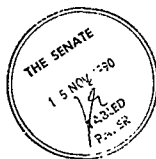


Parliamentary Standing Committee on Public Works

REPORT

relating to the



CONSTRUCTION OF AUSTRALIAN HIGH COMMISSION AND DEFENCE HOUSING, PORT MORESBY, PAPUA NEW GUINEA

(Ninth Report of 1990)

THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA

1990

The Parliament of the Commonwealth of Australia
Parliamentary Standing Committee on Public Works

Report

relating to the

**Construction of Australian High Commission
and Defence Housing, Port Moresby,
Papua New Guinea**

(Ninth Report of 1990)

TABLE OF CONTENTS

	Page
Members of the Parliamentary Standing Committee on Public Works	v
Extract from Executive Council Meeting No. 38, 14 August 1990	vi
	Paragraph
THE REFERENCE	1
THE COMMITTEE'S INVESTIGATION	4
BACKGROUND	
Introduction	10
Australia's Defence Presence In PNG	11
Australian Diplomatic Representation In PNG	13
Australian Investment in PNG	17
Future Development of Diplomatic Relations with PNG	20
THE NEED	23
The Committee's Conclusion	34
THE PROPOSAL	
Design Objectives	35
The Residences	39
The Recreation Centre	45
Design Development	48
Committee's Conclusion	55

SITE	56
The Committee's Conclusion	64
CLIMATE	65
LOCAL PLANNING AND BUILDING REGULATIONS	67
ADJACENT DEVELOPMENT	71
Committee's Recommendation	74
SITE SERVICES	75
CONSULTATION	77
CONCERNS REGARDING THE PROPOSAL	
Consultation Process	80
Size of Proposal	81
Recreation Facilities	82
Detailed Design	86
Construction Program	18
Cost Estimate	88
Committee's Recommendation	92
CONCLUSIONS AND RECOMMENDATIONS	93
	Page
APPENDIX A	
LIST OF WITNESSES	A - 1
APPENDIX B	
PLANS AND DRAWINGS	B1 - 5

MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE

ON PUBLIC WORKS

(Thirtieth Committee)

Mr Colin Hollis MP (Chairman)
Mr William Leonard Taylor MP (Vice Chairman)

Senate

Senator Bryant Robert Burns
Senator John Robert Devereux
Senator Paul Henry Calvert¹

House of Representatives

Mr Ewen Colin Cameron MP
Mr Lloyd Reginald O'Neil MP
Mr Russell Neville Gorman MP
Mr Bruce Craig Scott MP

¹Appointed 24 August 1990 vice Senator Dr Glenister Sheil

Secretary: Mr Peter Roberts

Inquiry Staff: Mr Peter Roberts (Secretary)
Mrs Di Singleton (Secretarial Support)

COMMONWEALTH OF AUSTRALIA
PUBLIC WORKS COMMITTEE ACT 1969
ORDER UNDER SUBSECTION 18(4)

I, WILLIAM GEORGE HAYDEN, Governor-General of the Commonwealth of Australia, acting with the advice of the Federal Executive Council, under subsection 18(4) of the *Public Works Committee Act 1969*, hereby declare that the public works described in the schedule be referred to the Parliamentary Standing Committee on Public Works for consideration and report.

SCHEDULE

*Construction of Australian High Commission and
Defence Housing, Port Moresby, Papua New Guinea*

Given under my Hand and the
Great Seal of Australia on
14 August 1990.

L.S.

Bill Hayden
Governor-General

By His Excellency's Command

Nick Bolkus

Minister of State for
Administrative Services

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

AUSTRALIAN HIGH COMMISSION AND DEFENCE HOUSING, PORT MORESBY, PAPUA NEW GUINEA

On 14 August 1990 the Governor-General acting on the advice of the Federal Executive Council, in accordance with subsection 18(4) of the *Public Works Committee Act 1969*, referred the following work to the Public Works Committee for consideration and report to Parliament:- Australian High Commission and Defence Housing, Port Moresby, Papua New Guinea.

THE REFERENCE

1. The works in this reference comprise forty-five new dwellings for staff attached to the Australian High Commission and Defence Force personnel in Port Moresby, and associated recreation facilities for all High Commission and Defence Force families living in the capital.
2. The proposed works comprise:
 - . the construction of forty-five family houses and apartments
 - . a recreation building with associated kitchen, servery, storage and changing/toilet areas for tennis, squash and swimming activities
 - . ancillary buildings, guard house, guard shelter, service buildings, groundsmen's store and refuse area
 - . car parking provision for occupants plus visitors

- . site works and servicing
- . landscaping

3. The preliminary estimate of cost of the proposal when referred to the Committee was \$15.145m at April 1990 prices. At the time of the public hearing the limit of cost estimate was \$16.592m at July 1990 prices (see paragraphs 89 to 91 for details of cost estimate).

THE COMMITTEE'S INVESTIGATION

4. Following a request from the Overseas Property Group (OPG) the Committee agreed to hold a private hearing in accordance with section 18A(2) of the *Public Works Committee Act 1969*. The OPG made this request because of the sensitivity of issues relating to security measures involved in the proposal.

