



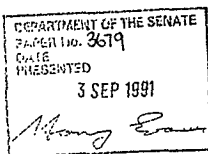
*Parliamentary Standing Committee on Public Works*

## REPORT

relating to the

# CONSTRUCTION OF AUSTRALIAN HIGH COMMISSION COMPLEX, ISLAMABAD, ISLAMIC REPUBLIC OF PAKISTAN

(Sixth Report of 1991)



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



Report Relating

to the

Construction of  
Australian High Commission  
Complex, Islamabad,  
Islamic Republic of Pakistan

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## TABLE OF CONTENTS

	Page
Members of the 30th Parliamentary Standing Committee on Public Works	v
Extract from the Votes and Proceedings of the House of Representatives on 11 April 1991	vi
	Paragraph
THE REFERENCE	1
THE COMMITTEE'S INVESTIGATION	4
COMMITTEE'S CONCLUSION	10
BACKGROUND	11
Introduction	11
Diplomatic Representation Overseas	12
Australian Representation in Islamabad	14
Functions of the Australian High Commission in Islamabad	15
Future Development of Relations With Pakistan	17
THE NEED	21
COMMITTEE'S CONCLUSION	29
THE PROPOSAL	30
Scope of Work	30
Planning and Design	31
Chancery	36
Space Allocation	40
Head of Mission Residence	42
COMMITTEE'S RECOMMENDATION	47

Official Functions Areas	48
Staff Residences	50
Recreation Facilities	53
Provision for the Disabled	54
MAINTENANCE	56
COMMITTEE'S RECOMMENDATION	59
SITE	60
COMMITTEE'S CONCLUSION	63
SITE PLANNING	64
Zoning	66
ENERGY EFFICIENCY	67
AUSTRALIAN CONTENT	70
AUTHORITIES	75
CODES AND STANDARDS	77
CONSULTATION	78
PROGRAM	81
LIMIT OF COST	82
COMMITTEE'S RECOMMENDATION	83
CONCLUSIONS AND RECOMMENDATIONS	84
	<b>Page</b>
APPENDIXES	
Appendix A - List of Witnesses	A1 - A2
Appendix B - Construction Details	B1 - B5
Appendix C - Construction Drawings	C1 - C11

**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 Paul Henry Calvert\*

Senator John Robert Devereux

**House of Representatives**

Mr Ewen Colin Cameron MP

Mr Lloyd Reginald O'Neil MP

Mr Russell Neville Gorman MP

Mr Bruce Craig Scott MP

\* Appointed on 24.8.90 following the retirement of  
Senator Dr Glenister Sheil

Committee Secretary: Peter Roberts

Inquiry Secretary: Sally Dunn

Secretarial Support: Jackie McConnell

EXTRACT FROM THE HOUSE VOTES AND PROCEEDINGS  
THE HOUSE OF REPRESENTATIVES

NO. 46 DATED WEDNESDAY, 20 FEBRUARY 1991

- 11 PUBLIC WORKS - PARLIAMENTARY STANDING COMMITTEE  
- REFERENCE OF WORK - AUSTRALIAN HIGH  
COMMISSION COMPLEX, ISLAMABAD, ISLAMIC  
REPUBLIC OF PAKISTAN - CONSTRUCTION: Mr Beddall  
(Minister representing the Minister for Administrative Services),  
pursuant to notice, 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 an Australian High Commission complex  
in Islamabad, Islamic Republic of Pakistan.

Mr Beddall presented plans in connection with the proposed work.

Debate ensued.

Question - put and passed.

## PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

### CONSTRUCTION OF AUSTRALIAN HIGH COMMISSION COMPLEX, ISLAMABAD, ISLAMIC REPUBLIC OF PAKISTAN

By resolution on 20 February 1991 the House of Representatives referred to the Parliamentary Standing Committee on Public Works for consideration and report the proposal for the construction of an Australian High Commission complex in Islamabad, Islamic Republic of Pakistan.

#### THE REFERENCE

1. The works in this reference comprise the construction of a new High Commission building and official residence in the diplomatic quarter of Islamabad.

2. The main elements of the proposal when referred to the Committee were:

- . a new two-storey Chancery building to provide office space, multipurpose rooms, staff amenities, workshop, storage areas and associated plant rooms
- . a new two-storey Head of Mission (HOM) residence to provide for both public and private living spaces, storage areas and associated plant rooms
- . staff and visitor car parking
- . associated site works and servicing
- . landscaping
- . restoration of existing Chancery building to accommodate storage, workshop, garage and amenities function.

3. The estimated cost of the project when referred to the Committee was \$7.992m at March 1991 prices.

## THE COMMITTEE'S INVESTIGATION

4. The Committee received written submissions from the Overseas Property Group (OPG), the Department of Foreign Affairs and Trade (DFAT) and the Australian Construction Services (ACS), and took evidence from departmental representatives at a public hearing held in Canberra on 6 May 1991.

5. The Committee also received submissions and took evidence from the following:

- . Public Sector Union (PSU)
- . Australian Trade Commission (Austrade)
- . Foreign Affairs and Trade Association
- . Out of Earth Constructions.

6. Written submissions on the proposal were received from:

- . Australian High Commission, Islamabad, Pakistan
- . Department of Immigration, Local Government and Ethnic Affairs
- . ACROD Limited
- . Conrad & Gargett Pty Limited (Architects)
- . Australian Community Action Network.

7. Witnesses who appeared at the public hearing are listed at Appendix A. The Committee's proceedings will be printed as Minutes of Evidence.

8. Because of the restriction in the *Public Works Committee Act 1969* on holding 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 Islamabad. As pointed out previously by the Committee (refer to reports relating to the Construction of Australian High Commission and Defence Housing, Port Moresby, Papua New Guinea, Ninth Report of 1990; Construction of Australian Embassy Complex, Jakarta, Indonesia, Fourth Report of 1991), this is completely contrary to the Committee's normal practice as it has always regarded site inspections as an integral and extremely important part of the consideration of a project. Adequate local knowledge is important to the Committee, and very



often this cannot be gleaned simply from video productions and written submissions.

9. The Committee has therefore been hampered in its consideration of the project particularly in relation to the suitability and size of the proposed site, and has had to rely solely on the evidence put to it. The Committee has approached the Minister for Administrative Services, who is responsible for the administration of the *Public Works Committee Act 1969*, seeking his agreement for the removal of the restriction on Committee meetings being held outside Australia.

## COMMITTEE'S CONCLUSION

10. The Committee once again draws attention to the continuing difficulty it faces in assessing overseas projects as, under the current legislation, it is unable to meet outside Australia or its external Territories.

## BACKGROUND

### *Introduction*

11. Australia has had diplomatic representation in Pakistan since 1948 and a High Commission or Embassy since 1969. On 1 October 1989, with the re-admission of Pakistan to the Commonwealth, the mission reverted to the status of a High Commission.

### **Diplomatic Representation Overseas**

12. The purpose of an Australian High Commission is to represent Australian interests in the host country. Its principal functions are that of negotiation with the host government on matters of concern to Australia, and assessing and reporting to the Australian Government events and developments within the host country and, where appropriate, within the surrounding region.

