



DEPARTMENT OF THE SENATE
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<i>Mandy Egan</i>

*Parliamentary Standing Committee on Public Works*

## REPORT

relating to the

# CONSTRUCTION OF AUSTRALIAN EMBASSY STAFF APARTMENTS AT ATTAKARN PRASIT, BANGKOK, THAILAND

(Fifteenth Report of 1992)

THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA  
1992

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



Report Relating

to the

**Construction of Australian Embassy Staff  
Apartments at Attakarn Prasit, Bangkok,  
Thailand**

(Fifteenth Report of 1992)

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**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: Denise Denahy

Secretarial Support: Sue Whalan

EXTRACT FROM THE VOTES AND PROCEEDINGS OF  
THE HOUSE OF REPRESENTATIVES

No. 148 dated Wednesday, 7 October 1992

8 PUBLIC WORKS - PARLIAMENTARY STANDING  
COMMITTEE - REFERENCE OF WORK -  
CONSTRUCTION OF AUSTRALIAN EMBASSY STAFF  
APARTMENTS, ATTAKARN PRASIT, BANGKOK,  
THAILAND: Mr 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 Australian Embassy  
staff apartments, Attakarn Prasit, Bangkok, Thailand.

Mr Beddall presented plans in connection with the proposed work.

Question - put and passed.

## **PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS**

### **CONSTRUCTION OF AUSTRALIAN EMBASSY STAFF APARTMENTS AT ATTAKARN PRASIT, BANGKOK, THAILAND**

By resolution on 7 October 1992, the House of Representatives referred to the Parliamentary Standing Committee on Public Works for consideration and report the proposal for the construction of Australian Embassy staff apartments, Attakarn Prasit, Bangkok, Thailand.

#### **THE REFERENCE**

1. The proposal is for the demolition of eight staff town houses on a currently underdeveloped site and the construction of 51 apartments. This will locate all staff within walking distance of the Chancery, provide outdoor recreation areas and will lead to considerable rent savings in Bangkok.

#### **THE COMMITTEE'S INVESTIGATION**

2. The Committee received a written submission from the Department of Administrative Services (DAS) - Overseas Property Group (OPG) and evidence was taken from its representatives at a public hearing held in Canberra on 23 November 1992.

3. The following organisations also presented submissions and appeared before the Committee at the public hearing:

- Department of Foreign Affairs and Trade (DFAT)
- Public Sector Union (PSU)
- Foreign Service Families' Association (FSFA).

Submissions and letters were also received from the following:

- Commonwealth Fire Board
- Commonwealth Environment Protection Agency
- Mr J P McCarthy, Australian Ambassador, Bangkok

- Australian Embassy Post Property Committee
- Department of Immigration, Local Government and Ethnic Affairs.

A list of witnesses who gave evidence at the public hearing is at Appendix A. The Committee's proceedings will be printed as Minutes of Evidence.

4. 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 Bangkok. As pointed out previously by the Committee (see report relating to the Construction of Australian High Commission and Defence Housing, Port Moresby, Papua New Guinea, Ninth Report of 1990), 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.

5. The Committee has therefore been hampered in its consideration of the project, particularly in relation to the suitability 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 Act, seeking his agreement for the removal of the restriction on Committee or Sectional Committee meetings being held outside Australia.

#### Committee's Conclusion

6. The Committee again draws attention to the continuing difficulty it faces in assessing overseas projects, as under current legislation it is unable to meet outside Australia or its external territories. Until this legislation is amended, to enable site inspections to be carried out overseas, the Committee continues to reluctantly give approval for construction of projects which, in its view, it has been unable to properly assess.

#### THE NEED

7. DFAT advised the Committee that there has been a long-standing problem in Bangkok associated with finding suitable staff accommodation within easy reach of the Chancery as well as a lack of suitable amenities for staff in leased accommodation. Some staff spend up to four hours per day

travelling to and from work. There is also a lack of suitable amenities such as safe playgrounds for families with smaller children. Given the expected strengthening in Australia's bilateral relationship with Thailand consistent with the high priority the Government places on relations with South-East Asia, demand for suitable accommodation for Australian Government staff posted to Bangkok will remain strong. A need therefore exists in Bangkok to provide suitable accommodation within easy reach of the Chancery.

