Head of Mission residence, eleven staff houses and recreational facilities in the Diplomatic Quarter in Riyadh.

27. Siting Considerations The Saudi Arabian authorities have allocated a site for the Chancery complex and sites at several different locations in the Diplomatic Quarter for residential purposes. It is not, therefore, possible to group staff housing in a compound and it is necessary for shared recreational facilities to be included in the Chancery complex.

28. The site allocated for the Chancery complex is in an area designated for diplomatic missions and is bordered on both sides by other embassy plots. It has an area of approximately 8000 square metres; sufficient to accommodate the Chancery complex with capacity for limited future internal expansion.

29. A residential neighbourhood extends northwest of the Chancery area. Eleven residential sites have been allocated for Australian housing grouped in four paired blocks and one group of three. The blocks range in area from 400 to 600 square metres. The location of the sites is shown at Drawing A.

30. The Committee understands that the Australian Government had investigated the possibility of a cluster development of residences for Australian staff but this had been rejected by the Saudi authorities, being contrary to planning policy for the residential area.

31. Committee's Conclusion The sites allocated for the Chancery and for housing necessitated the location of the recreational facilities in the Chancery complex. The sites are adequate for their allotted purposes.

32. The Chancery Complex The proposed development on the main Chancery site comprises:

- A three level Chancery building having two main floors of office and public areas over a basement carparking and storage level. The ground floor level is placed above grade to create a sense of arrival and entry and to achieve the massing and height lines dictated by the Saudi Arabian design and planning regulations.
- A two-storey Head of Mission residence comprising residential and formal reception facilities.
- Recreation facilities providing for tennis, swimming, squash and indoor social events. A children's playground, including wading pool, is situated adjacent to the main pool area and both are to be enclosed with safety fencing.

- A two-storey servants wing comprising five self-contained units.
- Construction details are at Appendix "A".
- The design is illustrated in Drawings B-D.

33. The Saudi Arabian authorities have set out strict guidelines for the development of the sites covering all aspects of zoning, design, landscaping and construction. Preliminary design approval has been granted and the final design documents will require further approval before a building permit is issued. All work will be generally designed to Australian Codes and Standards.

34. The design takes into account Department of Foreign Affairs requirements for functional layout, security, forecast staff levels, standards appropriate to the role of the complex and recreational needs.

35. Provision for access for disabled persons is incorporated in the design.

36. Committee's Conclusion The proposed Chancery complex is satisfactory.

37. Staff Housing Proposals The 11 two-storey staff residences will contain living areas at ground floor and bedrooms at first floor level. The house types to be provided are:

- 4 type B houses (Drawing E)
- 1 type C house (Drawing F)
- 1 type D house (Drawing F)
- 2 type E houses (Drawing G)
- 2 type F houses (Drawing H)
- 1 type G house (Drawing I)

38. In earlier consideration of siting, the Committee noted that the sites allocated by the Saudi Arabian authorities for staff houses were at 5 different locations, some up to a kilometre away from the Chancery. The grouping of blocks and their small size precluded the provision of recreation facilities, such as a swimming pool, in the housing area and such facilities thus had to be located in the Chancery complex.

39. Further, the application of strict Islamic codes of behaviour precluded the movement of females, unescorted, in public places. Thus, wives and families would be very restricted in their movements around Riyadh and would be confined indoors for long periods by both social and climatic conditions. Since the major recreational facilities were at the Chancery, it was essential to ensure that housing alleviated the stresses inherent in the environment and, to the extent that was possible, provide a standard of living comparable to that experienced in Australia.

40. In addition to a substantial body of evidence taken at the hearing, concerning domestic accommodation, the Committee had available to it the report of a consultant on an investigation into "The Impact of the Environment upon Staff and Dependents of Australian Embassies in Riyadh and Peking", prepared on behalf of the Department of Administrative Services by a consultant associated with the Department of Housing and Construction. The Committee also had available to it the 1983 report of the "Joint Management Review of the Provision of Furniture and Fittings to Overseas Posts" prepared for the Department of Administrative Services by a team representing all interested Departments. On the basis of all information before it the Committee could not agree that the housing proposed adequately met the need in all cases.