13. A directive on the co-ordination of Australia's representation overseas was first issued by the Prime Minister of the day in 1950. It has since been revised and reissued formally on 16 October 1974, and endorsed without alteration by the then Prime Minister on 20 January 1976. The current directive 'Guidelines on the Management of Australia's Overseas Representation' was reissued with a revised text on 14 October 1985 by the

present Prime Minister. The directive was designed to ensure that the Government's representatives speak with one voice and that arrangements for giving effect to Australia's policies overseas operate effectively and economically. It states that administrative services should be provided centrally under the control of the department responsible for the management of the mission. In the case of Islamabad this is the Department of Foreign Affairs and Trade.

#### **Australian Representation in Islamabad**

14. Whilst Australia's relations with Pakistan are not in the front rank of Australia's bilateral relations, they are not without significance. A positive relationship with Pakistan is important to Australia because:

- as the Prime Minister noted in Parliament on 2 March 1989 in a statement on his visit to Pakistan in February 1989, the South Asian region is of general strategic concern to Australia. Improvement in India/Pakistan relations, a peaceful, negotiated settlement of the conflict in Afghanistan and the prevention of nuclear proliferation in the region are significant objectives of the Australian Government

- Australia and Pakistan have long standing trade links. In 1989 Australian exports to Pakistan amounted to A\$207m (an increase of 61% over 1988 and 99% over 1986) while Pakistani exports to Australia came to A\$76m (an increase of 4% over 1988 and 55% over 1986). Efforts are under way to increase the level of bilateral trade

- the restoration of democratic rule in Pakistan is a development Australia supports

- the volume of narcotics trafficking in and through Pakistan, especially as it directly affects Australia, appears to be increasing.

## Functions of the Australian High Commission in Islamabad

15. The High Commission executes a number of important functions in promoting the bilateral relationship. These include the following:

- . representing Australian interests and concerns in matters of foreign policy to the Government of Pakistan, especially in important regional and multilateral issues such as nuclear proliferation, Afghanistan, the Non Aligned Movement, Human Rights and the promotion of stability in the South Asian region
- . evaluating and reporting on political and economic developments within Pakistan as they affect the pursuit of Australian interests
- . advancing Australia's commercial and economic interests in Pakistan, particularly by elevating awareness of Australia's capacity to satisfy Pakistan's import requirements, notably in the fields of machinery and equipment, consultancy services and agriculture
- . monitoring and assisting the effective utilisation of development assistance funds
- . making representations to the Government of Pakistan and conducting bilateral negotiations as required
- . assessing international narcotics developments and countering attempts to import narcotics into Australia
- . managing the immigration caseload, including the provision of all necessary information to clients and the identification and control of abuses of entry procedures
- . providing normal consular services and ensuring that the interests of Australian citizens, businesses, etc are protected in accordance with international law
- . providing a secure and efficient passport service

- . making arrangements and providing facilities for visits by Australian Ministers, Members of Parliament and Government officials.
16. Organisations represented at the post include the following:
- . Department of Foreign Affairs and Trade
  - . Department of Defence
  - . Department of Immigration, Local Government and Ethnic Affairs
  - . Australian Federal Police (AFP)
  - . Australian International Development Assistance Bureau

#### **Future Development of Relations With Pakistan**

17. Pakistan's return to democratic rule has provided a firm basis for the development of a more substantial relationship between Australia and Pakistan.

18. The major prospects for developing the bilateral relationship exist in the commercial field. Australia's aid program to Pakistan (\$15m over three years commencing 1990-91) has been targeted towards sectors that offer the best prospects for commercial cooperation, such as beef/dairy cattle, mineral exploration technology, development of Port Qasim, food processing and crop-spraying aircraft.

19. Australia's trade links with Pakistan are expanding. The potential exists to extend and diversify commercial relations, particularly into the area of manufactured goods, services and technology. New opportunities for commercial cooperation have opened up through Austrade delegations to Pakistan and were further institutionalised with the finalisation of a bilateral trade agreement between Pakistan and Australia in July 1990.

20. It is essential for Australia to maintain a significant presence in Islamabad commensurate with the evolving substance of the relationship at all levels, especially in the area of trade.

## THE NEED

21. The importance Australia places on its relations with Pakistan has been confirmed by the increasing number of visits by Ministers - including the Prime Minister - and senior government officials to Islamabad.

22. The High Commission in Islamabad has been very active, performing a broad range of functions under conditions which have been accepted by Australian regulatory authorities as being difficult. It is imperative that office accommodation and layout at the prescribed standards be provided to ensure efficient operation of the mission.

23. The property holdings in Islamabad consist of an owned interim Chancery building and recreation facilities consisting of a roofed, open-air social club, a swimming pool, tennis court and a barbecue area. These holdings are sited in a fenced-off section of the 3.7 ha site held under perpetual lease. This larger site is approximately 2.5 km from the site proposed for permanent Chancery development and is not as well located in respect of other parts of the diplomatic area, government offices and leased residences. The site is, however, suitably located for future residential development.

24. The High Commission is currently located in a building constructed in 1976 to accommodate the mission's garages, workshops and stores. This facility, which was never intended to provide permanent office space, is inadequate to satisfy existing needs, provides substandard office accommodation, has security problems and is adversely affecting the ability of the mission to achieve the goals and objectives set by government policy.

25. An inappropriate and poorly maintained leased house was utilised as the official residence from 1965. Despite continual searching over the years, an alternative has only recently been located. This new house underwent major maintenance and repairs to make it acceptable before it was occupied by the High Commissioner. As lessors in Pakistan generally do not maintain their properties, continued suitability of the new residence beyond 4 or 5 years is not anticipated.

26. The Government of Pakistan allocated Australia a perpetual lease for a separate proposed 1.45 hectare (3.6 acre) site in 1965 for the construction of a Chancery and HOM residence. Suitable land of this quality on the main road through the diplomatic quarter of the city is at a premium.

Therefore, although Australia has given no formal commitment, the Government of Pakistan clearly expects and hopes that Australia will proceed quickly to develop the site.

27. In view of the extent and substance of Australia's relations with Pakistan, it is essential that the mission be accommodated in premises providing security at the standard normally applied at Australia's overseas missions, providing an efficient and cost-effective working environment and, presenting Australia in a favourable light.

28. Australian-based staff, including the High Commissioner, are currently accommodated in leased residences - the standards of which fall short of that which Australian-based staff might normally expect to be provided when overseas, particularly in the electrical, plumbing and general construction areas.

#### **COMMITTEE'S CONCLUSION**

29. There is a need for a functional High Commission complex which will project Australia's presence and reflect the importance that Australia places upon its relationship with Pakistan.

#### **THE PROPOSAL**

##### **Scope of Work**

30. The proposed work as referred to the Committee comprised:

- . the construction of a new two-storey Chancery building. The Chancery provides office space, multipurpose rooms, staff amenities, workshop, storage areas and associated plant rooms
- . the construction of a new two-storey HOM residence. The residence provides for both public and private living spaces, storage areas and associated plant rooms
- . staff and visitor car parking
- . associated site works and servicing
- . landscaping

- restoration of existing Chancery building to accommodate storage, workshop, garage and staff amenities.

