

Parliamentary Standing Committee on Public Works

REPORT

relating to the

CONSTRUCTION OF AUSTRALIAN EMBASSY COMPLEX AT BEIJING, PEOPLE'S REPUBLIC OF CHINA

(Seventeenth Report of 1984)

THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA.

1984

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PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

R E P O R T

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(Seventeenth Report of 1984)

Canberra 1984

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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

House of Representatives

Senator Gerry Norman Jones

Senator Bernard Francis

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Leonard Joseph Keogh, Esq., M.P.

Eamon John Lindsay, Esq.,

R.F.D., M.P.

John Saunderson, Esq., M.P.

EXTRACT FROM THE JOURNALS OF THE SENATE

NO. 99 DATED 15 JUNE 1984

- 25 PUBLIC WORKS - JOINT STATUTORY COMMITTEE -
REFERENCE OF WORK: The Minister for Social Security
(Senator Grimes), by leave, moved -

"That, in accordance with the provisions of the Public Works Committee Act 1969, the following proposed work be referred to the Parliamentary Standing Committee on Public Works for consideration and report: Construction of Australian Embassy Complex at Beijing, People's Republic of China".

. . .

Question - put and passed.

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PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

CONSTRUCTION OF AUSTRALIAN EMBASSY COMPLEX AT BEIJING,
PEOPLE'S REPUBLIC OF CHINA

R E P O R T

By resolution on 15 June 1984 the Senate referred to the Parliamentary Standing Committee on Public Works for consideration and report the proposal for the construction of the Australian Embassy Complex at Beijing, People's Republic of China.

The Committee has the honour to report as follows:

THE REFERENCE

1. The proposal is for the construction of an Embassy Complex comprising a Chancery, an Official Residence, thirty-five staff residences and recreation facilities at Beijing, People's Republic of China.
2. The estimated cost of the proposed work is \$33.8 million at April 1984 prices.

THE COMMITTEE'S INVESTIGATION

3. The Committee received written submissions from:

Department of Foreign Affairs
Department of Administrative Services
Overseas Property Office
Department of Trade

Department of Housing and Construction
Fletcher Projects Pty Ltd
The Australian Development Assistance Bureau
ACOA Workplace Delegates' Committee

and evidence was taken from their representatives at a public hearing on 1 August 1984.

4. A list of witnesses who appeared before the Committee is at Appendix A.

5. Written submissions were also received from:

The Foreign Affairs Women's Association
The Buddhist Discussion Centre (Upwey)
The Australian Overseas Construction Council
The Australian Embassy, Beijing

6. The Committee was given an explanation of the evolution of the design concept of the project by the project architect and viewed a video presentation showing aspects of Beijing and conditions in the present Embassy.

7. Whilst the Committee was greatly assisted in its investigation by the provision of this additional material it considered itself hampered by its inability to inspect either the site of the proposed construction or the existing accommodation and facilities in Beijing.

BACKGROUND

8. Australia has been represented in the People's Republic of China (PRC) since January 1973. The Government of the day considered that the opening of the mission was essential to the establishment of diplomatic and trade relations with a major independent power. In the relatively brief period since 1973

formal agreements have been reached with the PRC on areas ranging over economic co-operation, consular relations, civil aviation and cultural exchange and they now provide a framework for future bilateral activity.

9. In the trade area the increase in activity has been dramatic. Australian exports to the PRC in 1973 amounted to \$97 million and by 1982 had undergone an eight-fold increase to \$817 million.

10. The Purpose of an Embassy The purpose of an Australian Embassy is to represent Australian interests in the host country. Its principal function is negotiation with the host government on matters of concern to Australia. The mission also observes and reports events and developments within the host country and surrounding areas to the Australian Government.

11. Australia attaches a high priority to its rapidly expanding relations with the PRC. The Mission opened in 1973 with a staff of 15 which rapidly increased to its present level of 34 including the Ambassador. There are also 29 locally engaged staff employed by the Embassy.