41. Committee's Areas of Concern The Committee noted the following specific areas of concern:

- the need to provide a family room in houses where children would be accommodated. Neither the Type B or Type C houses had family rooms, and yet there could be no guarantee that these houses would be occupied only by single officers or couples. The two-storey design would further concentrate the daily activities of the entire household to the living area.
- the need for a sheltered outdoor play area and/or entertainment area.
- the need to provide adequately for servants. Limited cooking facilities were planned to be provided in the same room set aside for sleeping. This means that there would be no other indoor space to which servants could withdraw. Only one servant could be accommodated unless a married couple were employed.
- neither the Type B or Type C houses has en-suite facilities. This appears to be a discriminatory reduction in standards compared to the other types, and perhaps less than what might be expected in similar houses in Australia.
- the kitchen should be included in the "habitable areas" insofar as this term applied to air conditioning.

42. The Committee noted Department of Administrative Services advice subsequent to the hearing that kitchen and laundry areas would be air conditioned.

43. In the evidence given and in the literature made available it is clear that the application of scales and standards prescribed in the Manual of Overseas Property significantly inhibits design solutions or flexibility in allocating housing to overcome these problems. The Department of Administrative Services stated that the maximum entitlements had been applied to the Riyadh houses. Subsequently, the Department advised that the Type B houses provided some 185 square metres of gross floor area, excluding servants quarters.

44. With regard to the Type B and C houses the Committee was of the opinion that the inability to provide a family room indicated that, in the case of Riyadh housing, the standards were inappropriate.

45. The Committee noted further advice from the Department of Administrative Services that family rooms and ensuite facilities could be provided in all houses at an additional cost to the project of \$191,500.

46. With regard to servants' accommodation, the Department of Administrative Services advised the Committee that provision for cooking facilities and private shaded courtyards would be made in servants accommodation at a cost of some \$88,000 to the project. The Committee supports this action, despite argument on the part of the Mission in Jeddah that the proposed accommodation was "somewhat larger than is customary", and that "intentionally, cooking facilities are not being provided other than the facility to boil a jug and prepare a snack". The Committee noted argument put forward by the Foreign Affairs Association which stressed the differences between conditions in Jeddah and Riyadh, and is concerned to ensure that inadequate provision for servants' accommodation does not add further to the pressures and discomforts of family life in Riyadh.

47. Committee's Conclusions The Department of Administrative Services should review the accommodation standards as they are applied to the brief for Riyadh housing. The current provisions are not adequate for Riyadh and should provide family rooms and en-suites in all houses and improved servants accommodation.

48. Recreation Facilities Details of the proposed recreation facilities are included in previous consideration of the proposed Chancery complex.

49. The necessity of providing for the Head of Mission residence and staff recreation facilities on the one site has created conflicting design requirements. The following broad measures are envisaged to reduce the impact of the recreation facilities on the residence and to ensure access by the staff to the facilities:

- creation of acoustic barriers between the tennis court and the residence.
- locating the recreation pavilion between the pool and the residence.
- access to the recreation facility to be gained other than through the residence.

50. Committee's Conclusion The Department of Administrative Services should specify that recreation facilities are provided for all the Australian staff and families when issuing the determination on the recreation facilities to be provided at Riyadh. So far as practicable the Head of Mission should place no restrictions on families using the facilities.

OTHER OBSERVATIONS

51. Australian Participation The Committee received submissions which strongly supported participation by Australian firms in the design and construction of the project and in the supply of materials and equipment.

52. The Committee noted the requirement for construction firms to enter into joint arrangements with Saudi firms to enable them to participate in projects in Saudi Arabia. To date, only two Australian firm are known to be established in Saudi Arabia, and some others are thought to have affiliations with European firms which are established there. Australian firms would need some three to six months to arrange registration in Saudi Arabia, and would incur substantial costs in setting up.

53. The Department of Housing and Construction outlined a proposed tendering procedure which would require advertising for a pre-qualification of interested firms on an international basis. A short list of firms who were considered able to execute the project would then be developed and they would be invited to tender competitively. Australian firms seeking to tender would need to be registered in Saudi Arabia by that time.