### Planning and Design

31. The design for this project has been developed from a proposal of the OPG which, as part of the Department of Administrative Services, is responsible for the acquisition, leasing, management and disposal of Australian land and property overseas. In administering this function, the OPG is advised by the Overseas Property Committee, which comprises senior representatives of user, service and regulatory departments. The Overseas Property Committee has accorded the Islamabad project a high priority among proposed capital works projects. The project has been on the works priority list for many years, but until now competing priorities have prevented funding being available.

32. The proposal is based on the need to provide an acceptable standard of office and residential accommodation, reflecting Australia's image in a favourable light whilst satisfying in Pakistan, the Australian Government's obligation as an employer to accommodate its employees properly.

33. All proposed buildings in the complex have been designed to minimise construction costs, being uncomplicated in design, and allowing for traditional, less costly and achievable construction methods.

34. Accommodation has been provided in accordance with the design brief prepared by OPG and recommendations made as a result of consultation with Australian High Commission staff in Islamabad and relevant staff associations in Australia.

35. The design brief sets out user and security requirements, structural and civil engineering, mechanical and electrical, and fitout requirements. The brief also covers design limitations imposed by local zoning regulations, seismic and climatic factors.

### Chancery

36. The design of the Chancery is a response to the design brief, climate and local building practice, and consists of a simple low rise (two-storey) building with a central foyer forming the planning hub.

37. The Chancery is to be of a standard appropriate to Australia's representational requirements in Pakistan. It will be constructed in the centre of the block, separating the HOM residence from the proposed future staff housing. In accordance with the projected staff estimates of the represented departments, the Chancery has been designed to accommodate the existing office staff of 13 Australian-based and 22 locally engaged, and has the capacity to absorb another four Australian-based and six locally engaged staff in the initial building envelope.

38. At the public hearing on 6 May 1991 the Committee queried the proposed size of the Chancery. The Committee believes that because of the developing relationship between Australia and Pakistan and its importance to both nations, particularly in the areas of aid and trade, it is expected that staff numbers will rise in the future.

39. OPG and ACS advised that the proposed new Chancery, as designed, approximately doubled the area of the existing Chancery. If physical expansion of the building became necessary, it could be accomplished in a variety of ways, depending on area needs.

- |         |  |
|---------|--|
| Stage 1 | Filling in of terrace areas on first floor will provide an additional 80 m <sup>2</sup> of floor space   |
| Stage 2 | <ul style="list-style-type: none"><li>Filling in of undercroft car parking at ground floor will provide an additional 160 m<sup>2</sup> of floor area. This action will necessitate the relocation of car parking to new carport accommodation at rear of site</li><li>Relocation of store/workshop area at ground floor to rear of site that will provide an additional 60 m<sup>2</sup> of floor area to immigration general office area</li></ul> |
| Stage 3 | Physical expansion of first floor by six metres at either end of the building to provide an additional 240 m <sup>2</sup> of floor area.   |



## Space Allocation

40. The Chancery will be divided into:

- a secure vault complex
- a restricted access executive and political area, containing the HOM suite and offices for senior diplomatic, AFP and defence staff
- an administrative area, catering for administration, consular and aid staff
- an immigration area
- a multipurpose/library/staff lunch area
- a locally engaged staff facilities area
- storage and services areas.

41. To control movement of persons visiting the Chancery, to prevent unauthorised entry both into the building and between various areas of the building, and to protect classified material from unauthorised personnel, the Chancery will include security measures to the approved standards.

## Head of Mission Residence

42. The design of the HOM residence results as a direct response to the design brief, climate and the need to separate areas for public functions and family use. The residence will be constructed adjacent to the Chancery, at the high profile end of the block overlooking the major Islamabad thoroughfare, Constitution Avenue.

43. Major features of the residence include four bedrooms on the upper level, and a family area, reception room, dining room and kitchen on the ground floor. Servants quarters are separate from the main building. The grounds and residence have been designed to cater for larger gatherings which can flow from the reception rooms to the grounds. These grounds will be enclosed by a 3 m security wall to provide both security and acoustic protection for the residence.

44. The High Commissioner in Islamabad has requested that en suite bathrooms be attached to each of the main four bedrooms in the new HOM residence. The main reason for advocating such a request is that domestic staff in Pakistan are predominantly male and, if the resident High Commissioner and spouse had female children, it would be preferable that they should not have to leave their bedrooms to go to the bathroom when in night attire.

45. OPG advised that the residence plan allowed for one bedroom, in addition to the master bedroom, to have en suite facilities, while another bathroom would be shared between the remaining two bedrooms. In effect, provision had been made for three bathrooms to service four bedrooms, with two of those bathrooms able to service an en suite capability.

46. However the Committee concluded that, in view of the concerns raised by the High Commissioner, provision should be made for combined bathroom/toilet facilities to be added to each of the main four bedrooms in the HOM residence.

#### COMMITTEE'S RECOMMENDATION

47. The Committee recommends that provision be made for en suite facilities to be attached to each of the main four bedrooms in the Head of Mission residence.

#### Official Functions Areas

48. Concerns were also raised by the High Commissioner in Islamabad over the size of the main reception and dining rooms. The High Commissioner, supported by the PSU, believed the official residence would not be adequate for the official representational work that is required in Pakistan, where large receptions and buffet-type functions were frequently more acceptable than sit-down functions.

49. OPG advised the Committee that it believed the sizes of the proposed formal reception and dining rooms were adequate for such functions. The residence had been designed to category 3 allowance with additional area being provided in the dining area (seating 18) for circulation. Furthermore, OPG noted that the proposed reception area opened onto landscaped gardens, which were usually utilised at such official functions with marquees and buffets set up outside in the gardens.

## **Staff Residences**

50. The site master plan (see Appendix C) allows for possible future provision of three staff residences to be collocated with the new Chancery and HOM residence. The designers have allowed for the construction of one AS 1 unit and two AS 3 units, to be located parallel to the Chancery and at the opposite end of the block to the HOM residence.

51. Following the construction of the new Chancery it is proposed to use the existing Chancery building for garages, workshop and storage - the original purpose for which it was built. It is intended to develop that site with staff houses when funds and priorities allow.

52. The design solutions of the proposed High Commission complex, as examined by OPG, meet the needs of the various user departments and conform to the relevant standards for office and residential accommodation.

## **Recreation Facilities**

53. It is not proposed to include any recreation facilities on the Constitution Avenue site and therefore there are no such facilities included in this proposal. There are existing recreation facilities on the current Chancery site, which include an outdoor swimming pool and a tennis court.

## **Provision for the Disabled**

54. Access for the disabled will be provided to both levels of the Chancery and the ground floor level of the HOM residence.

55. ACS advised that recommendations from ACROD Limited, as well as requirements of the Australian Codes and Standards (AS 1428.1) have been incorporated in the design of the works.

## **MAINTENANCE**

56. A further recommendation made to the Committee by the Australian High Commissioner in Islamabad, as well as the PSU, was for the permanent establishment of a building services officer (BSO) at the new High Commission complex, in place of the present arrangement of borrowing such a technical/maintenance officer from neighbouring posts. The High Commissioner claimed that the provision of such a technical tradesperson

was essential to ensuring the security, health and good morale of Australian-based staff and their families in Islamabad.