5. The Committee held a private hearing in Canberra on 8 October 1990 and took evidence from the following:

- . Department of Foreign Affairs and Trade
- . Department of Defence
- . Overseas Property Group
- . Department of Immigration, Local Government and Ethnic Affairs
- . Public Sector Union
- . Foreign Affairs and Trade Association
- . Foreign Service Families Association.

6. Written submissions were also received from the Australian International Development Assistance Bureau and the Australian Federal Police.
7. A list of witnesses who appeared at the hearing is at Appendix A.
8. Due to the restriction in the *Public Works Committee Act 1969* on meetings of the Public Works Committee outside Australia and its external Territories, the Committee was unable to inspect the proposed site or existing accommodation in Port Moresby. This is completely contrary to the normal practice of the Committee which has always regarded site inspections as an integral and extremely important part of its consideration of a project.
9. In this particular case due to the absence of a site inspection the Committee was hampered in its consideration of the project, particularly in relation to issues of security. The Committee believes that Section 12(1) of the *Public Works Committee Act 1969* should be amended to remove the restriction on Committee meetings being held outside Australia. The Committee will be approaching the Minister for Administrative Services on this matter in the near future.

BACKGROUND

Introduction

10. Australia has maintained a defence presence in Papua New Guinea (PNG) since World War Two. Diplomatic representation was established in Port Moresby when Papua New Guinea became an independent country in 1975.

Australia's Defence Presence In PNG

11. The 108 Defence personnel at present stationed in PNG perform an integral role in Australia's Defence Cooperation assistance to PNG and in the management of the defence relationship.

12. The objective of Australia's Defence Cooperation activities is to promote Australia's security interests in the South Pacific and South East Asia and to facilitate cooperative defence activities with countries in those regions. Defence Cooperation activities with PNG contribute to achieving this general objective by reinforcing Australia's position as PNG's primary partner and assisting development of the capabilities of the PNG Defence Force.

Australian Diplomatic Representation In PNG

13. Australia and PNG enjoy a close bilateral relationship based on historical ties and mutual political, strategic and economic interests.

14. Over the years thousands of Australians have lived and worked in PNG. There are estimated to be over 12,000 Australians in PNG at this time, many of whom are involved in the development of the PNG economy. Hundreds of Papua New Guineans have been educated in Australia and many travel to Australia for official, business, and personal reasons.

15. A general framework for the conduct of relations between Australia and PNG was established on 7 December 1987 by the signing of the Joint Declaration of Principles (JDP) which seeks to ensure that relations are based on consultation and reciprocity.

16. A formal Development Cooperation Treaty setting the scope of the bilateral aid relationship for the next five years was signed in May 1989. Australia's budget support to PNG will be maintained at the current annual level of \$275 million for the next four years and then be reduced to \$260 million in 1993/94. Since 1975 Australia has provided \$3.7 billion in budget support to PNG.

Australian Investment in PNG

17. PNG is Australia's sixth largest overseas investment destination with a total investment, estimated in 1987/88, of \$1.8 billion. Investment almost doubled from \$746 million in 1985/86 to \$1.8 billion in 1987/88. Industry estimates suggest that new Australian investment in PNG over the next five years could be considerable.

18. In 1989 PNG ranked seventh overall as a market for Australian exports and ninth for manufactured goods. In particular, PNG has become our third largest market for elaborately transformed manufactured goods. Australia is the source of the largest component of PNG's imports, at 46.8% in 1988.

19. In 1988, the last year for which comparative figures are available, Australia was PNG's fourth largest market for exports at 7% of total exports. Trade between the two countries is assisted by the PNG/Australia Commercial Relations Agreement.

Future Development of Diplomatic Relations with PNG

20. Over the coming years, the Australian Government will continue to give the highest priority to the effective management of our relationship with PNG, including the *protection of Australian interests there*.

21. Given PNG's strategic location its development will remain of particular importance to Australia's security. Detailed attention to PNG's needs and priorities will need to be maintained and Australian trade and investment interests continue to be actively pursued.

22. *Australia will continue to pursue its objective of encouraging PNG towards greater self-reliance in the management of its affairs. This support will be within the context of the JDP and express Australia's clear commitment to PNG national unity.*

THE NEED

23. The importance Australia places on its relations with PNG has been confirmed by the frequency of visits and contacts by Ministers and senior officials of the two Governments on a wide variety of bilateral and multilateral issues.

24. The High Commission in Port Moresby has been very active, performing a broad range of functions under conditions which have been accepted by Australian regulatory authorities as being very difficult. It is imperative that secure residential accommodation at the prescribed standards be provided to ensure the safety and proper housing of staff and dependents.

25. There are serious problems with law and order in Port Moresby. Robbery, particularly robbery with violence, has been increasing as has the incidence of rape. These problems have been exacerbated by the difficulties in the North Solomons Province and the economic downturn.

26. Much of the law and order problems can be attributed directly to the activities of the "raskol" gangs. These gangs are usually made up of poorly educated youths who have lost contact with traditional rural society as they crowd into the towns.