54. Consideration has also been given to the use of Australian building materials and equipment. Government policy regarding preference for Australian products in projects in Australia was assumed to apply to building projects overseas. A list of possible Australian products which could be used in the building had been developed but detailed consideration would need to be given to the matter during the further development of the project. The existence of export arrangements through licensed agencies in Saudi Arabia was also an important consideration.

55. The use of Australian materials and equipment would be considered in detail and encouraged through various means, but ultimately there still had to be freedom given to the tenderers to make their own arrangements.

56. There was also scope for using Australian material in finishing materials, and for providing Australian furniture, curtains, carpets and accessories. The Committee noted Department of Housing and Construction advice received subsequent to the hearing on the intended use of Australian materials for screens and lattice panels, ceiling finishes, floor finishes, furnishings, curtains and artworks.

57. Committee's Conclusion Priority should be given to Australian firms in the design, construction and equipping of the Chancery complex and residences. Wherever possible, Australian materials should be used to provide distinctively Australian finishes. Carpets, curtains, furniture and accessories should be of Australian origin.

58. Maintenance of Leased Premises The Committee noted evidence to the effect that leased buildings in Jeddah were in poor condition, mainly because landlords were not carrying out maintenance to the standard specified in leasing documents. In some cases the Australian Government was paying for maintenance because it was assessed that the landlord would not carry it out. Australia was poorly placed to enforce maintenance because rent was paid in advance for the term of the lease. These difficulties were also experienced at other posts.

59. The Committee was concerned that landlords were able to avoid their maintenance obligations and that additional money was being spent on maintenance, to the further benefit of the errant landlord. There was a need for lease documents to be reviewed to ensure the landlord's responsibility was clearly specified and to devise effective means to ensure that the required maintenance work was done at Jeddah and other places where this problem existed.

ESTIMATED COST

		\$M
Builder's work - Architectural		9.059
	Structural	3.546
Mechanical Services		1.946
Electrical Services		1.621
Fire Services		.106
Civil Works		.980
Landscaping		<u>.542</u>
		17.800

	\$M
Improved servants accommodation	.088
Family Rooms and en-suites (rounded)	<u>.192</u>
	.280

PROGRAM

66. Committee's Recommendation The Committee recommends construction of the work in this reference, including the additional work recommended by the Committee, at an estimated cost of \$18,080 million at March 1983 prices.

RECOMMENDATIONS AND CONCLUSIONS

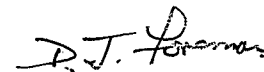
Paragraph

1. CONSTRUCTION OF A NEW CHANCERY COMPLEX, STAFF HOUSING AND APPROPRIATE RECREATIONAL FACILITIES AT RIYADH IS REQUIRED. SUBSTANTIAL PROGRESS TOWARDS THE DEVELOPMENT OF FACILITIES MUST BE DEMONSTRATED BY AUGUST 1984 TO MEET SAUDI ARABIAN REQUIREMENTS.

2. THE SITES ALLOCATED FOR THE CHANCERY AND FOR HOUSING NECESSITATED THE LOCATION OF THE RECREATIONAL FACILITIES IN THE CHANCERY COMPLEX. THE SITES ARE ADEQUATE FOR THEIR ALLOTTED PURPOSES. 31
3. THE PROPOSED CHANCERY COMPLEX IS SATISFACTORY. 36
4. THE DEPARTMENT OF ADMINISTRATIVE SERVICES SHOULD REVIEW THE ACCOMMODATION STANDARDS AS THEY ARE APPLIED TO THE BRIEF FOR RIYADH HOUSING. THE CURRENT PROVISIONS ARE NOT ADEQUATE FOR RIYADH AND SHOULD PROVIDE FAMILY ROOMS AND EN-SUITES IN ALL HOUSES AND IMPROVED SERVANTS ACCOMMODATION. 47
5. THE DEPARTMENT OF ADMINISTRATIVE SERVICES SHOULD SPECIFY THAT RECREATION FACILITIES ARE PROVIDED FOR THE AUSTRALIAN STAFF AND FAMILIES WHEN ISSUING THE DETERMINATION ON THE RECREATION FACILITIES TO BE PROVIDED AT RIYADH. SO FAR AS PRACTICABLE, THE HEAD OF MISSION SHOULD PLACE NO RESTRICTIONS ON FAMILIES USING THE FACILITIES. 50
6. PRIORITY SHOULD BE GIVEN TO AUSTRALIAN FIRMS IN THE DESIGN, CONSTRUCTION AND EQUIPPING OF THE CHANCERY COMPLEX AND RESIDENCES. WHEREVER POSSIBLE, AUSTRALIAN MATERIALS SHOULD BE USED TO PROVIDE DISTINCTIVELY AUSTRALIAN FINISHES. CARPETS, CURTAINS, FURNITURE, AND ACCESSORIES SHOULD BE OF AUSTRALIAN ORIGIN. 57