57. OPG advised the Committee that DFAT had adopted a policy of having BSOs only in posts where the plant and equipment was complex or local conditions deemed such a posting unavoidable. Whilst the department had not had the resources to post a BSO in Islamabad, it had established an arrangement whereby the BSOs in New Delhi and Dhaka each visited Islamabad for two weeks every three months. Although the design of the new Chancery included provision of a BSO, DFAT advised that the practice of borrowing technical staff from neighbouring posts would continue until the Islamabad post had acquired more government-owned property. The department added that it would review the situation after the new High Commission complex was completed. This is another aspect that the Committee could comment on with more authority if they had the opportunity to visit.

58. Given the projected future expansion of the Chancery, owing to the developing relationship between Australia and Pakistan, the Committee believes that there is a need for a full-time building services officer in Islamabad.

#### COMMITTEE'S RECOMMENDATION

59. The Committee recommends that a permanent building services officer be located at the new High Commission in Islamabad.

#### SITE

60. The Government of Pakistan allocated Australia a perpetual lease of a 1.45 hectare block of land in Islamabad in 1965 as a site for the construction of a Chancery and HOM residence. The block is located in a prestige area of the diplomatic quarter in Islamabad, approximately 2.5 km from the current Chancery complex. The land on which the construction is planned is held under perpetual lease at \$210 per annum. Although Australia has given no formal commitment to the Government of Pakistan, it is expected that Australia will proceed quickly to develop the site.

61. The site is prominently positioned in the extreme north-west corner of the diplomatic quarter No. 1, bounded by service roads on the east, north and west. The western boundary of the site is approximately 6.5 m above

Constitution Avenue - the main arterial road that passes the Presidential Residence, the National Assembly and State Administration Centre.

62. The site is approximately rectangular having a depth of 220 m, a main frontage of 75 m and a rear boundary of 64 m, with a site fall of approximately 6 m from the north-west corner to the south-east corner. Vehicle access to the site is available from service roads on three sides. Major services run adjacent to the site along three boundaries. The site for the Myanmar Embassy adjoins on the south boundary, with the existing German Embassy across the street to the west. To the north lies an area zoned for state administrative buildings and the National Assembly.

### COMMITTEE'S CONCLUSION

63. The site chosen for the new Australian High Commission complex in Islamabad is in a suitable location for its representation and administrative functions.

### SITE PLANNING

64. The site has been zoned into three distinct areas accommodating the varying needs of the HOM residence, Chancery and future staff residences. The site layout and orientation of the buildings take into account thermal considerations, coupled with the views to distant mountains available from the site.

65. Each building zone has its own separately controlled entry/exit point. Vehicle access to the Chancery will be from the service road to the north of the site. Vehicular and pedestrian entry onto and within the site is planned to allow direct access and parking to the Chancery, HOM residence and future staff residences without one function restricting the flow of traffic to the other. A separate controlled waiting area for immigration inquiries has been provided and is physically linked via a covered walkway into the ground floor immigration inquiry area.

### Zoning

66. Planning and zoning regulations do not impose any major design restrictions. The capital planning layout does, however, require that this development not look insignificant in the broad landscape. Buildings are

limited to a maximum of four storeys with rear and front setbacks of 10 m and side setbacks of 6 m.

## **ENERGY EFFICIENCY**

67. ACS advised that the fabric of the buildings had been designed to maximise energy efficiency and included:

- . protection of glazing and walls by roof overhangs and sun screens
- . insulated roof and wall systems
- . double roof construction.

68. The mechanical and electrical systems for both buildings had also been designed to assist in maximising energy efficiency.

69. ACS advised that solar water heating would be reviewed in the detailed planning phase; however, it expressed concern over the lack of maintenance backup and repair technology available in Islamabad.

## **AUSTRALIAN CONTENT**

70. ACS, a division of the Department of Administrative Services, has been commissioned as principal architectural consultants for the concept design of the complex.

71. ACS has, in turn, commissioned local architectural and mechanical subconsultants in Islamabad. The practicality of engaging an Australian contractor for the construction was considered, but not favoured because:

- . there are no Australian or other international contractors of sufficient standing actively operating in the region
- . the importation of materials into Pakistan is a difficult and complex process. An offshore company would find this part of the contract extremely difficult to effect
- . there are established reputable contractors working in Islamabad who are familiar with local conditions and who are capable of handling the construction as designed, provided professional expatriate supervision is provided.

72. The consultants and contractors will be urged to specify and use Australian products to the extent practicable. Australian carpet and furniture would also be used throughout the complex where appropriate.

73. In their submission to the Committee, Conrad & Gargett Pty Limited (Architects) urged that more Australian consultants from the private sector be commissioned for Australian Government projects outside Australia. OPG advised that private consultants were frequently used for the design and construction supervision of Embassy projects.

74. The use of stabilised rammed earth/engineered aggregate, as a new building construction medium developed by Out of Earth Constructions was proposed to the Committee. OPG, however, advised that it did not consider rammed earth an appropriate building material for the High Commission project, given that the material would not provide the appropriate level of seismic resistance required in Pakistan. OPG further advised that rammed earth was not a material with which the local building industry was familiar, nor did the local building regulations and standards cover its use in Islamabad. ACS noted that the planning process of the High Commission project had progressed too far to consider an alternative construction medium for the works. The Committee recommended that Out of Earth Constructions consult ACS and OPG regarding the potential use of its technology in the construction of future capital works projects.

## AUTHORITIES

75. The Capital Development Authority in Islamabad has been consulted regarding planning and building approvals, and standards for water supply, sewerage and drainage.

76. Other Islamabad authorities consulted during the design phase include:

- Water and Power Development Authority
- Sui Northern Gas
- Pakistan Telephone and Telegraph.

## CODES AND STANDARDS

77. All works will generally be designed to Australian Codes and Standards. Equivalent British Codes and Standards will be specified in documents prepared for construction purposes as the local industry is familiar with these documents.

## CONSULTATION

78. To ensure the design brief would reflect the needs of the staff involved, consultations were held with officers of the various user departments and with staff associations. The user departments involved in the development of the proposal were:

- . Department of Foreign Affairs and Trade
- . Department of Immigration, Local Government and Ethnic Affairs
- . Australian Federal Police
- . Department of Defence.

79. The following staff associations were invited to participate:

- . Foreign Service Families' Association
- . Foreign Affairs and Trade Association
- . Public Sector Union
- . Family Liaison Officer - Department of Foreign Affairs and Trade
- . Australian Journalists Association
- . Professional Officers' Association
- . Professional Radio and Electronics Institute of Australia
- . Association of Draughting Supervisory and Technical Employees.

80. Input was received from:

- . Public Sector Union
- . Foreign Affairs and Trade Association
- . Foreign Service Families' Association
- . Family Liaison Officer - Department of Foreign Affairs and Trade.



## **PROGRAM**

81. Local architectural and engineering consultants have been engaged to carry out contract documentation. Construction is scheduled to begin in January 1992 with an estimated time for construction of 24 months. Expressions of interest have been sought from Pakistan building contractors and these will be subject to review before a final select tenderers' list is established.