12. The Committee was informed that China is important to Australia because:

- China is playing an increasingly active role in the Asia/Pacific region;
- its current strategic and economic policies are based on co-operative relationships with Western industrialised countries;

- China perceives Australia as an important, independent, industrially developed and influential country within the Asian/Pacific region with which it can co-operate in realising its economic modernisation goals;
- China is an important trading partner, and there is growing interest in co-operative joint ventures in both China and Australia;
- Australia and China share important common ground on international and regional issues.

13. Functions of the Embassy in the PRC The Embassy carries out the usual Embassy functions. These include:

- co-ordination of all aspects of the Australian Government presence in China;
- monitoring, assessing, reporting and negotiating on Australia's overall bilateral relations with China and on domestic and foreign policy developments;
- promoting Australia's commercial interests with particular emphasis on the provision of marketing information for Australia's exporters to enable them to develop commercial opportunities in the area;
- undertaking cultural information and representational activities;
- provision of representatives to international organisations and conferences;

- provision of normal consular services and ensuring that the interests of Australian citizens, businesses, etc., are protected in accordance with international law; and
- arranging and providing facilities for visits by Australian Ministers, Members of Parliament and Government officials.

14. Future Development of Relations with China Australia will maintain a significant presence in China commensurate with the developing relationship between the two countries. Proportionate to population, Australians constitute the highest number of visitors to China. The increased number of tourists expected as a result of the inauguration of direct air links toward the end of 1984 will generate increased consular activity.

15. The broadening range of bilateral relations is underpinned by a series of agreements and institutional arrangements the implementation of which is an important Embassy function. As the relationship becomes more complex these arrangements will proliferate; the agricultural co-operation agreement signed on 16 May 1984 is an example.

16. China is a major regional power. As it pursues its now firmly established policy of involving itself in the range of world affairs, Australia's need to keep closely in touch with developments will increase.

THE NEED

17. The Committee was informed that there is a need to provide a Chancery, living accommodation, and recreational facilities which will be appropriate both to the increasing importance of the mission and the climatic conditions of Beijing.

18. Options The Committee was also informed that the decision to construct a new Embassy complex was made following consideration of a range of other options which included. purchasing and redeveloping the existing Embassy property; accepting a smaller site and maintaining and operating two sites; continuing indefinitely to lease existing inadequate accommodation and staged construction. Leasing of accommodation superior to that existing is not an option because of its unavailability.

19. Existing Conditions The Australian Embassy in Beijing performs a broad range of functions under conditions which, the Committee was informed, are among the most difficult of our diplomatic missions and undoubtedly more difficult than those at any post of comparable importance in policy terms.

20. The Committee understands that the standards of existing facilities are well below those currently accepted. In order to accommodate the present Australian staff and the locally engaged staff the existing Chancery, which is in leased premises, has been internally re-arranged. This has extended to the conversion of some toilets to create additional office space. Temporary office accommodation has been assembled to accommodate increases in staff and has resulted in congestion of the Chancery grounds. The Committee understands that existing site services, particularly the electrical power supply, are incapable of meeting increased demands and no scope for further expansion of the present Chancery accommodation exists.

21. At present, Australian Embassy staff are accommodated in apartments located in compounds reserved for foreigners in three main areas of Beijing. These apartments are allocated by the Chinese authorities. The Committee understands that their standards generally fall far short of those which Australian staff might normally expect to be provided with when serving:

overseas. The Committee accepts that, owing to the severity of living conditions in Beijing (see paragraph 23 for details), it is essential that the accommodation to be provided is as practical and attractive as possible.

22. The opportunities for recreation for Australian staff living in Beijing are severely limited, and the harsh climate restricts outdoor activities for extended periods of the year. There are no English theatres, few suitable restaurants and sporting facilities. Travel in the Beijing area is restricted by the Chinese authorities to an area within 20 kilometres of the city centre except for corridors leading to the airport, the Great Wall, the Ming Tombs and some other tourist attractions. The only existing recreation facilities are an outdoor swimming pool and a tennis court located in the grounds of the existing Chancery and two beach huts at Beidaihe, which is a five hour train journey from the city.