Paragraph

7. THE DEPARTMENT OF ADMINISTRATIVE SERVICES IS TO REPORT TO THE COMMITTEE ON STEPS TAKEN TO ENSURE EFFECTIVE MAINTENANCE OF LEASED PREMISES AT OVERSEAS POSTS. 60
8. THE ESTIMATED COST OF THE PROPOSED WORK WHEN REFERRED TO THE COMMITTEE WAS \$17.8 MILLION AT MARCH 1983 PRICES. 61
9. THE COMMITTEE RECOMMENDS THE CONSTRUCTION OF THE WORK IN THIS REFERENCE, INCLUDING THE ADDITIONAL WORK RECOMMENDED BY THE COMMITTEE, AT AN ESTIMATED COST OF \$18.080 MILLION AT MARCH 1983 PRICES. 66



(D.J. FOREMAN)
Chairman

Parliamentary Standing Committee
on Public Works,
Parliament House,
CANBERRA

17 November 1983

CONSTRUCTION DETAILS

1. Materials, Structure and Finishes Construction will follow local practice with external walls of heavy weight construction, well insulated, sealed against dust and protected from direct solar radiation.
2. Being an arid desert area, vegetation is minimal and consequently timber building products are scarce. Reinforced concrete and concrete masonry will be used extensively.
3. The structure proposed for the Chancery and Head of Mission Residence is a reinforced concrete frame based generally on a six metre by six metre column grid with reinforced concrete pads, strip footings and floor and roof slabs. External walls will be concrete masonry. Internal walls will generally be light weight metal stud partitions except in wet areas and secure areas requiring concrete or masonry partitions.
4. The staff residences will be constructed with load bearing concrete masonry walls on strip footings with concrete floor and trafficable roof slabs.
5. The Chancery complex will be finished externally in a combination of sand rendered surfaces and selected Riyadh granite and local limestones. The sand rendered surfaces will be coloured to match the Riyadh grey/pink granite facing tile.

Internally masonry walls will be rendered and painted while lightweight stud walls will be lined with plasterboard and painted. Floor finishes to major public areas will be tiled with selected Riyadh granites whilst office zones and living areas will be carpeted. Ceiling finishes will range from rendered concrete to suspended plasterboard ceilings with painted finishes.

6. External surfaces of staff housing will be finished with earth coloured, fine textured sand render. Internal finishes will be hard plaster wall and ceilings.

7. Mechanical Services All habitable areas will be air conditioned. The Chancery complex will have a central chilled water system, ducted air handling units and fan coil units.

8. Staff residences will have ducted air cooled packaged units.

9. Electrical Services The normal mains power supply in Riyadh is 220 Volt, 3 phase, 60 Hertz.

10. Power at high voltage will be supplied to a substation building at the property boundary of the Chancery complex by the Saudi Central Electricity Company. Substation equipment will be supplied, installed and serviced by the power supply company. Power from the substation will be distributed at normal voltage. A standby generator will operate essential equipment, partial lighting, ventilation plant and partial air conditioning in the event of mains power failure. In an emergency situation, a further small generator will maintain essential services in the secure area. 3-phase power supply at normal voltage will be provided to the residences.