## **LIMIT OF COST**

82. The limit of cost estimate for the proposal when referred to the Committee was \$7.992m at March 1991 prices. The out-turn cost of the project, including construction variations, rise and fall provisions and consultants fees, is \$11m.


## **COMMITTEE'S RECOMMENDATION**

83. The Committee recommends the construction of the work in this reference at a limit of cost estimate of \$7.992m at March 1991 prices.

## CONCLUSIONS AND RECOMMENDATIONS

84. The Committee's conclusions and recommendations, and the paragraph in the report to which each refers, are set out below:

1. The Committee once again draws attention to the continuing difficulty it faces in assessing overseas projects as, under the current legislation, it is unable to meet outside Australia or its external territories. 10
2. There is a need for a functional High Commission complex which will project Australia's presence and reflect the importance that Australia places upon its relationship with Pakistan. 29
3. The Committee recommends that provision be made for en suite facilities to be attached to each of the main four bedrooms in the Head of Mission residence. 47
4. The Committee recommends that a permanent building services officer be located at the new High Commission in Islamabad. 59
5. The site chosen for the new Australian High Commission complex in Islamabad is in a suitable location for its representation and administrative functions. 63
6. The Committee recommends the construction of the work in this reference at a limit of cost estimate of \$7.992m at March 1991 prices. 83

  
Colin Hollis  
Chairman  
22 August 1991

**LIST OF WITNESSES**

**CROWE**, Mr Cameron Francis, Research and Development Consultant,  
Out of Earth Constructions, RMB 750 Scotsdale Road, Denmark, WA  
6333.

**DUNCAN**, Mr Jim, Workplace Delegate, DFAT Sub-Delegates'  
Committee, Public Sector Union, Department of Foreign Affairs and  
Trade, Administrative Building, Parkes, ACT 2600.

**HINES**, Mr John Stuart, Acting Assistant Secretary, Resources and  
Evaluation Branch, Department of Foreign Affairs and Trade,  
Administrative Building, Parkes, ACT 2600.

**MACKAY**, Mr John, Acting General Manager, Overseas Property Group,  
Department of Administrative Services, PO Box 1920, Canberra, ACT  
2601.

**McINTOSH**, Mr Andrew Lochiel, Manager International Operations,  
Australian Trade Commission (AUSTRADE), Cnr Barry Drive &  
Northbourne Avenue, Canberra, ACT 2600.

**MOODY**, Mr Trevor Laurence, Senior Project Manager, Australian  
Construction Services, Sirius Building, Furzer Street, Phillip, ACT  
2606.

**OAKMAN**, Mr Kenneth Ambrose, Director, Diplomatic Security  
Section, Department of Foreign Affairs and Trade, Administrative  
Building, Parkes, Canberra, ACT 2600.

**PLATT**, Mr Paul Richard, Principal Architect, Australian  
Construction Services, Sirius Building, Furzer Street, Phillip, ACT  
2606.

**PLATT**, Mr Roy Hamilton, Acting Director, South Asia Section,  
Department of Foreign Affairs and Trade, Administrative Building,  
Parkes, ACT 2600.

**RUEDIGER, Mr Guy Adam, Foreign Affairs and Trade Association,  
C/- Department of Foreign Affairs and Trade, Administrative  
Building, Parkes, ACT 2600.**

**SOLIN, Mr Ian, Secretary, ACT Branch Committee on Overseas  
Conditions of Service, Public Sector Union, Department of Foreign  
Affairs and Trade, Administrative Building, Parkes, ACT 2600.**

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

### CONSTRUCTION DETAILS

#### LOCAL BUILDING INDUSTRY

1. The local building industry is labour intensive, with very little mechanical equipment being used. Local tradesmen are skilled in the fields of brickwork, stonework, concrete, terrazzo and plastering.
2. Reinforced concrete is the standard structural medium, with steel and timber used infrequently.
3. Most public building within Pakistan is low rise, simple pier and beam, reinforced concrete frame construction. As the Islamabad district is an earthquake prone area, the building plan form and structural systems have been designed to ensure a high level of seismic resistance.
4. Both the Chancery and residence are simple in form and structure and take into consideration the limitations of the local building industry both in relation to the short term construction requirements and longer term maintenance factors.

#### MATERIALS

5. The design of the buildings will make use of locally available materials and equipment where they are considered appropriate. However, certain building items will be imported, including aluminium windows and glazing, pre-coloured metal deck roofing, plasterboard walls and ceiling finishes, decorative timber for wall panelling and joinery, carpets and hardware and fixture items.
6. Where appropriate, emphasis will be given to importing items of an Australian origin.
7. Construction will follow local practice with external walls of heavy weight construction, well insulated and protected from direct solar radiation.
8. Windows will be aluminium framed with laminated glass used throughout the complex to satisfy security requirements. Windows will be openable where required with special attention given to dust sealing.

9. Internal walls will be combination of reinforced concrete, masonry or light weight plasterboard partitions. Concrete and masonry walls will be rendered and painted. Higher quality finishes will be used in more significant areas of the Chancery and HOM residence, while ceramic wall tiles will be used in toilet and kitchen areas.

10. Ceiling finishes will include painted suspended plasterboard and acoustic tiles to office areas.

11. Floor finishes to the major public areas will be tiled with selected local stone. The office areas will generally be carpeted, while toilet areas will be ceramic tiled.

## STRUCTURE

12. The structural system for all proposed buildings has been chosen to ensure a high level of seismic resistance whilst recognising local building practices.

13. The Chancery building is a symmetrical reinforced concrete frame structure with concrete floor slab and roof construction. The residence will have internal reinforced concrete load bearing walls with concrete floor slab and roof construction.

## LANDSCAPING

14. The proposed landscape scheme has been developed to create a predominantly Australian character that provides a pleasant micro-environment for staff, visitors, residents and their families.

15. Landscape species will be selected for their suitability to the local climate and to avoid excessive water demand. Landscape elements have been located to maximise shade and to provide visual privacy to the residents.

## MECHANICAL SERVICES

16. All habitable areas of the Chancery and residences will be air conditioned. The same design concept has been used for air conditioning throughout the complex but with separate plant for the Chancery and HOM residence. The majority of areas will use a ducted air distribution system with the remaining areas using console units.

17. Each building has been subdivided into a number of zones each with its own air conditioning unit (ACU) located in plantrooms close to the zone being served. The zone arrangements ensures optimum control of conditions and minimises energy consumption required for reheating.

18. All air conditioning units, whether ducted or console, will be water source heat pumps as these were considered most appropriate for Islamabad. With this type of system in use, substantial energy savings can be made when cooling and heating are required simultaneously (a common occurrence in winter). When this does occur the zones requiring heating will obtain some or all of their heat from the zones being cooled.

19. Chilled water and hot water for heating will be provided from a plant room located to the south of the Chancery building.

#### **ELECTRICAL SERVICES**

20. Electricity supply will be provided via incoming 11kV underground supply cables to a substation located at the site entry. Power at high voltage will be supplied to the substation by the Water and Power Development Authority. Power from the substation will be distributed at normal voltage throughout the site.

21. In the event of a mains failure a stand-by generator will operate essential equipment, partial lighting and partial air conditioning. In an emergency situation a further small generator will maintain essential services in the secure area.