23. Climatic Conditions The climate of Beijing is very hot and humid in summer and extremely cold and dry in winter. The figures shown below support this:

Mean summer maximum	30°C
Summer maximum	40°C
Mean summer relative humidity	70%
Mean winter minimum	-12°C
Lowest winter minimum	-27°C
Mean winter relative humidity	30%

The annual average rainfall is 700 millimetres with the majority falling in the rainy season in July and August.

24. Summary Diplomatic and trading activity with the PRC is expected to increase in the future. The present Chancery building is inadequate for the efficient performance of its functions and the living accommodation of Australian staff is

well below generally accepted standards. The trying living conditions experienced in Beijing make it important that Embassy staff are housed in accommodation which will ameliorate the effects of the harsh climate and provide living conditions and recreation facilities which approach those which they might expect to enjoy in Australia.

25. Committee's Conclusion There is a need for a new Embassy complex in Beijing capable of meeting the demands of increasing diplomatic and commercial activity between Australia and the PRC. Living accommodation and recreational facilities appropriate to the climate and social environment of Beijing should be constructed.

THE PROPOSED WORK

26. It is proposed that the Embassy complex will comprise of five elements; a four level Chancery, a three level residence for the Head of Mission, thirty-five terrace houses for staff, recreation facilities and ancillary facilities. Plans of the building, including one showing functional relationships, are at Appendices B-1 to B-4.

27. Location The site allocated by the PRC is a vacant area of 14,648 square metres on the northern side of Dong Zhi Men Wai Street in the San Li Tun diplomatic precinct. It is basically rectangular with a frontage of approximately 150 metres and a depth of 95 metres and is situated on relatively flat land. The soil is a fine silt of little binding quality that is easily disturbed by the wind. The site is adjacent to sites allocated for Canadian and West German Embassies.

28. The Design Concept The design is a direct response to the climate and local building practice. It is based on simple, low rise buildings axially grouped about a series of open, landscaped courtyard spaces.

29. Buildings will be aligned on an east-west axis facing north and south to enable the maximum control of solar penetration in summer and winter. Buildings will be sited and planned to provide maximum protection against wind and dust.

30. Residential units are planned to provide living spaces on the south opening onto private terraces or courtyards and to be protected from cold winds. They will be located away from potential sources of noise.

31. The distance between buildings has been maximised to allow sun penetration and provide a landscaped buffer between buildings.

32. The Committee was advised that as there is no external view worth exploiting, planning focuses on a large internal space landscaped with shrubs, trees, grass and groundcover.

33. Building masses will be kept low and located close to boundaries to permit maximisation of usable, sunny open space.

34. The low-rise solution has the following advantages:

- no lifts required;
- lower capital and maintenance cost;
- greater opportunity to provide sunny outdoor spaces for residential units;
- greater privacy of entrance to each residential unit;
- greater protection from winds and dust; and
- simple, traditional construction.

35. The Chancery The Chancery will be purpose designed to provide office accommodation for the Departments of Foreign Affairs, Trade, Immigration and Ethnic Affairs, Defence, Health

and the Australian Information Service. Its design aims for a standard appropriate to Australia's representational requirements in Beijing and to facilitate the political, commercial, cultural, representational and information activities which support Australia's national interests and objectives.

36. The Chancery will contain:

- a restricted executive and political area containing the Head of Mission's suite and offices for senior diplomatic staff. Provision is to be made for visiting senior officials;
- a commercial area to handle trade matters;
- an administrative area containing the general registry and finance operations located away from the public areas but outside the restricted area;
- a consular area, which is to be accessible to the public and which will carry out diverse functions involving assistance to Australians in China and issue passports;
- an immigration area which will administer Australian immigration policy within the host country;
- an information area which will be accessible to the public and be staffed by officers of the Australian Information Service;
- a defence area, located within the restricted area, where defence liaison and related matters will be dealt with;

- an Aid area, located within a limited access zone and staffed by officers of the Australian Development Assistance Bureau (ADAB). This section will administer the Australian Government's aid program in the host country.