#### **Committee's Conclusion**

8. A need exists to provide suitable accommodation within easy reach of the Chancery for Australian staff posted to Bangkok.

#### **THE PROPOSAL**

9. It is proposed to build 51 apartments on land fronting Soi Attakarn Prasit in a residential and Embassy district, approximately three kilometres south east of the major commercial and business district of Bangkok. The existing development on the site consists of eight town houses with car parking facilities, set in a landscaped environment with open spaces and amenities based around a swimming pool and associated facilities. The site has a 2.3 metre high blockwork perimeter security fence, with a guardhouse at the driveway entrance.

10. The site, owned by the Australian Government, will be redeveloped by replacing the existing eight town houses with 51 apartments and associated amenities, whilst retaining the existing swimming pool and associated facilities. This will optimise the use of this prime site which is underdeveloped with the present arrangement.

#### **Committee's Conclusion**

11. The Australian-owned site at Soi Attakarn Prasit is presently underdeveloped with eight town houses occupying the land. The construction of 51 apartments will optimise the use of this prime land.

12. The apartments will be constructed in two blocks of six levels, each serviced by lifts. The main objectives of the design are to create open space and landscaped gardens, to provide privacy and security and to provide staff

amenities and recreational facilities. The site is located within a city planning zone which permits multistorey residential development and is located one kilometre from the Australian Embassy.

### **Open Space and Landscaped Gardens**

13. The design concept allows the apartments to be located along the perimeter of the site away from the main road. The buildings form an 'L' shape around a large landscaped area which incorporates the swimming pool and tennis court. This proposal allows open space, which is considered a very important part of the proposal and one strongly supported by the various user groups. The residential blocks are set back sufficiently from the site boundaries for a paved service road to be located along the perimeter for emergency vehicle access and building maintenance. This also creates adequate setback from neighbouring sites.

14. Landscaping will provide an attractive setting for the building complex and provide a buffer between the apartments and the traffic of Soi Attakarn Prasit. It will provide a pleasant micro-environment for residents and visitors and provide suitable screening between the apartments and adjoining properties. It will also provide an outside recreational area for residents.

15. Landscape species will be selected for their suitability to the local climate, to maximise shade and to provide visual privacy. Where practical, selected existing mature vegetation will be protected during construction operations and retained for incorporation in the landscape plan.

### **Privacy**

16. To maximise privacy, the apartments are in pairs with a lift and stairs serving each pair of units on each floor. Apartment front doors are screened from the lift lobby.

### **Security**

17. The site is surrounded by a perimeter fence, with two separate means of egress. The main gate will be controlled from a guardpost. Each apartment will be fitted with a video intercom to the main gate, to screen visitors to the apartments. The secondary egress point will be used by garbage collection services.

18. The second internal fire stair provides an alternative escape should there be a threat at the front door or lobby. This second stair also allows domestic staff to access apartments without interference to formal representation functions under way at the front of the apartments. The lift and stairs descend to the basement and storage area facilitating the direct movement of staff from cars to apartments.

19. The Committee was assured by DFAT that no complaints have been received from the post about the level of security in Bangkok.

#### **Staff Amenities and Recreational Facilities**

20. Visitor parking and service vehicle traffic are restricted to an area adjacent to the guardhouse at the main entry. This reduces the amount of civil works and maximises soft landscaping and traffic safety.

21. Apartment design is based on the concept of a clear separation between formal representational areas and private family areas. This allows both areas to function simultaneously without conflict and compromise. The ability to provide discrete and convenient access and egress for domestic staff helps to improve living conditions.

22. The apartments have large balconies for outside living and entertainment. They also provide sunshading to living area windows. Sun shading will also be provided to other windows which receive direct sunlight.