22. Battery powered emergency lighting will enable a safe exit from the building in the event of a total failure.

23. Security and general grounds lighting will be provided to the site.

#### **HYDRAULIC SERVICES**

24. Sewerage systems will be designed in accordance with Australian regulations. The site will be served by a gravity sewer drain passing along the south-east boundary and connecting into the Authorities main.

25. Town water is available to the site and will be piped into on-site storage tanks. Treatment of drinking water will include filtration, chlorine monitoring and softening.

26. Taps will be positioned around the site to facilitate watering of gardens.

27. For fire fighting purposes water from the supply mains will be fed into a static storage tank then pressure reticulated to various parts of the site and building.

28. Stormwater systems will be designed to incorporate relevant aspect of siteworks, landscaping and roof water runoff. Overland stormwater flow will be directed away from all buildings and into the road network around the building.

## **FIRE PROTECTION**

29. All buildings will be constructed and equipped in accordance with Australian Fire Safety Standards and will include:

- . an automatic sprinkler system reticulated from a water storage tank to service the Chancery areas
- . thermal and smoke detectors to plant and special areas
- . fire hydrant and hose reel systems
- . fire alarm system
- . hand extinguishers.

## **SECURITY**

30. There are several lines of security commencing at the sites' perimeter fence. Two main guard posts will control Chancery vehicular and pedestrian traffic. Other gates exist to facilitate representational access to the HOM residence and as a secondary means of egress.



31. The Chancery building itself will have a secure lobby for consular inquiries controlled by the receptionist within a secure booth. This checkpoint will also monitor access to the general office and restricted zones on levels one and two. The site and building will utilise CCTV's for electronic monitoring of secure points.

32. In the event of an emergency, the HOM residence will have a safe haven provided on its upper level.

## APPENDIX C

### CONSTRUCTION DRAWINGS

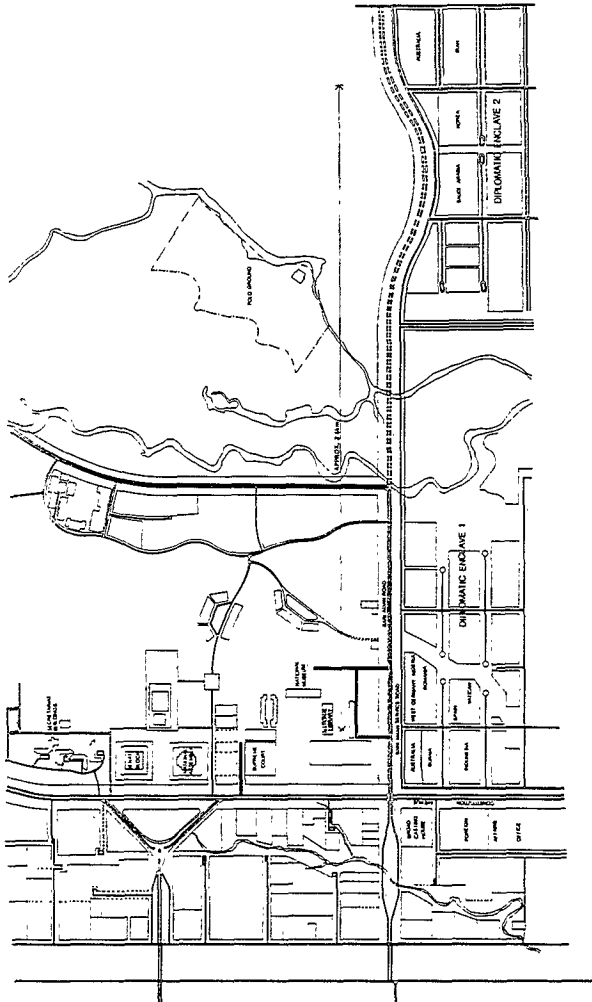
	Page
Location Map	C1

### CHANCERY

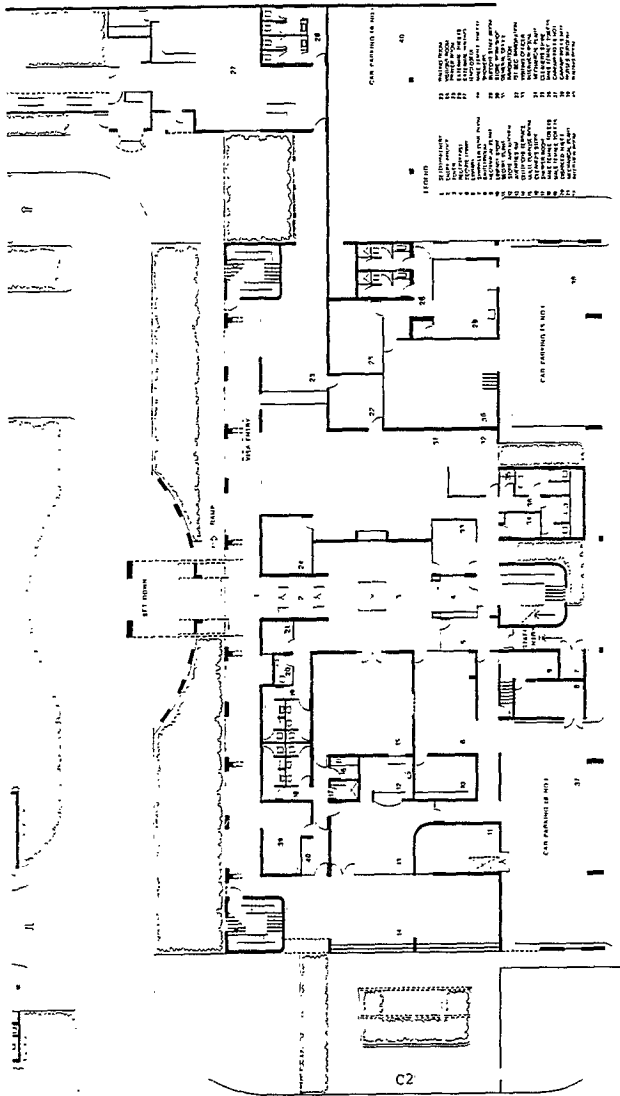
Ground Floor Plan	C2
First Floor Plan	C3
Elevations	C4 & C5

### HEAD OF MISSION RESIDENCE

Ground Floor Plan	C6
First Floor Plan	C7
Basement Floor Plan	C8
Elevations	C9 & C10
Perspective View	C11



PROPOSED AUSTRALIAN CHARITABLE  
 ISLAMABAD : PAKISTAN  
 LOCATION MAP  
 1: 1000000  
 1: 1000000



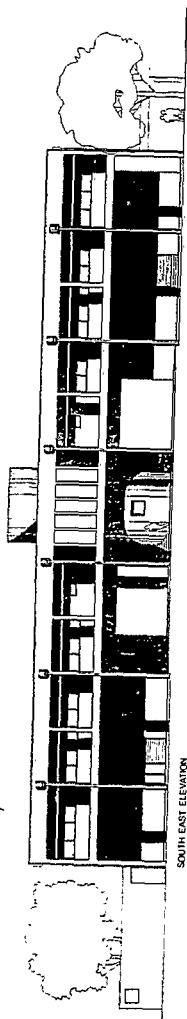
PREZİDENTİN İDARE MERKEZİ  
ANKARA : TÜRKİYE

1/1000 ölçeğinde çizilmiştir.