37. The foyer of the Chancery, through which visitors will normally enter the building, will be a spacious and well-lit area furnished with comfortable seating. It is intended that it combine a dignified aspect with a pleasant atmosphere whilst avoiding ostentation. A library will be accessible to the general public for reference purposes. An auditorium with a seating capacity of 150 persons will be nearby. Each area will have security measures appropriate to its function.

38. Official Residence The three level Official Residence will have a ground floor devoted to formal reception facilities, a first floor housing the residential area and a basement containing car parking, storage and plant.

39. Australian works of art, selected and commissioned in consultation with the Australia Council, will be a permanent feature of the Chancery and Official Residence.

40. Residential Accommodation Residential accommodation will provide adequate and suitable living space and cater for representational obligations according to position and responsibility. Owing to Beijing's harsh climatic conditions and the lack of recreational facilities staff are obliged to spend periods longer than usual indoors. Accommodation provided to Australian staff will be as practical, spacious and attractive as possible in order to alleviate what the Committee understands as the depressing effect of long periods of confinement indoors, especially on families with children.

41. Accommodation will be provided in accordance with standards set down in the Manual of Overseas Property.

42. The table below compares, by accommodation group, current Embassy staff numbers, the numbers projected to the year 2000, and the number of units designed into the proposal. Accommodation groups A and B should, for practical purposes, be considered as one group.

Accommodation Group	Existing Officer Entitlement	Projected Requirement Year 2000	Units in Proposal
G	2	2	2
F	3	4	5
E	6	10	4
D	4	9	5
C	2	3	3
B	5	6	10
A	<u>10</u>	<u>10</u>	<u>6</u>
TOTAL	<u>32</u> (a)	<u>44</u> (b)	<u>35</u>

(a) Two officers in Group A are married; existing entitlement is therefore one less than present staff level shown in paragraphs 11 and 53.

(b) Excludes Ambassador.

43. The Committee was concerned to satisfy itself that adequate provision had been made to accommodate as many Australian staff as possible in the Embassy complex and that the mix of accommodation groups is sufficiently flexible to accommodate the family profiles of most of the officers likely to be posted to Beijing. The Committee was also concerned that officers posted to Beijing could be confident that accommodation appropriate to their designations would be available to them, as far as possible, in the complex.

44. The Committee was informed that the residential accommodation was determined by a working party consisting of personnel with experience of being posted overseas, the architects and representatives of the Overseas Property Office. The factors and constraints taken into account in arriving at the mix were:

- maximising accommodation in the complex for projected officer entitlements as at the year 2000;
- maximising flexibility in allocation, particularly in the lower groupings, up to the year 2000 and beyond;
- the overall accommodation "envelope" for optimum site development to maximise privacy, courtyard space, winter sun penetration, etc.;
- acceptance that, by the year 2000, a number of officers would be obliged to live outside the complex; and
- the recognition of the likelihood of better accommodation being obtained in the middle (D and E accommodation groups) rather than the higher or lower accommodation ranges.

45. The suitability of the "as designed" mix is summarised as follows:

- | | |
|---------|---|
| Group G | - as per the existing and projected entitlements. |
| Group F | - one more than projected permitting flexibility. |

- Group E - two less than existing, six less than projected.
- Group D - one more than existing, four less than projected.
- Group C - one more than existing and equal to the projected requirements.
- Groups B and A - considered as a group, design equals the projected requirement and allows for the possibility of fewer unaccompanied officers than projected being posted.

46. At Appendix C is a table which shows, for each accommodation type, the numbers of units to be provided, their areas and principal features.