27. The PNG Government realises that poor law and order is a constraint on economic and social development, and has publicly expressed a commitment to improve matters and several initiatives in law enforcement and the administration of justice have recently been announced, including the establishment of a Cabinet committee to examine the problem. A joint police and PNG Defence Force operation against crime has been operating in the Highlands and in Lae and Madang.

28. Australia is assisting PNG with its law and order problem by encouraging PNG to develop its own capacity to deal with the issues itself, drawing as much as possible on local resources.

29. In 1988 Australia began a program to help improve the capabilities of the Royal PNG Constabulary through a five year \$19m advisory and training assistance program. This has been supplemented by the supply of specialised vehicles, boats and communications equipment costing a further \$2m. A program to provide 150 prefabricated police houses in key areas throughout PNG is underway at a cost of \$6m. During the Prime Minister's visit to PNG in September 1990 Australia agreed to provide a further 20 police advisors in addition to the 21 already in place.

30. As a result of the law and order problem staff, particularly those with families, are reluctant to take a posting to PNG. In order to protect staff and dependents, and encourage the best qualified and most appropriate staff to accept postings to Port Moresby, it is essential that secure and appropriate residential accommodation be made available. The reluctance of officers, particularly those who would be accompanied by dependents, to seek postings to the High Commission could seriously impair the ability of the mission to achieve the Government's goals and objectives in a timely and efficient manner.

31. The need for secure housing has been recognised since the early 1980's when OPG embarked on a program of building secure accommodation. Since that time residences have been constructed in the form of apartments for some junior staff in Pandora Crescent, Port Road and houses for senior officers on Tuaguba Hill. A secure block of apartments for DC staff is under construction in Airvos Avenue. This leaves a requirement for 45 staff residences (15 mission and 30 DC) to securely house the remaining mission and DC staff members in Port Moresby. The Committee was advised that the most cost effective way to provide staff and their dependents with secure accommodation at an appropriate standard, including reasonable provision for privacy, is in a compound such as the proposed development.

32. The Government of PNG has provided a 2.7 hectare site at Konedobu in the Granville district of Port Moresby for the construction of staff accommodation. The site is ideally suited to the construction of the 45 residences required as well as a centre to provide recreation facilities for all mission and DC staff (approximately 100 plus dependents).

33. In view of the extent and substance of Australia's relationship with PNG, it is essential that all staff and their dependents be housed in premises providing security at the standard normally applied at Australian Missions overseas. The Overseas Property Committee has accorded the Port Moresby project the highest priority among proposed overseas capital works projects. A decision not to give priority to the secure housing of staff would have a detrimental effect on staff morale and on the ability of the mission to maintain and further develop the bilateral relationship between Australia and Papua New Guinea.

The Committee's Conclusion

34. There is a need to construct forty-five new dwellings for Australian High Commission and Australian Defence Force personnel currently occupying unsuitable accommodation in Port Moresby.

THE PROPOSAL

Design Objectives

35. The principle objective of the proposal is for the construction of a residential compound comprising 45 accommodation units and a recreation centre for High Commission and Defence personnel in Port Moresby. The proposal will also include an external memorial to commemorate the continuing relationship between the PNG and Australian Defence Forces.

36. The layout and building design should contribute to the development of a village type community with spaces for access, private gardens and a family park where children and adults can meet freely without the hindrance of security systems.

37. The buildings should be economic to construct and maintain, and be designed to take full advantage of the site's characteristics. Papua New Guinea is a high cost building area and economies have been sought with the application of modular designs and standard componentary packages.

38. By grouping many dwellings together on one site the objective of reducing building, maintenance and security costs will be met. A design brief was developed for the Konedobu site by a working party made up of representatives from OPG, DFAT and Defence. This brief covered all basic user requirements.

The Residences

39. The residences range from more junior (AS 2) level units to (AS 3 & 4) senior representational residences.

40. DFAT and Defence have confirmed that their representation in PNG should remain at the same level for the foreseeable future or increase in size.

41. The users sought 45 housing units in total. DFAT requested 15 units of the following housing types:

AS 2	-	7 x 3 B/R
		4 x 4 B/R
AS 3	-	2 x 3 B/R
AS 4	-	2 x 4 B/R

42. Defence sought 30 units as follows:

AS 2	-	21 x 3 B/R
		8 x 4 B/R
AS 3	-	1 x 4 B/R

43. However the Committee was advised that under new overseas housing standards promulgated on 13 August 1990 the Port Moresby High Commission is claiming 21 housing upgrades (AS 2 to AS 3) for unattached Defence personnel and 6 upgrades for other departments.

44. Twenty four of the officers claiming upgrades are to be housed in the Konedobu development and if all upgrades are confirmed, it could increase building costs by up to \$900,000. OPG is having discussions with user departments to resolve this issue. The Committee believes that the new standards should be applied to this proposal if the need for housing upgrades can be substantiated.

The Recreation Centre

45. The Konedobu recreation centre could become the post's major recreational outlet if the security situation in local restaurants and social clubs further deteriorates.

46. It is accordingly being planned to service all Australian High Commission and Defence families at the post.

47. Planned facilities include a 25 metre swimming pool, a wading pool, squash court, 2 x tennis courts, a barbecue area and a large covered recreation building with kitchen, servery, change rooms, and toilets.