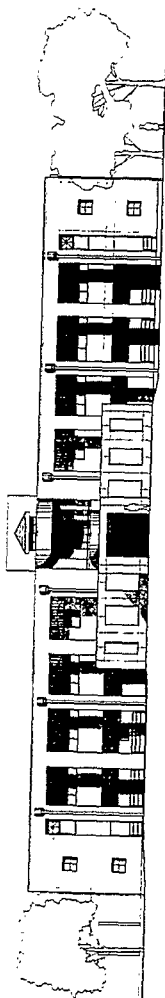
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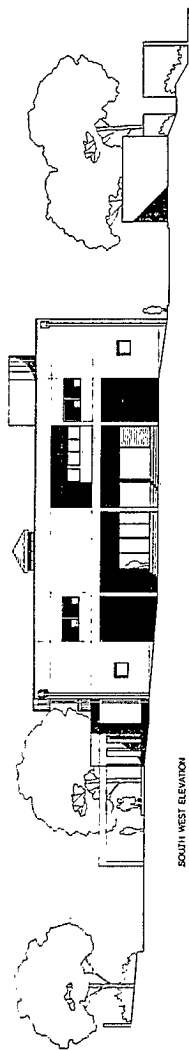


SOUTH EAST ELEVATION

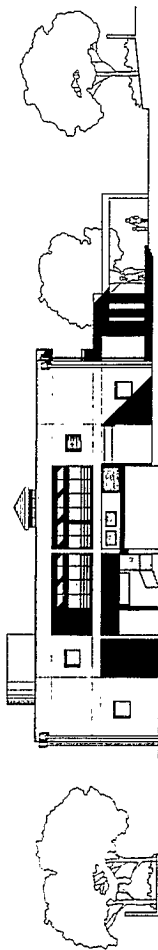


NORTH WEST ELEVATION

PROPOSED AUSTRALIAN BRANCH  
 ISLAMABAD : PAKISTAN  
 CIVIL ENGINEERS



SOUTH WEST ELEVATION



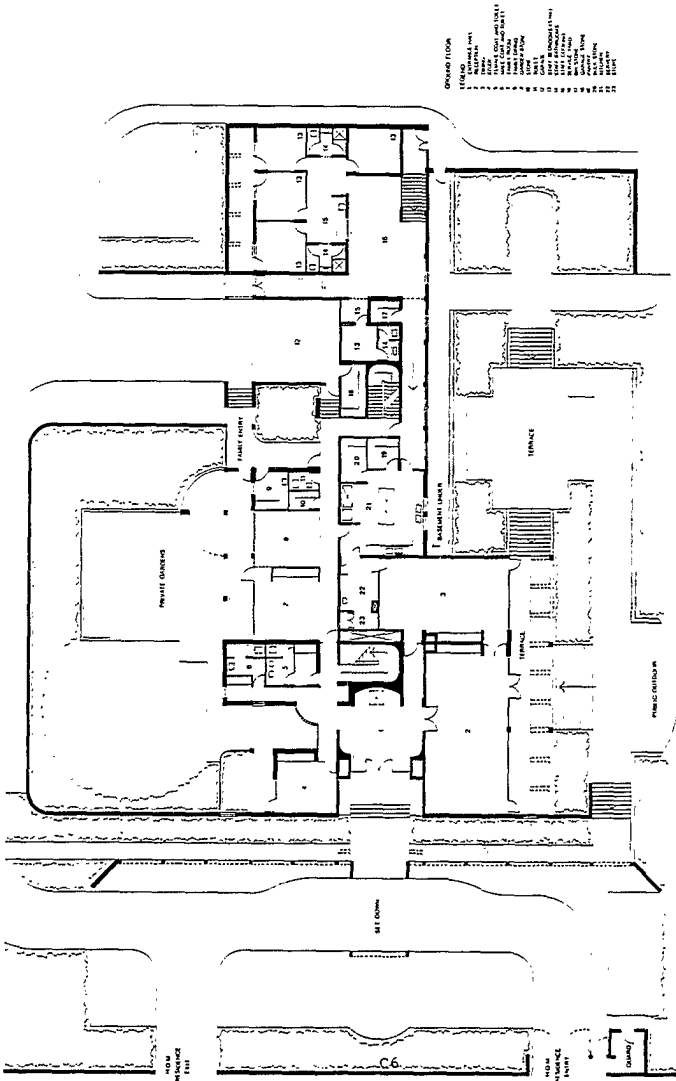
NORTH EAST ELEVATION

**PROPOSED AUSTRALIAN CHARCEERY**  
**ISLAMABAD : PAKISTAN**

CHARCEERY ELEVATIONS

5.3.6 - 3

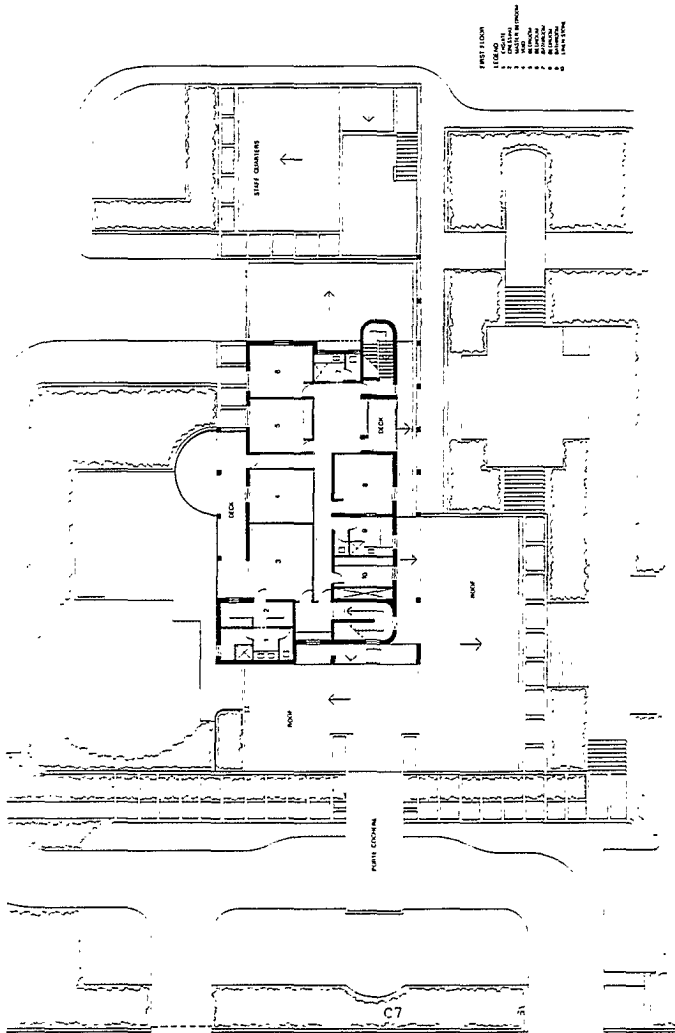
1-1 JAN 1972



- UPWARD FLOOR
- 1 STAIRS
  - 2 STAIRS
  - 3 STAIRS
  - 4 STAIRS
  - 5 STAIRS
  - 6 STAIRS
  - 7 STAIRS
  - 8 STAIRS
  - 9 STAIRS
  - 10 STAIRS
  - 11 STAIRS
  - 12 STAIRS
  - 13 STAIRS
  - 14 STAIRS
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  - 19 STAIRS
  - 20 STAIRS
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  - 22 STAIRS
  - 23 STAIRS
  - 24 STAIRS
  - 25 STAIRS