11. Battery powered emergency lighting will enable safe egress in the event of total power failure.

12. Telephones will be provided as required to all buildings. A PBX will be located in the Chancery Complex.

13. Hydraulic Services Street mains will supply water to the sites from elevated reservoir tanks within the Diplomatic Area. In accordance with Saudi recommendations, water will be stored on site in storage tanks with sufficient capacity for five days normal consumption. A separate water supply will be provided for irrigation of the Chancery site. It is normal practice in Riyadh to use commercially bottled water for drinking. Saudi Authorities require that stormwater be retained on site and hence provide no stormwater drainage system. Ground level holding areas will be provided to collect stormwater which will dissipate by soakage and evaporation. The basement area in the Chancery complex will be drained to sump tanks and collected run off or water spillage pumped to the ground level holding areas. All sites will be connected to sewerage mains.

14. Fire Protection A fire brigade station and street hydrant system is planned for the Diplomatic Area. All buildings will be constructed and equipped in accordance with Australian fire safety standards and will have fire detection systems, hose reels and portable extinguishers as required.

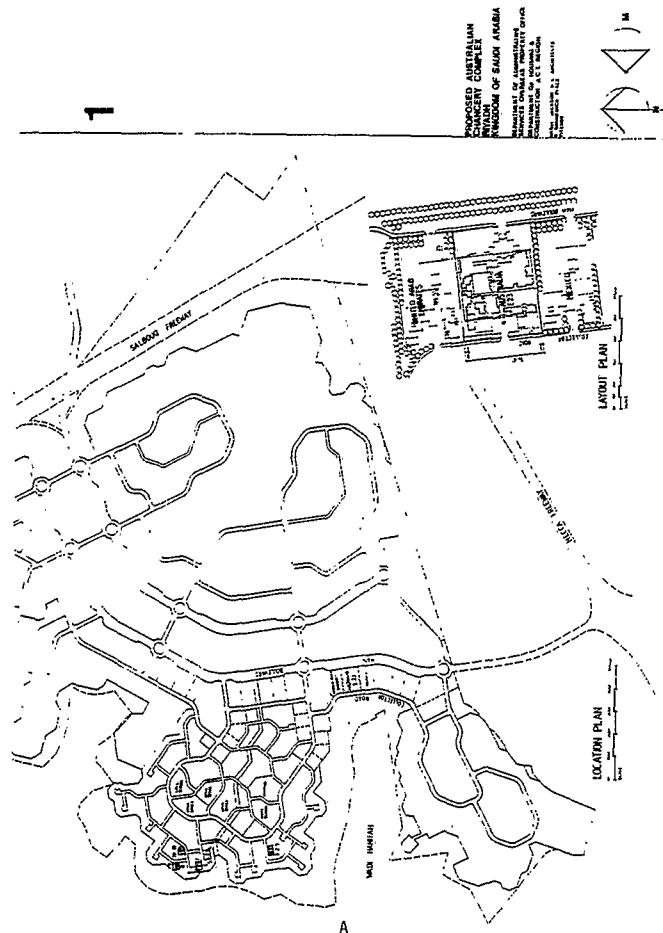
15. Landscaping It is proposed that landscaped courtyards form the focus to the introverted plan shapes. These will provide outdoor sheltered areas and privacy from adjoining sites.

16. Landscaping proposals have been developed in accordance with the Riyadh Diplomatic Quarter landscape Regulations. Plant species have been selected for their suitability to the harsh climate of Riyadh and to avoid excessive water demand. Landscaping elements have been located to maximise shade.

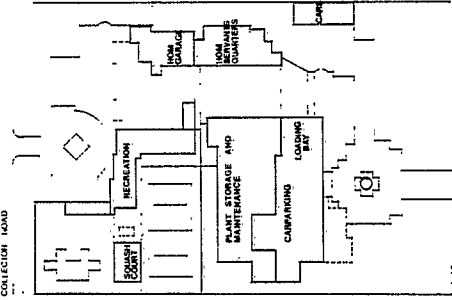
17. Access and Parking Vehicular access to the Chancery will be from the service road off the main boulevard with secondary access to the Head of Mission Residence from the western collector road.

18. As well as the main basement carpark, shaded car spaces will be located near the Chancery entry, Head of Mission entry and recreation pavilion. A total of 25 car spaces will be provided. Each residence will be provided with a double garage.