Design Development

48. Due to the site's flat and steeply sloping sections and the clear difference between the recreational and domestic activities, the site has been organised in three zones.

49. The flattest area nearest Champion Parade is most suited for the recreation centre. By locating the guard house, site entrance and a 29 space visitors carpark, at the east end of this area, a natural division is created which will separate it from the more private residential area beyond.

50. The middle part of the site, has been allocated to individual and semi-detached two storey houses, linked together in a tight group with a two space carport per dwelling, and vehicular access along the north boundary terminating in a courtyard arrangement. The carports would lead through covered private patios and small fenced gardens which would lead directly onto the family park.

51. The upper part of the site is generally too steep to locate the required number of dwellings at ground level and therefore, mixed with some individual houses, there are four apartment blocks and associated grouped carports with vehicular access rising up from the guard house and along the southern boundary of the site.

52. Adjacent to the main entrance it is proposed to centralise all service equipment, including the standby generator to facilitate easy access maintenance and control, and this will be located in a small building which from the outside will appear to be part of the security perimeter wall.

53. Similar to the service building and next to the secondary exit, is located a storage building for site maintenance equipment and a collection area for household garbage.

54. On site access roads will be 5 metres in width, reducing to 3 metres where two-way traffic would be infrequent.

Committee's Conclusion

55. The Committee is satisfied that the proposal is the most cost effective method of meeting the need for additional accommodation for Australian based staff in Port Moresby.

SITE

56. On the recommendation of the PNG Lands Board, Ministerial approval has been given for the granting of a 99 year residential lease to the Australian Government for the 2.7 hectare site at Konedobu. While the Committee expressed concern that the site may be too small, it was assured by OPG that the density proposed is at the lower end of what is regarded as medium density by the PNG town planning authorities.

57. The site is located just north of the Down Town commercial centre, about 2 kilometres from the Port Road housing and 15 kilometres from the Australian High Commission in Waigani.

58. The National Capital District Interim Commission's planning policy is to encourage the consolidation of the existing commercial retail and residential uses of the Down Town area, which embraces the commercial harbour, and to develop the national and regional governments centre at Waigani where the Australian High Commission is located. Between these centres and beyond extends the various types of suburban residential settlements.

59. There is a predominance of expatriate housing in the Down Town area and this is supported by the recreational facilities offered by the Yacht Club, and other land based clubs and hotels, and which provide the opportunity of wider social contact.

60. Topographically, the site consists of a comparatively flat area to the west which changes dramatically to the east with a contour rise of about forty-five metres. The slope continues beyond the site boundary and the hill is part of a range of hills which form the eastern boundary of Fairfax Harbour.

61. The topography also defines the two main landscape features. In the lower area there are many large Rain Trees which provide a quality of shade and enclosure which extends across Champion Parade and the adjoining 'Welcome Park' to the water's edge. Half way up the site's slope the trees stop to expose a clear hillside with fine uninterrupted views of Fairfax Harbour and beyond. The panoramic sweep is between north and south west.

62. There are eight timber framed domestic buildings on the site and three partially demolished buildings, all of which will be demolished and cleared away as part of the project.

63. Vehicular site access is gained from Champion Parade via two existing minor roads which terminate in adjoining sites.

The Committee's Conclusion

64. The site selected is suitable.

CLIMATE

65. The climate of Port Moresby is tropical. It is less hot during the wet season which generally lasts between January and April. Nights are always warm.

66. The low lying part of the site will not be greatly affected or cooled by either the NW or SE winds because of the trees, but on the higher ground, buildings will be affected by the strong gusts of wind during the wet season. At other times of the year there will be some moderate cooling effect from the breezes in the opposite SE direction although this is much reduced by the hill formation.

LOCAL PLANNING AND BUILDING REGULATIONS

67. From 1 May 1990 new planning legislation came into effect and the National Capital District Interim Commission is now responsible for all planning matters in that area, except those of national importance.

68. The Konedobu site is zoned for residential use, and indeed it forms the southern part of the area delineated as a Comprehensive Development Study Area for residential use.

69. Outline proposals for this housing development have been discussed with the Town Planning Authority which has confirmed its approval in principle. A planning application has been submitted for formal approval.

70. All aspects of the development will conform to the current Building Regulations of Papua New Guinea which are equal to Australian Standards.

ADJACENT DEVELOPMENT

71. There are buildings to both the north and south of the site. Buildings to the north comprise the beginning of the Konedobu area with service headquarters and minor government buildings. Located on a further hill is the residence of the Governor-General.

72. The buildings to the south comprise a mixture of uses which mark the edge of the Down Town area. Adjacent to the site, but largely out of sight, is located a flour mill and beyond that, other light industrial buildings, houses, the Aviat Club and the Hubert Murray Sports Stadium. Separate to these proposals, the Australian High Commission propose to construct a maintenance depot in this area.

Committee's Recommendation

73. The Committee was advised that an acoustic survey has demonstrated that the continuous low pitched hum which emanates from the flour mill will be within normal decibel limits for domestic accommodation. However, while noting this advice it believes the matter should be further investigated.

Committee's Recommendation

74. The Committee recommends that the need for additional acoustic insulation for those dwellings affected by the noise from the flour mill should be further examined.