PUNCUUNG AIRSTASIJAAS STRAAT-11  
 BELANIPAN : PASIRJAYA  
 HOME RESERVE    GROUND FLOOR IN PLAN



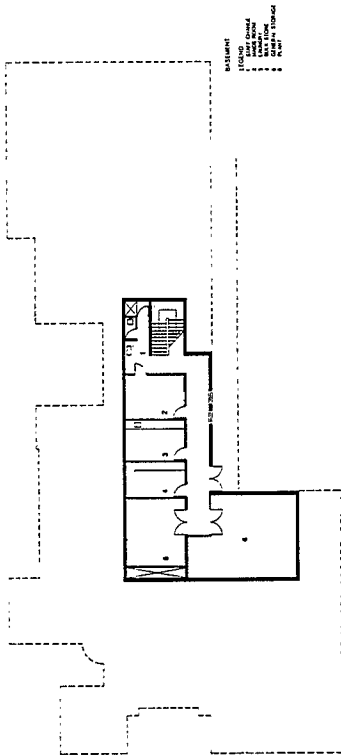


**PROPOSED AUSTRALIAN CONSULATE  
ISLAMABAD - PAKISTAN**

NON RESIDENT FIRST FLOOR PLAN

G. S. H. 14

26th JAN 1982

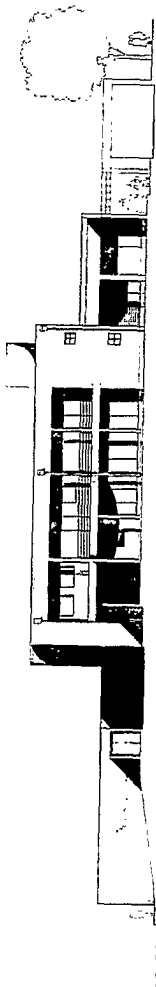


**PROPOSED AUSTRALIAN CHARITY  
ISLAMABAD : PARKWAY**

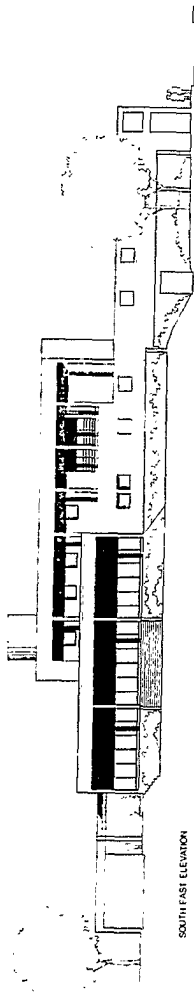
100M RESIDENCE BASEMENT FLOOR PLAN

6. 11. 14 1:4 2011-11-14



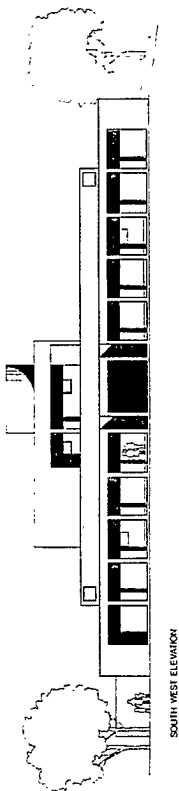
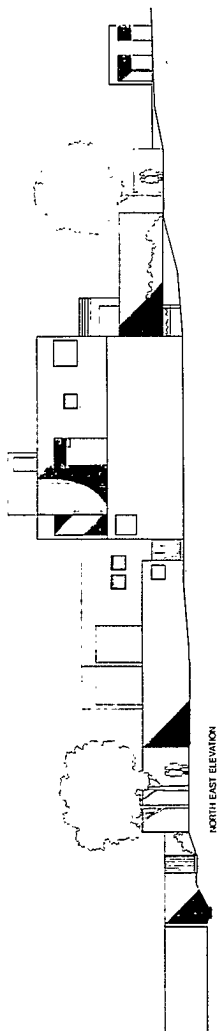


NORTH WEST ELEVATION

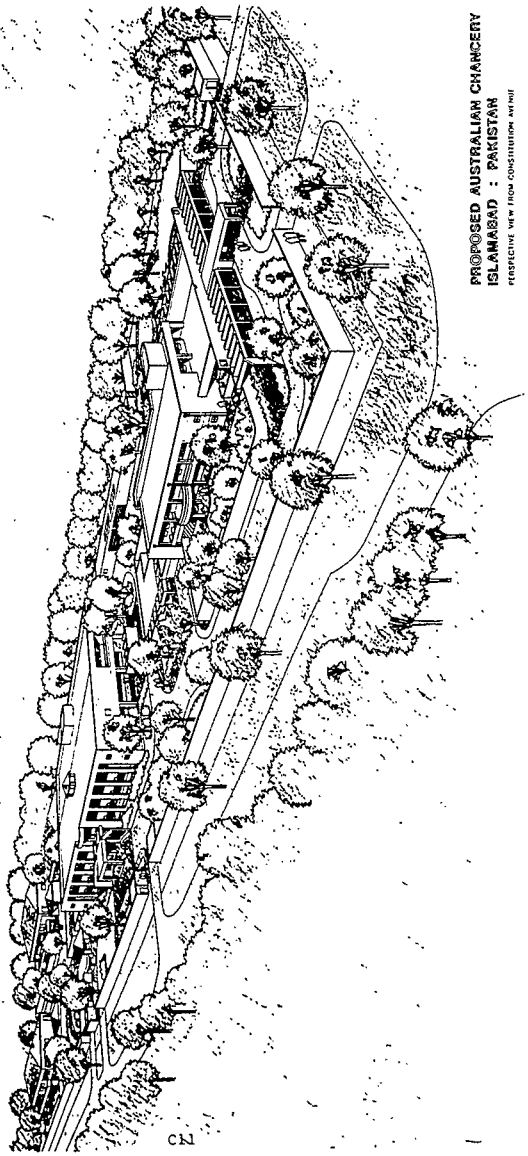


SOUTH EAST ELEVATION

PROPOSED AUSTRALIAN CHANGERY  
 ISLAND : PANTVAH  
 ROOM RESERVE ELEVATIONS  
 1 3 5 7  
 200 200 100



PROPOSED AUSTRALIAN CHARITY  
RESIDENCE : PERTH  
HOW RESIDENCE ELEVATIONS  
6 11 12 13 14  
8-10-2010



PROPOSED AUSTRALIAN CHANCERY  
ISLAMABAD : PAKISTAN  
RESPECTIVE VIEW FROM CONSTITUTION AVENUE  
AREA, 1980

C.N.