23. The FSFA queried the desirability of balconies in a climate which is hot and humid, or hot and dry all year. OPG however, advised the Committee that discussions with staff in Bangkok revealed that the use of balconies was desirable, particularly in the evenings, after living in an airconditioned environment each day. OPG assured the Committee that handrails would be provided on all balconies in accordance with Australian Standards.

24. An amenities area has been planned for the ground floor level of the eastern block. This area will be acoustically treated to absorb noise and prevent nuisance to residents of the apartments from activities in that area. These facilities will include a lounge, kitchen, children's playroom and general recreation room. A multi-purpose hardcourt area/tennis court will also be provided outside.

25. The site will be fully landscaped with trees and shrubs and will have an open lawn area for general recreation.
26. The existing swimming pool will be drained and protected during the building construction period and will be serviced prior to being recommissioned on completion of the apartments.
27. OPG advised the Committee that most of the swimming pool is above ground. Hydrostatic pressure is therefore not likely to cause any problems once the pool is drained.

#### **Car Parking**

28. Fifty-one car parking spaces will be provided underground for use by tenants. Thirteen spaces will be provided above ground and seven spaces below ground for visitor parking. Occupants' visitors will be able to park underground following prior notice to the security guard on the gate. Twenty-nine spaces below ground will be used for storage. However, OPG advised the Committee that these spaces will be able to be converted to parking bays should the need arise.

#### **Committee's Conclusion**

29. The 58 car parking spaces in the basement and the 13 car parking spaces above ground should be sufficient to cater for staff of the apartments and their visitors.

#### **Provision for the Disabled**

30. Access for the disabled is provided to the compound and landscaped areas, the recreation facilities where a toilet for the disabled is provided, and apartment entry lobbies where lifts are provided to service each floor.
31. In response to a query from the PSU, OPG advised that no specific provisions have been made in each apartment, such as toilet and shower grab bars, but the design will readily enable retrofit of bars should any apartment be occupied by officers and families requiring such facilities.

### **School Transport**

32. The DFAT advised the Committee that the post provides a local bus to transport children to and from school. The cost of this bus is allocated from the post's administrative funds.

### **Kitchen Space**

33. The FSFA expressed concern over the limited size of kitchen space in the apartments. OPG advised that the kitchens will be designed as specific units to ensure the most efficient use of space and will include provision for refrigerators and freezers. OPG will invite participation by a representative of an appropriate user group in the development of the kitchen layouts.

### **Committee's Recommendation**

34. The Committee recommends that the Overseas Property Group continues discussions with user groups concerning the size and fitout of the kitchen areas.

### **Categories of Apartments**

35. It is proposed to construct 51 apartments of varying standards according to overseas standards.

36. OPG has examined the design proposal and is satisfied that the design solutions meet the needs of the users, and conform to the relevant standards for residential accommodation.

37. OPG advised the Committee that Australian staff are able to occupy an apartment or live off-site, provided they can find someone to occupy their apartment. The Canadians have already offered to occupy 15 of the apartments, and this would result in a mix of nationalities.

### **Committee's Recommendation**

38. The Committee recommends that once an apartment is leased to an officer of another nationality, that lease should be linked to the Australian officer's term of duty and should expire once that officer's posting to Bangkok is terminated.

## Design Brief

39. A design brief has been prepared on the basis of the OPG-approved accommodation standards and has addressed the specific requirements of Thailand such as local building regulations, climatic factors and energy conservation.

## Structure

40. The planned structure consists of a system of floors supported by load bearing walls carried on transfer beams at ground level. The transfer beams are carried on a system of columns in the basement. The foundations are to be driven piles. All the structure is reinforced concrete.

## Materials and Finishes

41. Generally the design of the building will be based on Australian Standards using local and Australian materials where appropriate, to ensure the required level of quality.