SITE SERVICES

75. All services are available and of sufficient capacity for this development, as confirmed by the various statutory bodies. However, the Konedobu area is periodically subject to power and water supply cuts and provision is being made for emergency water and power supplies. Additionally existing power lines, drain pipes and a major stormwater culvert will be diverted and these matters have been agreed to in principle with the authorities concerned.

76. Taps will be provided around the site to water landscape areas. Fire hydrants with separate water supply will be strategically located to the approval of the local fire authority. Additionally, the swimming pools will be used as reserve tanks for fire fighting.

CONSULTATION

77. The Konedobu working party consulted widely within departments in Canberra and visited Port Moresby where consultations were held with senior management, the post property committee, and all interested High Commission and Defence personnel and their spouses.

78. The designs, developed as a result of this consultation process, have been presented to appropriate Defence and civilian staff associations in Canberra. These include:

- . Armed Forces Federation of Australia
- . DFAT Family Liaison
- . Professional Officers Association
- . Public Sector Union (PSU)
- . Foreign Service Families Association
- . Foreign Affairs and Trade Association
- . Professional Radio and Electronic Institute of Australia
- . Association of Draughting Supervisory and Technical Employees.

79. While there is general support for the proposal a number of areas of concern were raised and are discussed below.

CONCERNS REGARDING THE PROPOSAL

Consultation Process

80. The PSU raised a number of issues related to the consultation process undertaken by the OPG in relation to this project:

- . the OPG briefing was provided at the "plans finalisation" stage - the PSU believes that it would have been useful for consultation to commence at the beginning of planning for the proposal
- . all further consultation between the OPG and officers in Port Moresby should be through the Post Consultative Council
- . the PSU believes that at least 3 weeks notice should be given for briefings on major overseas property proposals to allow relevant unions time to communicate with members overseas.

Size of Proposal

81. There was some concern regarding the size of the Konedobu proposal and a view that sufficient protection could be afforded in several smaller clusters of group housing. The OPG believes that both from the point of view of security and cost that the size of the Konedobu project is appropriate. While there is some objection to compound living, OPG advised the Committee that from its investigations the majority of staff in Port Moresby wanted a village environment where families could lead a normal Australian lifestyle.

Recreation Facilities

82. The *Foreign Service Families Association* raised the question of the adequacy of the recreation facilities to be provided. OPG advised the Committee that the recreation facility is intended to service all Australian High Commission and Defence personnel in Port Moresby. The user base could be as high as 400.

83. The proposed 25m pool is, based on international standards, adequate to service a population base of 1250 persons in a tropical area.

84. The other recreation facilities to be provided include:

- . two tennis courts
- . a squash court
- . wading pool and playground equipment
- . a covered general recreation building.

85. The OPG believes that by general overseas standards and community standards in Australia that the recreation facilities proposed are adequate. However, the Committee believes that the usage of the recreation facilities should be carefully monitored and if the facilities become overcrowded the provision of additional recreation facilities should be considered.

Detailed Design

86. Both the Foreign Service Families Association and the Foreign Affairs and Trade Association raised a number of issues relating to the detailed design of the housing proposed in the Konedobu project. These include:

- . size of units
- . closeness of buildings
- . minimum bedroom space
- . visitor accommodation
- . utility rooms
- . kitchen/family room division
- . suitability of layout for family units
- . open plan design
- . car parking
- . upper site security.

87. The Committee believes that the OPG has satisfactorily addressed these issues, however it sees merit in the OPG continuing to consult with users during the construction phase.

Construction Program

88. Subject to *parliamentary approval* the OPG proposes to call tenders in April/May 1991 with construction to commence early in 1991/92. The construction period is estimated to be eighteen months.

Cost Estimate

89. The preliminary cost estimate of the project when referred to the Committee was \$15.145m at *April 1990 prices*. At the *public hearing* the Committee was advised that the limit of cost at *July 1990 prices* was \$16.592m with an estimated completion cost of

\$21.152m (including inflation factor, tender stage write up, construction contingency, rise and fall, consultants fees and project running costs).

90. OPG advised the Committee that the \$16.592m limit of cost estimate included the following additional items which were not included in the preliminary estimate of \$15.145m:

- . contractor establishment costs
- . contractor documentation costs
- . special security installations
- . miscellaneous items including:-
 - garden storage sheds
 - sunshading of exposed windows
 - groundsman's store
 - playground equipment
 - built-in stoves and dishwashers.

91. As discussed in paragraph 44 the estimated cost could be increased by up to \$900,000 should the new housing standards be applied. It is the view of the Committee that the new standards should apply if the need can be substantiated.

Committee's Recommendation

92. The Committee recommends the construction of the work in this reference at an estimated cost of \$16.592m at July 1990 prices. The Committee further recommends that if the need can be substantiated the new overseas housing standards should be applied at an additional cost of approximately \$900,000.