19. Provision for the Disabled Access for disabled persons will be direct from the carpark areas via ramps to the Chancery foyer and office zone, Head of Mission Residence and recreation facilities.



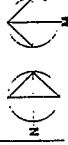
COLLECTOR ROAD

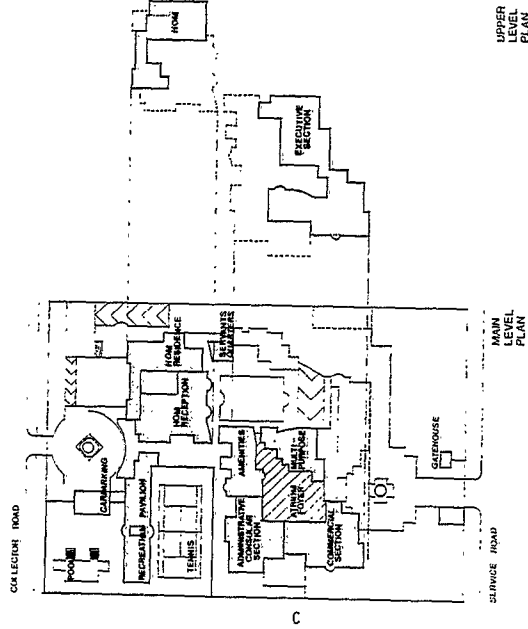


SCINDGE ROAD
GROUND
LEVEL
PLAN

PROPOSED AUSTRALIAN
CONSULATE COMPLEX
RIYADH
KINGDOM OF SAUDI ARABIA
DEPARTMENT OF ADMINISTRATIVE
SERVICES OVERSEAS PROPERTY OFFICE
DEPARTMENT OF CONSTRUCTION
CONSTRUCTION ACT REGION
BUREAU OF ARCHITECTURE
JANUARY 1974

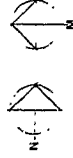
SHEET 1 OF 1

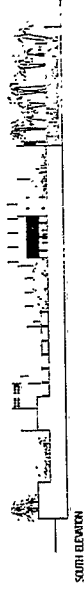
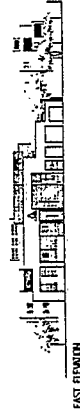




3

PROPOSED AUSTRALIAN
EMBASSY COMPLEX
RIYADH
KINGDOM OF SAUDI ARABIA
DEPARTMENT OF ADMINISTRATIVE
SERVICES OVERSEAS PROPERTY OFFICE
CONTRACT NO. 100/80
CONSULTANT ARCHITECTS
DAVID JACKSON P.L. ARCHITECTS
RIZZOVI
SCALE 1:500



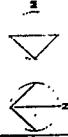
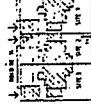


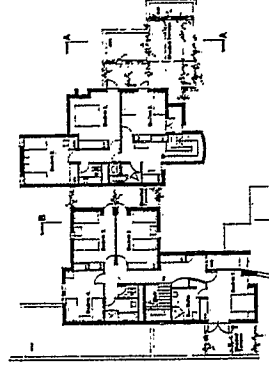
D

PROPOSED AUSTRALIAN
CONSULATE GENERAL
RIYADH
KINGDOM OF SAUDI ARABIA
DEPARTMENT OF ADMINISTRATIVE
DESIGN
RESEARCH UNIT OF ARCHITECTURE
AND PLANNING
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

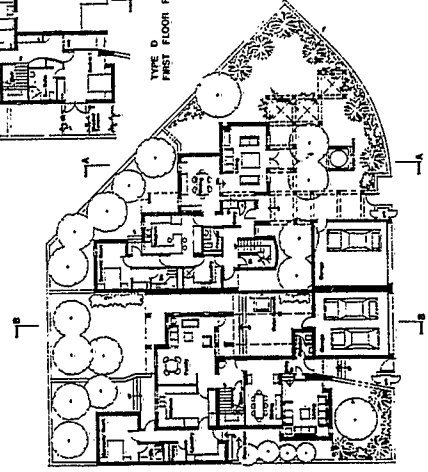
FIRST FLOOR PLAN

PROPOSED AUSTRALIAN
CHANCERY COMPLEX
RIMMAD
KINGDOM OF SAUDI ARABIA
DEPARTMENT OF ADMINISTRATIVE
SERVICES OVERSEAS PROJECTS OFFICE
REMARKS OF WORKING &
CONSTRUCTION ALL BELOW
SAUDI ARABIA P.O. BOX 111111