42. Load bearing external and internal walls will be rendered and painted reinforced concrete.

43. Non-load bearing external walls will be rendered and painted concrete blockwork with aluminium framed windows.

44. Non-load bearing internal walls will be lightweight steel stud framed partitions with painted plasterboard.

45. Ceramic floor and wall tiles will be used in bathroom and kitchen areas.

46. Ceiling finishes will be painted plasterboard.

47. Floor finishes will be timber parquetry in all living areas and bedrooms.

48. Concern was expressed that noise would be transmitted to other apartments through the timber parquetry floors. OPG advised the Committee that acoustic issues are being dealt with as a specific issue, with studies being undertaken by an acoustics consultant. A decision will be

taken concerning what underlay will be placed under the parquetry to deaden the noise. OPG advised that there is fire rating between each apartment and therefore the level of horizontal noise is limited.

#### Committee's Recommendation

49. The Committee noted that an acoustics consultant has been employed by the Overseas Property Group to deal with possible noise problems associated with the apartments.

50. The Committee recommends that once the acoustic consultant's report has been finalised, the Overseas Property Group liaise with representatives of the user groups concerning proposed solutions.

#### Mechanical Services

51. The living areas of the apartments and habitable areas of the ground floor amenities area will be airconditioned. Toilets and bathrooms in the apartments, and workshops and storage areas on the ground floor will be mechanically ventilated.

52. The basement car park will have a mechanical supply/exhaust air system.

53. The building has been divided into four zones. Each apartment will be provided with a ducted air distribution system from chilled water air handling units located in the plantrooms adjacent to each apartment.

54. Air cooled chillers will be located on the roof. The chillers will be interconnected to allow individual units to be shut down for maintenance without losing airconditioning.

55. The airconditioning and ventilation systems will be designed to run continuously utilising a variable air volume (VAV) control system but each fan coil unit and air handling unit may be controlled within each apartment.

56. VAV units will also be provided in the ground floor amenities area to minimise energy consumption and ensure optimal control of conditions when the airconditioning load varies in those rooms.

57. The car park area will be divided into two zones each served by a supply and exhaust fan. The system will be controlled by adjustable timers.
58. A stand-by diesel generator will provide backup power supply to the total electrical power requirements of the building.
59. Hot water will be provided by individual electric powered hot water storage units located in each apartment. The kitchen in the ground floor amenities area will be provided with an instantaneous hot water heater.

#### **Hydraulic Services**

60. Sewage will be collected and biologically treated in a pre-treatment plant. The resultant effluent will be pumped to a holding tank, where it will be chemically treated to meet World Health Organisation standards, before being discharged to the local stormwater system.
61. - Town water will be filtered and treated for domestic use.
62. For firefighting purposes, water from the supply mains will be run to a storage tank then pressure reticulated around the site.

#### **Fire Protection**

63. The apartments will be constructed and equipped to meet local requirements and conform to Australian Fire Safety Standards, and will include fire hydrant and hose reel systems. OPG advised that hose reels will be provided at each apartment entry lobby.
64. Single station dual chamber domestic smoke detectors will be provided in each apartment. Automatic shutdown of the airconditioning system for each apartment will be provided. OPG advised that each apartment is a separate fire compartment. The air supply and return for the airconditioning system is not interlinked between apartments.
65. Thermal detectors will be provided in the ground floor amenities area with an alarm registering in the manned guardhouse.

66. The Commonwealth Fire Board queried whether water for firefighting will be pressure reticulated from the storage tank by a pump and whether this pump is able to supply water for emergencies if the power fails. OPG assured the Committee that the water is pumped. There is a first backup in a stand-by generator and then a diesel pump. Smoke detectors will also be installed.

67. The Committee was advised that the building will be designed to a one hour fire rating for the superstructure and a two hour fire rating to the basement.

#### **Electrical Services**

68. It is proposed that high voltage electrical supply will be provided by the local power authority to a substation located near the main entry to the site.

69. Consumer mains will be run underground. Low voltage mains will be run to distribution boards in the basement of each block and to the existing switchboard.

70. The existing switchboard will be retained to distribute power to the amenities area based around the swimming pool.

71. Battery powered emergency lighting will be provided to indicate egress paths from the building in the event of power failure. Security and general lighting will be provided around the site.