47. The Committee notes that, as part of the response to the difficult conditions which Australian Embassy staff will encounter in Beijing, the size of the residential units to be constructed in most cases considerably exceeds the area norms. In accommodation Groups C and D, particularly, the Committee would have preferred to see this additional space allocated to a specific functional area such as a family room. The Committee expressed not dissimilar views in its report on the Riyadh Embassy project (Eighth Report of 1983, paragraph 47, Parliamentary Paper No. 307/1983).

48. Recreational Facilities Owing to the harsh climate, unattractive physical surroundings and the lack of suitable entertainment and recreational facilities, Beijing is classified as a hardship post. This proposal seeks to provide officers

serving in Beijing the opportunity to enjoy a social life approaching, as nearly as possible, that which they might expect in Australia. The recreation facilities will comprise a heated swimming pool, a squash court, sauna, a children's playground and wading pool, a barbecue area and facilities for indoor social events which in turn will include a small kitchen, bar and storeroom and have ready access to the other recreation facilities.

49. Ancillary Facilities The ancillary facilities will include a health centre, amenities for locally engaged staff and a greenhouse. A medical practitioner is assigned to the Embassy to provide basic medical services for staff members and their families. The Chancery will be provided with basic medical facilities including a consulting room, dispensary and a sick bay.

50. As is the practice at many posts, allowance has been made for live-in servants in the Official Residence and in the two next most senior staff residences. Other residences will be provided with day facilities for servants.

51. Construction details can be found at Appendix D to this report.

52. Committee's Conclusion The site allocated is acceptable and the design of the complex satisfactory. The mix of the accommodation groups is appropriate to the circumstances.

EXPANSION OF CHANCERY ACCOMMODATION

53. The number of Australian staff in Beijing at the time of the public hearing was 33 plus the Ambassador. There were, in addition, 29 locally engaged employees. The Committee was advised that the design of the Chancery allows, without change, for a likely total of 45 Australian staff at the turn of the

century and that, with minimal-cost alterations, another 10 staff could be accommodated. The Committee was further advised that it would cost of the order of \$250,000 to make provision in the design of the Chancery for an additional floor should it be required in the future.

54. Committee's Conclusion Action should be taken now to design the building so that an additional floor can be added to the office accommodation portion of the structure should this prove necessary in the future.

CONSULTATION

55. To ensure that the brief would reflect the needs of the staff involved consultations have been held with appropriate staff associations such as the Foreign Affairs Association, the Foreign Affairs Women's Association and the Australian Development Assistance Bureau ACOA Delegates' Committee and officers of user departments.

56. In addition, a consultant sociologist was commissioned to assess the proposed facilities in relation to the religious, legal and cultural aspects of China and their combined effects on the normal expectations of both family and single lifestyles of Australians. Recommendations made by the sociologist were taken into account in developing the design.

ESTIMATED COST

57. The limit of cost estimate of the proposed development when referred to the Committee was \$33.8 million at April 1984 prices.

58. Additional costs to be incurred on the project are:

- the fixed price component of the Chinese proportion of the work which will be included in the Chinese fixed tender price to cover cost escalation during the construction period - \$2.1 million
- planning and design fees charged by the Chinese Government \$1.5 million

PROJECT MANAGEMENT

59. The PRC has indicated that it will provide the overall construction manager for the project.

60. The Beijing Services Bureau for Diplomatic Missions will construct the building through its Construction Department.

61. Although DHC had yet to decide on the appropriate project management structure the Committee was persuaded by evidence that the potential exists, in this unique situation, for an Australian construction management organisation to be involved in the project management of the complex and urges further consideration of this aspect.

PROGRAM

62. Contract documentation will be done in Australia.

63. In accordance with Chinese practice the Beijing Architectural Design Institute will translate the documents into Mandarin and consult with all local authorities.

64. Construction is scheduled to begin in the period between December 1986 and July 1987 depending on final negotiations with the PRC. Construction is expected to take 27 months.