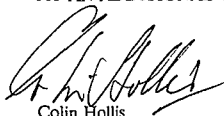
CONCLUSIONS AND RECOMMENDATIONS

93. The conclusions and recommendations of the Committee and the paragraph in the report to which each refers are set out below:

	Paragraph
1. THERE IS A NEED TO CONSTRUCT FORTY-FIVE NEW DWELLINGS FOR AUSTRALIAN HIGH COMMISSION AND AUSTRALIAN DEFENCE FORCE PERSONNEL CURRENTLY OCCUPYING UNSUITABLE ACCOMMODATION IN PORT MORESBY.	34
2. THE COMMITTEE IS SATISFIED THAT THE PROPOSAL IS THE MOST COST EFFECTIVE METHOD OF MEETING THE NEED FOR ADDITIONAL ACCOMMODATION FOR AUSTRALIAN BASED STAFF IN PORT MORESBY.	55
3. THE SITE SELECTED IS SUITABLE.	64
4. THE COMMITTEE RECOMMENDS THAT THE NEED FOR ADDITIONAL ACOUSTIC INSULATION FOR THOSE DWELLINGS AFFECTED BY THE NOISE FROM THE FLOUR MILL SHOULD BE FURTHER EXAMINED.	74

5. THE COMMITTEE RECOMMENDS THE CONSTRUCTION OF THE WORK IN THIS REFERENCE AT AN ESTIMATED COST OF \$16.592M AT JULY 1990 PRICES. THE COMMITTEE FURTHER RECOMMENDS THAT IF THE NEED CAN BE SUBSTANTIATED THE NEW OVERSEAS HOUSING STANDARDS SHOULD BE APPLIED AT AN ADDITIONAL COST OF APPROXIMATELY \$900,000.

92



Colin Hollis

Chairman

12 November 1990

LIST OF WITNESSES

BUCKLEY, Mr John Edward, Assistant Secretary, Resources and Liaison Branch,
Department of Foreign Affairs and Trade, Administrative Building, Parkes, ACT, 2600

THAWLEY, Mr Michael Joseph, Assistant Secretary, New Zealand and Papua New
Guinea Branch, Department of Foreign Affairs and Trade, Administrative Building,
Parkes, ACT, 2600

NASH, Mr Michael Anthony, Acting Director, Diplomatic Security Section, Department
of Foreign Affairs and Trade, Administrative Building, Parkes, ACT, 2600

YOUNG, Ms Claire Diana, Chief Executive Officer, PNG Section, International Policy
Division, Department of Defence, Canberra, ACT, 2600

WATSON, Lieutenant Colonel Terence John, Assistant Director,
Overseas Allowances, HQ Australian Defence Force, Russell Offices, Canberra

FRASER, Major Francis Henry Charles, Department of Defence, Australian High
Commission, PO Box 9129 Hohola N.C.D., Port Moresby, Papua New Guinea

MACKAY, Mr John Angus, General Manager, Overseas Property Group, 111 Alinga
Street, Canberra City, ACT, 2600

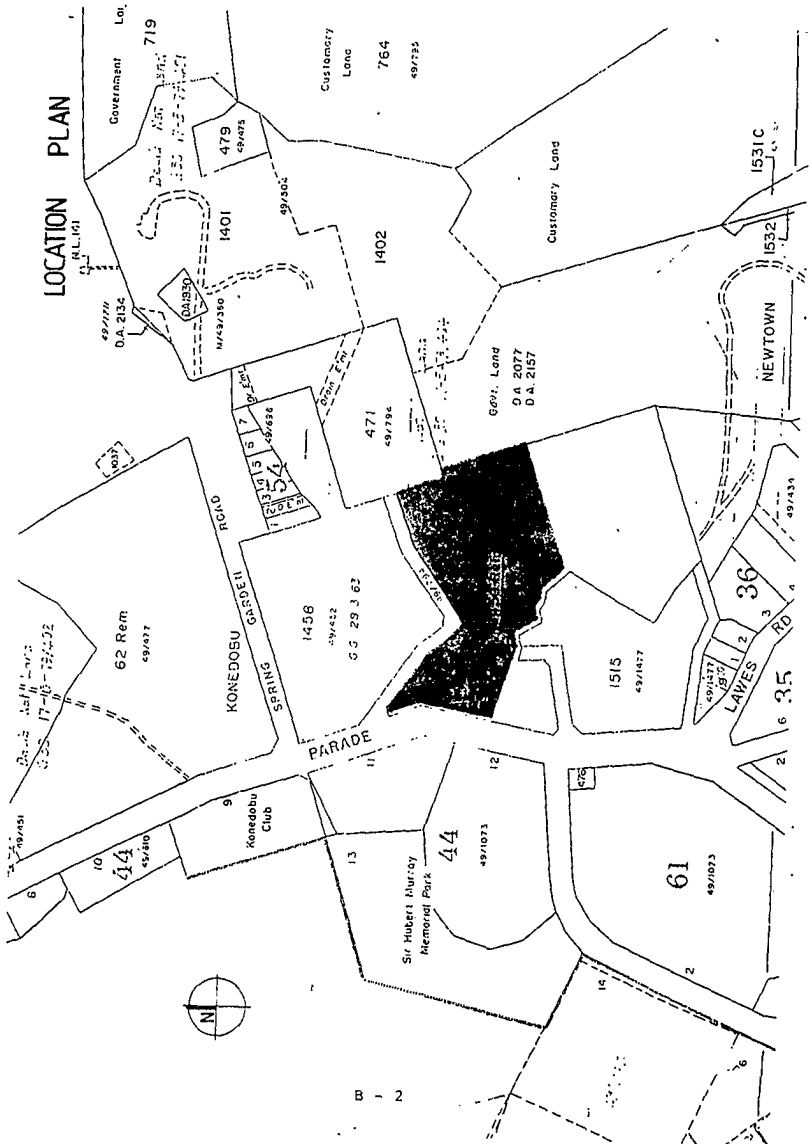
WILSON, Mr Denis Patrick, Assistant General Manager, Overseas Property Group,
Department of Administrative Services, PO Box 1920, Canberra City, ACT 2601