72. A lightning protection system will be installed.

73. A multiple antenna television system will be provided with outlets in each apartment.

74. Provision will be made for telecommunication services.

#### **Energy Conservation**

75. The building energy usage target has been assessed as 950 megajoules/square metre/year.

76. Passive energy conservation provisions incorporated in the building design include:

- sunshading afforded by overhanging balconies and by the use of sunscreens over windows
- use of tinted glass for all windows except those shaded by balconies
- thermal insulation afforded by the concrete structure of the building.

77. Active energy conservation provisions include:

- individual control of operation of VAV airconditioning in each apartment
- use of VAV airconditioning units in the ground floor amenities areas
- use of adjustable timing controls on the car park ventilation system.

#### **Civil Works**

78. The access road to the basement car park and the visitor and service vehicle car parking will be constructed in bituminous pavement.

79. The points of entry will be planned to exclude localised street flooding from entering the site.

#### **Authorities**

80. Local planning and utility service authorities have been contacted regarding the proposed development.

81. The planning and preliminary design of the project has been based on advice and planning requirements provided by those authorities.

## **Program**

82. It is anticipated that tenders for the detailed design, working documentation and construction of the facility could be invited in March 1993, with all project works being completed by August 1994.

## **Codes and Standards**

83. Design and construction of the works will conform with the local requirements and standards. Australian or other internationally recognised Codes of Practice will be used if local codes are unavailable or their requirements are for lesser standards.

## **Australian Content**

84. Australian Construction Services (ACS), a Division of the Department of Administrative Services (DAS), has been commissioned as principal architectural consultants for the concept design of the staff apartments project, and the preparation of control documents for the design documentation and construction contract. ACS has in turn obtained local architectural and engineering advice from subconsultants in Bangkok.

85. The contractor will be urged to specify and use Australian products where it is practical to do so.

86. Australian furniture will be used in the apartments where appropriate.

87. The FSFA questioned the suitability of Australian as opposed to Thai furniture which is cheap, available and easily replaced. OPG advised that it is currently reviewing all Australian furniture supplied overseas. OPG proposes to provide a portion of Thai furniture, probably limited to bedrooms, fabrics and floor treatments, although the final mix has not been worked out in detail.

88. The Committee was advised that it is DAS policy to support Australian industry where it is viable to do so on overseas projects.

## **CONSULTATION**

89. To ensure that the brief and the planning of the proposed staff apartments reflect the needs of staff, consultations have been held with representatives of staff associations, user departments and the Embassy during which planning options have been discussed in detail.

90. The following organisations were invited to participate in those consultations:

- Australian Public Sector, Professional and Broadcasting Union
- Australian Defence Force
- Australian International Development Assistance Bureau
- Australian Trade Commission
- Department of Foreign Affairs and Trade
- Department of Defence
- Department of Immigration, Local Government and Ethnic Affairs
- Foreign Service Families' Association
- Foreign Affairs and Trade Association (DFAT)
- Family Liaison Officer (DFAT).

## **Project Cost**

91. The limit of cost estimate of the proposed works in \$(A)16m at August 1992 prices, at an exchange rate of \$(A)1=18.5 baht.

92. This estimate does not include furniture, whitegoods, interest during construction or escalation during construction. The expected outturn cost of the project including these elements is \$19.8m.

### **Committee's Recommendation**

**93. Taking into account reservations expressed in Recommendation 1, the Committee recommends the construction of Australian Embassy staff apartments at Attakarn Prasit, Bangkok, Thailand at an estimated cost of \$16m at August 1992 prices.**

## CONCLUSIONS AND RECOMMENDATIONS

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

	Paragraph
1. The Committee again draws attention to the continuing difficulty it faces in assessing overseas projects, as under current legislation it is unable to meet outside Australia or its external territories. Until this legislation is amended, to enable site inspections to be carried out overseas, the Committee continues to reluctantly give approval for construction of projects which, in its view, it has been unable to properly assess.	6
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5. The Committee recommends that the Overseas Property Group continues discussions with user groups concerning the size and fitout of the kitchen areas.	34
6. The Committee recommends that once an apartment is leased to an officer of another nationality, that lease should be linked to the Australian officer's term of duty and should expire once that officer's posting to Bangkok is terminated.	38
7. The Committee noted that an acoustics consultant has been employed by the Overseas Property Group to deal with possible noise problems associated with the apartments.	49