65. The Committee was informed that the delay before construction commences is largely a function of the Chinese authorities' insistence on translating all documents themselves. They have rejected all offers of help in this regard.

66. Committee's Recommendation The Committee recommends the construction of the work in this reference.

RECOMMENDATIONS AND CONCLUSIONS

67. A summary of the Committee's recommendations and conclusions and the paragraph in this report to which each refers is set out below:

Paragraph

1. THERE IS A NEED FOR A NEW EMBASSY COMPLEX IN BEIJING CAPABLE OF MEETING THE DEMANDS OF INCREASING DIPLOMATIC AND COMMERCIAL ACTIVITY BETWEEN AUSTRALIA AND THE PRC. LIVING ACCOMMODATION AND RECREATIONAL FACILITIES APPROPRIATE TO THE CLIMATE AND SOCIAL ENVIRONMENT OF BEIJING SHOULD BE CONSTRUCTED. 25
2. THE SITE ALLOCATED IS ACCEPTABLE AND THE DESIGN OF THE COMPLEX SATISFACTORY. THE MIX OF ACCOMMODATION GROUPS IS APPROPRIATE TO THE CIRCUMSTANCES. 52
3. ACTION SHOULD BE TAKEN NOW TO DESIGN THE BUILDING SO THAT AN ADDITIONAL FLOOR CAN BE ADDED TO THE OFFICE ACCOMMODATION PORTION OF THE STRUCTURE SHOULD THIS PROVE NECESSARY IN THE FUTURE. 54
4. THE LIMIT OF COST OF THE WORK WHEN REFERRED TO THE COMMITTEE WAS \$33.8 MILLION PLUS \$3.6 MILLION IN CHARGES LEVIED BY THE PRC. 57

Paragraph

5. FURTHER CONSIDERATION SHOULD BE GIVEN TO
THE INVOLVEMENT OF AN AUSTRALIAN
CONSTRUCTION MANAGEMENT ORGANISATION IN THE
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6. THE COMMITTEE RECOMMENDS THE CONSTRUCTION
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(D.J. FOREMAN)
Chairman

Parliamentary Standing Committee
on Public Works
Parliament House
CANBERRA

6 September 1984

APPENDIX A

WITNESSES

- Ambrose, D.T.R., Esq., Head, China and Korea Section, Europe, Americas and North Asia Division, Department of Foreign Affairs, Canberra, Australian Capital Territory
- Clair, T.A., Esq., Regional Manager, Fletcher Projects Pty Ltd, 83 Riversdale Road, Hawthorn, Victoria
- Clark, J.R., Esq., Senior Assistant Secretary, Overseas Property Office, Department of Administrative Services, Canberra, Australian Capital Territory
- Irvine, D.T., Esq., Counsellor, Australian Embassy, Beijing, Department of Foreign Affairs, Canberra, Australian Capital Territory
- Johnson, R.A., Esq., Project Architect, Department of Housing and Construction, Sydney, New South Wales
- Koodiaroff, M., Esq., Member, ADAB ACOA Delegates' Committee, C/- Australian Development Assistance Bureau, Canberra, Australian Capital Territory
- Laurie, R.S., Esq., First Assistant Secretary, Europe, Americas and North Asia Division, Department of Foreign Affairs, Canberra, Australian Capital Territory
- Newton, W.G., Esq., Director, China Section, Market Development Division I, Department of Trade, Canberra, Australian Capital Territory
- Peacock, R.D., Esq., Member, ADAB ACOA Delegates' Committee, C/- Australian Development Assistance Bureau, Canberra, Australian Capital Territory
- Prior, M.R., Esq., Project Manager, Department of Housing and Construction, Canberra, Australian Capital Territory
- Scott, K.B., Esq., Acting Assistant Secretary, Administrative Services Branch, Department of Foreign Affairs, Canberra, Australian Capital Territory
- Stensholt, R., Esq., Co-Chairperson, ADAB ACOA Delegates' Committee, C/- Australian Development Assistance Bureau, Canberra, Australian Capital Territory