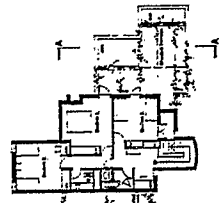




TYPE D
FIRST FLOOR PLANS

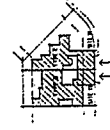


TYPE D
GROUND FLOOR PLANS

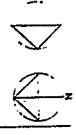


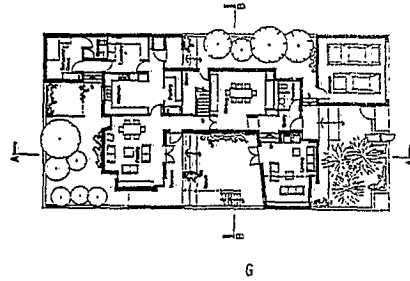
TYPE C

TYPE C & D

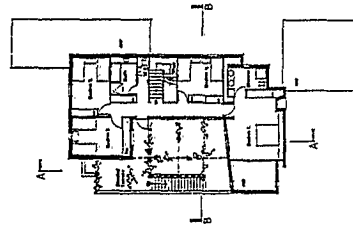


PROPOSED AUSTRALIAN
EMBASSY COMPLEX
AND
RENOVATION OF SAUDI AND
YEMENI
EMBASSIES AND ANNEXES
COMPREHENSIVE AND
CONCEPTUAL DESIGN
AND
ARCHITECTURAL
DRAWINGS
SCALE 1:100

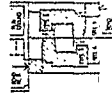




GROUND FLOOR PLAN
1/4" = 1'-0"

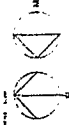


FIRST FLOOR PLAN
1/4" = 1'-0"



TYPE E

PROJECT: HOUSE IN
CHANGING COURSE
LOCATION: SAUDI ARABIA
DESIGNED BY: ARCHITECT
ENGINEER OF ARCHITECTURE
DESIGNED HOUSES PROJECT OFFICE
CONSTRUCTION: 1971

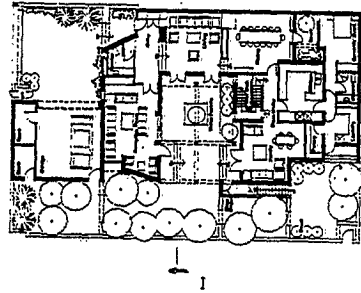


The first diagram shows a horizontal line with a point above it. A circle is drawn tangent to the line at a point, with its center on a vertical line passing through the point above. The second diagram shows a horizontal line with a point above it. A circle is drawn tangent to the line at a point, with its center on a vertical line passing through the point above. The third diagram shows a horizontal line with a point above it. A circle is drawn tangent to the line at a point, with its center on a vertical line passing through the point above.

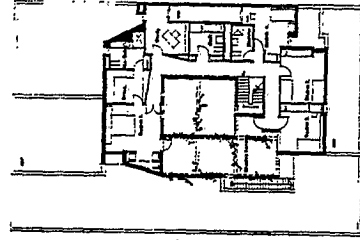
A detailed floor plan of the second floor of the building. The plan shows a central corridor system with several rooms branching off. On the left side, there is a large room with a staircase and a smaller room. On the right side, there are several smaller rooms, including a bathroom and a storage area. The plan is oriented with North at the top.

FIRST FLOOR PLAN

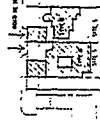
GROUND FLOOR PLAN



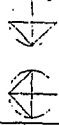
GROUND FLOOR PLAN



FIRST FLOOR PLAN



Scale 1/4" = 1'-0"



TYPE Q

PROPOSED AUSTRALIAN
EMBASSY COMPLEX

MINISTRY OF DEFENSE
KINGDOM OF SAUDI ARAB
OFFICE OF ARCHITECTURE
AND PLANNING
CONSTRUCTION & C.E. DESIGN
Jeddah, Saudi Arabia