8. The Committee recommends that once the acoustic consultant's report has been finalised, the Overseas Property Group liaise with representatives of the user groups concerning proposed solutions. 50

9. Taking into account reservations expressed in Recommendation 1, the Committee recommends the construction of Australian Embassy staff apartments at Attakarn Prasit, Bangkok, Thailand at an estimated cost of \$16m at August 1992 prices. 93



Colin Hollis  
Chairman  
7 December 1992

## APPENDIX A

### WITNESSES

**BABINGTON**, Mr Brian Keith, Director, Regional Issues, Burma, Thailand Section, Department of Foreign Affairs and Trade, Administrative Building, Parkes, Australian Capital Territory, 2600

**KENT**, Mr John Mervyn, General Manager, Overseas Property Group, Department of Administrative Services, Level 3, 111 Alinga Street, Canberra City, Australian Capital Territory, 2601

**NASH**, Mr Michael A., Executive Officer, Diplomatic Security Section, Department of Foreign Affairs and Trade, Administrative Building, Parkes, Australian Capital Territory, 2600

**RICHARDS**, Ms Penelope Ann, Assistant Secretary, Resources Branch, Department of Foreign Affairs and Trade, Administrative Building, Parkes, Australian Capital Territory, 2600

**SOLIN**, Mr Ian, Secretary, Public Sector Union Branch Committee on Overseas Conditions of Service, Department of Foreign Affairs and Trade, Parkes, Australian Capital Territory, 2600

**WHITWELL**, Ms Helen Louise, Member, Public Sector Union Branch Committee on Overseas Conditions of Service, Department of Immigration, Local Government and Ethnic Affairs, Belconnen, Australian Capital Territory, 2616

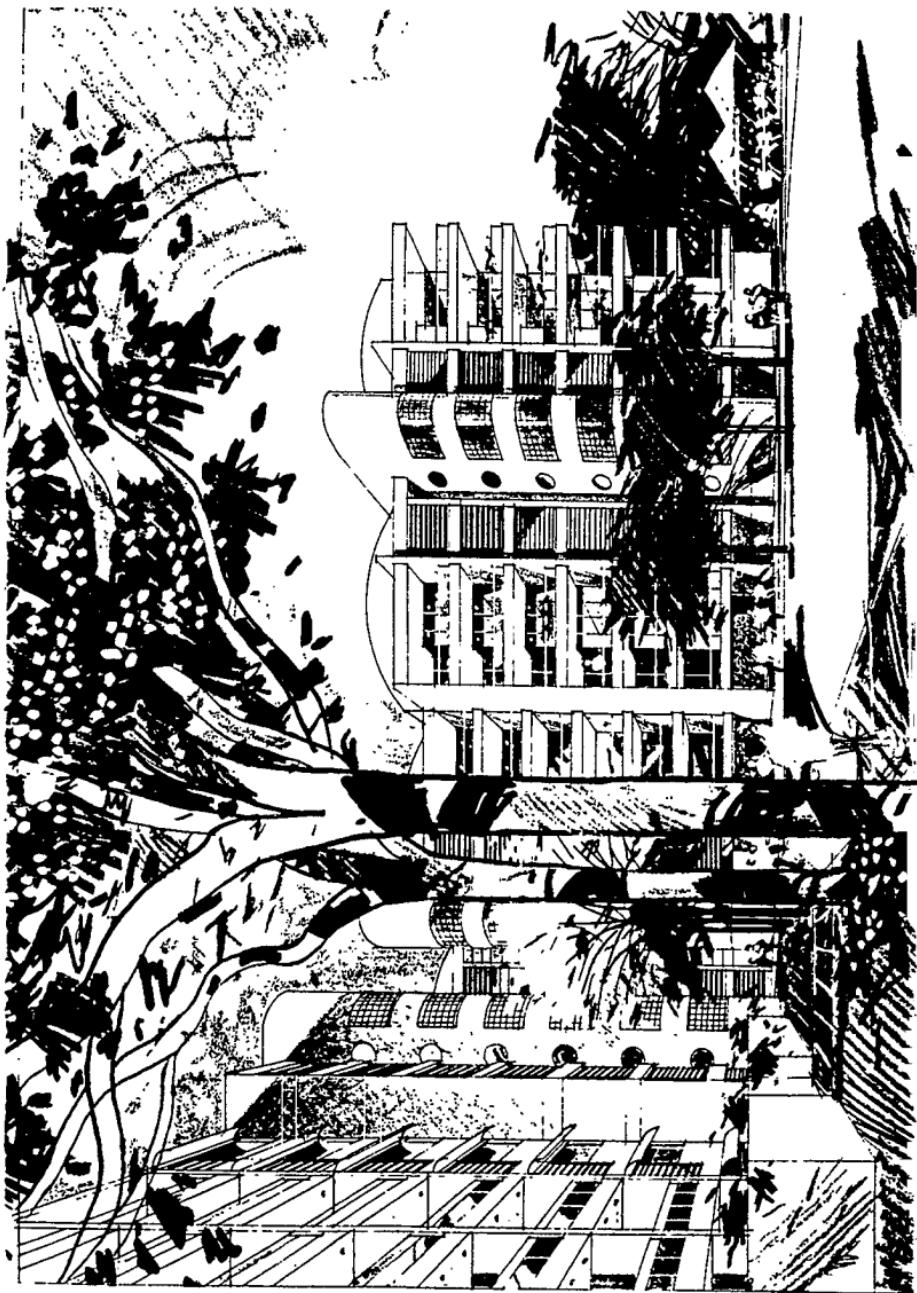
**WILSON**, Mrs Christine Isanne, Vice President, Foreign Service Families Association, 58 Hyndes Crescent, Holder, Australian Capital Territory, 2611