Webb, P.L., Esq., Assistant Secretary, Operations Branch,
Management Division, Department of Trade, Canberra,
Australian Capital Territory

Williams, M.G.D., Esq., Acting First Assistant Secretary,
Management and Foreign Service Division, Department of
Foreign Affairs, Canberra, Australian Capital Territory

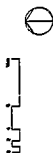
Wilson, D.P., Esq., Chief Engineer, Technical Services Section,
Overseas Property Office, Department of Administrative
Services, Canberra, Australian Capital Territory

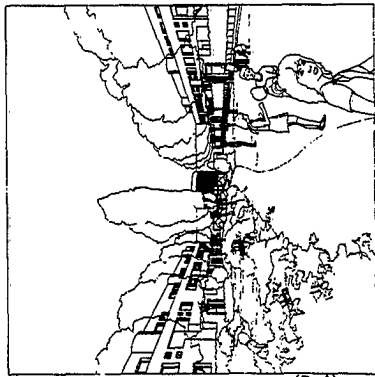
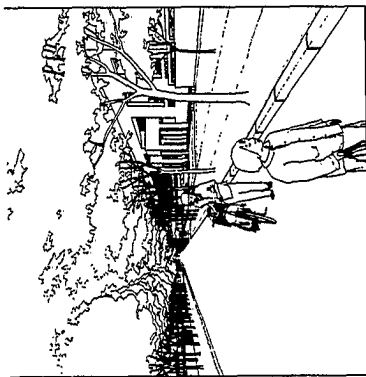
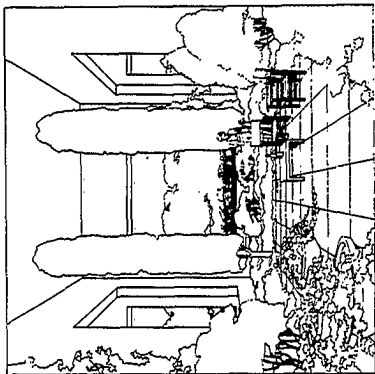
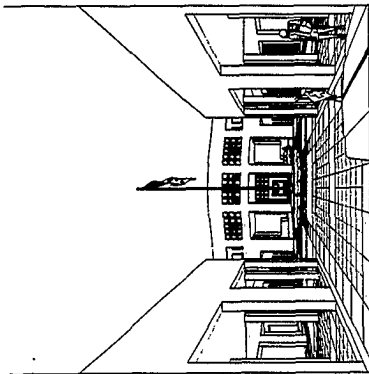


MODEL OF COMPLEX



1997-1998





Accommodation Group No. of Units Bedrooms Family Room Separate Dining Ensuite Area Norm
m² Fully enclosed covered area excl. Garage and Store m²

A	6	2	No	No	No	70	90 to 110
B	10	5 x 2 5 x 3	No	No	No	104	120
C	3	3	No	No	No	130	154
D	5	4	Flexible use of Dining for Family Rm if desired	Yes	Yes	142	192
E	4	4	Yes	Yes	Yes	160	228
F	5	4	Yes	Yes	Yes	183	265
G	2	4 + Study	Yes	Yes	Yes	228	395

APPENDIX C

LIVING ACCOMMODATION DETAILS

APPENDIX D

CONSTRUCTION DETAILS

1. Structure The design of the buildings has been influenced by earthquake loading and local construction practice in accordance with the Chinese Aseismic Design Code. It is based on preliminary site information provided by the PRC. Further site investigations will be undertaken prior to commencement of detailed design and documentation.
2. All buildings in the complex are designed as separate structures with reinforced concrete slabs, beams and columns and load-bearing brick external walls and crosswalls. All buildings will have reinforced concrete raft footings.
3. Materials and Finishes External walls of the Chancery will be well insulated load-bearing brick and reinforced concrete and will generally be finished in a pigmented, cement rendered surface. The external walls will be finished in an exposed aggregate render and local marble tile.
4. Windows will be aluminium framed and double glazed and gasketed against dust penetration. They will be openable where required and in such circumstances special attention will be given to dust sealing.
5. Internal walls will be load-bearing brickwork, hard plaster finish and painted. Demountable partitions will be provided to the Chancery Office areas and ceramic wall tiles to the service areas.
6. Ceiling finishes will include rendered concrete and suspended plasterboard ceilings with painted finishes and acoustic tiles in the office area.