ROSE, Mr Malcolm, Consultant, Peddle Thorp PNG Pty Ltd, PO Box 113, University
NCD, Papua New Guinea
Peddle Thorp PNG, Pty Ltd

PLANS AND DRAWINGS

	Page
Location Plan	B - 2
Site Plan	B - 3
Elevation: Houses	B - 4
Elevation: Apartments	B - 5

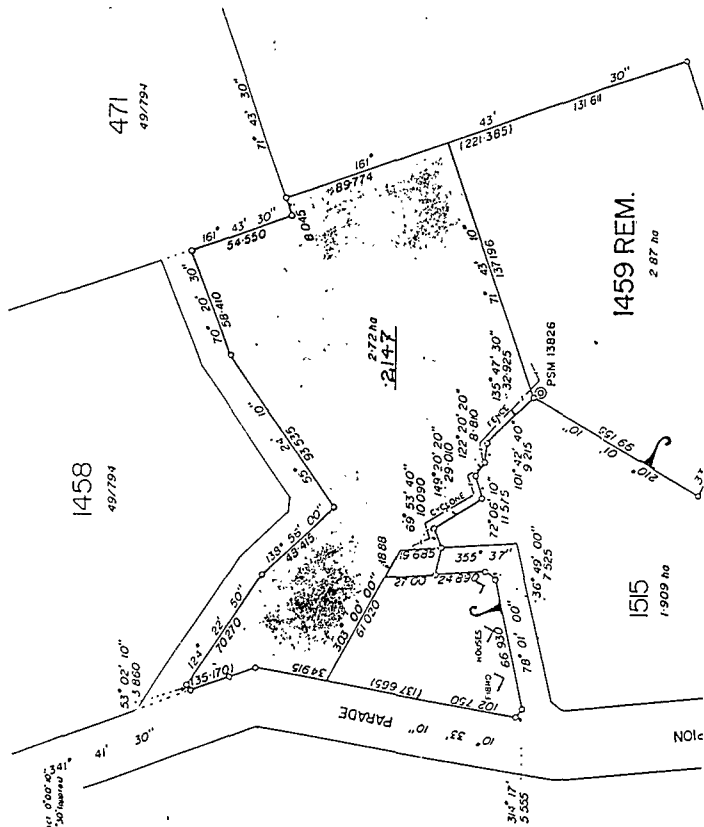
LOCATION PLAN

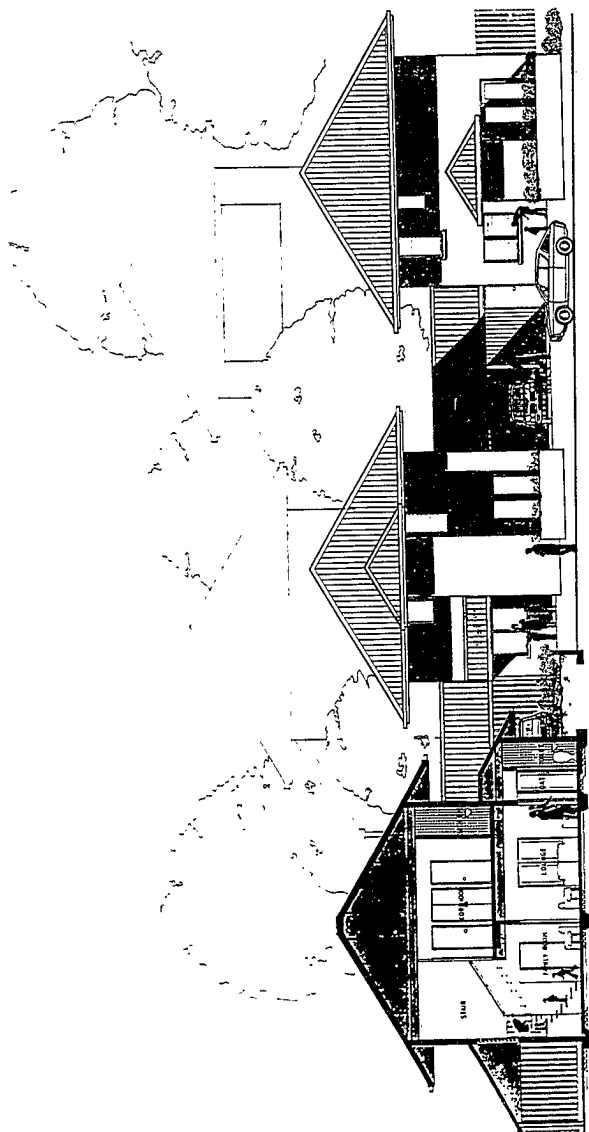


SITE PLAN

10 meters True Bearing Substrate: 0°00'40"
 11 meters True Bearing Substrate: 0°00'40"
 12 meters True Bearing Substrate: 0°00'40"
 13 meters True Bearing Substrate: 0°00'40"
 14 meters True Bearing Substrate: 0°00'40"
 15 meters True Bearing Substrate: 0°00'40"
 16 meters True Bearing Substrate: 0°00'40"
 17 meters True Bearing Substrate: 0°00'40"
 18 meters True Bearing Substrate: 0°00'40"
 19 meters True Bearing Substrate: 0°00'40"
 20 meters True Bearing Substrate: 0°00'40"
 21 meters True Bearing Substrate: 0°00'40"
 22 meters True Bearing Substrate: 0°00'40"
 23 meters True Bearing Substrate: 0°00'40"
 24 meters True Bearing Substrate: 0°00'40"
 25 meters True Bearing Substrate: 0°00'40"
 26 meters True Bearing Substrate: 0°00'40"
 27 meters True Bearing Substrate: 0°00'40"
 28 meters True Bearing Substrate: 0°00'40"
 29 meters True Bearing Substrate: 0°00'40"