7. Floor finishes in the major public areas will be tiled with selected local granites. The office zones and residential areas will be carpeted.

8. Mechanical Services All habitable areas will be air-conditioned with central humidification controls.

9. Chilled water, and hot water for heating, will be provided from a basement central plant which will be integrated with the San Li Tun district heating water reticulation.

10. Air handling equipment for the Chancery, Head of Mission residence, the staff residences and the recreation facilities will be located in the basements below the respective area it serves.

11. Central, outside air systems will be located so as to provide filtered fresh air to groups of air handling equipment.

12. Heating hot water will serve convection type heating systems in all habitable areas.

13. Basement areas will be mechanically ventilated.

14. Electrical Services Electricity will be supplied from the Beijing network by medium voltage mains, supplied to a substation on the rear boundary. Power from the substation will be generally distributed at 220 volts, 50 hertz.

15. A standby generator will operate essential equipment, partial lighting, ventilation plant and partial air-conditioning in the event of mains power failure.

16. A small emergency generator will maintain essential services in the secure areas when the standby generator is not functioning.
17. Telephones will be provided to all buildings. A PABX will be located in the Chancery.
18. A master antenna television system will be provided to serve residential accommodation and recreational areas.
19. Hydraulic Services Sanitary, waste and vent systems will service all floors and will be connected to the local authorities' mains. Provision will be made for the treatment of wastes prior to discharge to the system as required by the Beijing authorities.
20. Roof water and surface water will be conveyed from the site by surface drainage and underground drainage systems to discharge to the local stormwater drain.
21. The general water service will be chlorinated prior to entering a main storage tank in the basement, from where it will be filtered and reticulated through the site. Some water will be treated to reduce hardness and will be used for drinking and for other domestic and mechanical plant requirements.
22. Watering systems will be provided to the landscaped and garden areas.
23. The swimming pool and wading pool water will be treated by a packaged filtration system and manual chlorination dispensing.
24. Fire Protection All buildings in the complex will be constructed and equipped in accordance with Australian Fire Safety standards and local regulations.

25. Fire protection services to the complex will include:

- An automatic sprinkler system reticulated from a water storage tank in the basement which will service the Chancery and Basement areas.
- Smoke detectors and thermal detectors which will service the balance of the areas.
- Fire hydrant and hose reel systems.
- Fire alarm systems.
- Hand extinguishers.

26. Access and Parking Formal vehicular access to the Chancery will be from the main boulevard. Access to the residential and recreational areas and a service entry will be from the road to the north of the site.

27. All parking for official vehicles, for the staff residences and for visitors will be provided at level one in a basement carpark.

28. Provision for the Disabled Access for disabled persons will be provided to the Chancery, Head of Mission residence, recreation facilities and ground floor staff residences.

29. Australian Content In general, where imported materials and equipment are necessary, those of Australian origin will be specified unless it is impractical to do so, taking into account suitability and maintenance. The design utilises locally available materials and equipment where they are suitable.

30. Landscaping It is proposed that a system of landscaped courtyards and a small park will form the focus to the introverted planning. These outdoor spaces will provide for both private and communal activity and are sited to maximise sun penetration in winter and protection from wind and dust.

31. Landscape species will be selected for their suitability to the harsh climate and the design will minimise maintenance.

32. In accordance with local horticultural practice a glass house has been provided to protect outdoor plants during the severe winter.