 30 meters True Bearing Substrate: 0°00'40"
 31 meters True Bearing Substrate: 0°00'40"
 32 meters True Bearing Substrate: 0°00'40"
 33 meters True Bearing Substrate: 0°00'40"
 34 meters True Bearing Substrate: 0°00'40"
 35 meters True Bearing Substrate: 0°00'40"
 36 meters True Bearing Substrate: 0°00'40"
 37 meters True Bearing Substrate: 0°00'40"
 38 meters True Bearing Substrate: 0°00'40"
 39 meters True Bearing Substrate: 0°00'40"
 40 meters True Bearing Substrate: 0°00'40"
 41 meters True Bearing Substrate: 0°00'40"
 42 meters True Bearing Substrate: 0°00'40"
 43 meters True Bearing Substrate: 0°00'40"
 44 meters True Bearing Substrate: 0°00'40"
 45 meters True Bearing Substrate: 0°00'40"
 46 meters True Bearing Substrate: 0°00'40"
 47 meters True Bearing Substrate: 0°00'40"
 48 meters True Bearing Substrate: 49°79'4"

PAGE MERIDIAN





AS3 3B ROOM

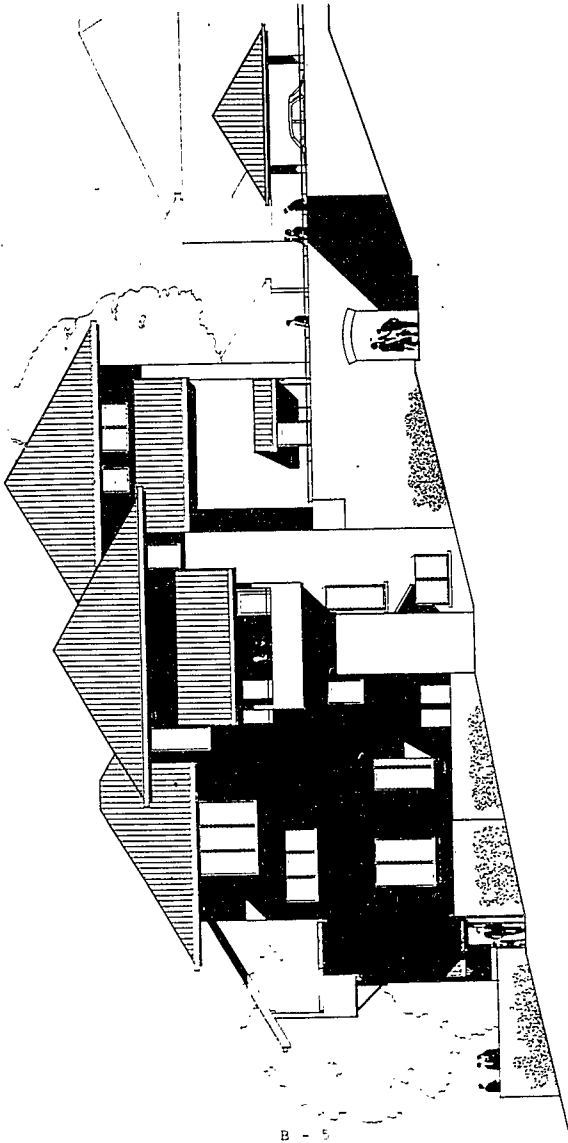
AS3 4B ROOM

AS3 5B ROOM

SCALE: 1" = 8'-0" DATE: MAY 1960
 DRAWN BY: [Signature]

SECTION ELEVATION - HOUSES

KONEDOBU, Housing for the Australian High Commission, Port Moresby



B - 5

SECTION. ELEVATION APARTMENTS

KONEDOBU. Housing for the Australian High Commission. Port Moresby

SCALE: 1:50 DATE: MAY 1960
 0 5M