**WILSON**, Mr Denis Patrick, Assistant General Manager, Overseas Property Group, Department of Administrative Services, Level 3, 111 Alinga Street, Canberra City, Australian Capital Territory, 2601

## APPENDIX B

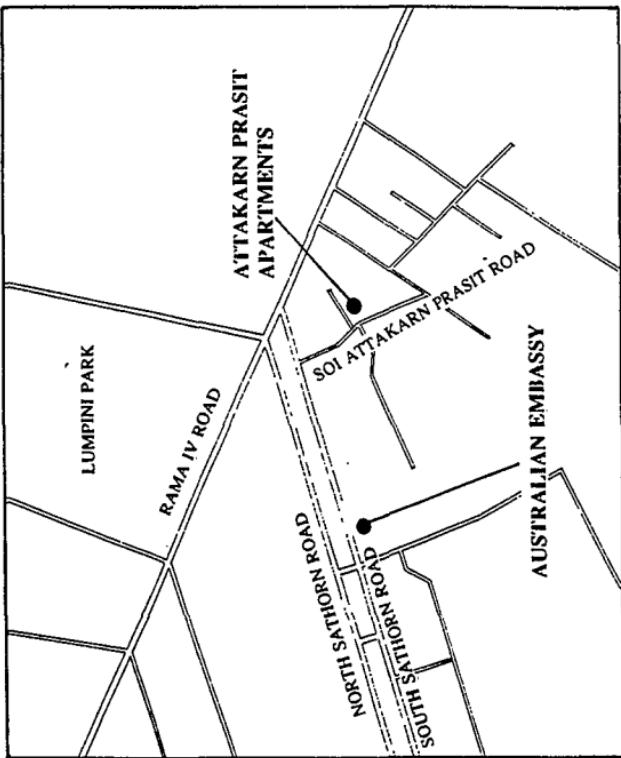
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B-1

LOCATION PLAN

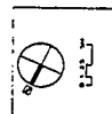


North to South



AUSTRALIAN  
EMBASSY  
BANGKOK  
Australia's Embassy  
in Thailand

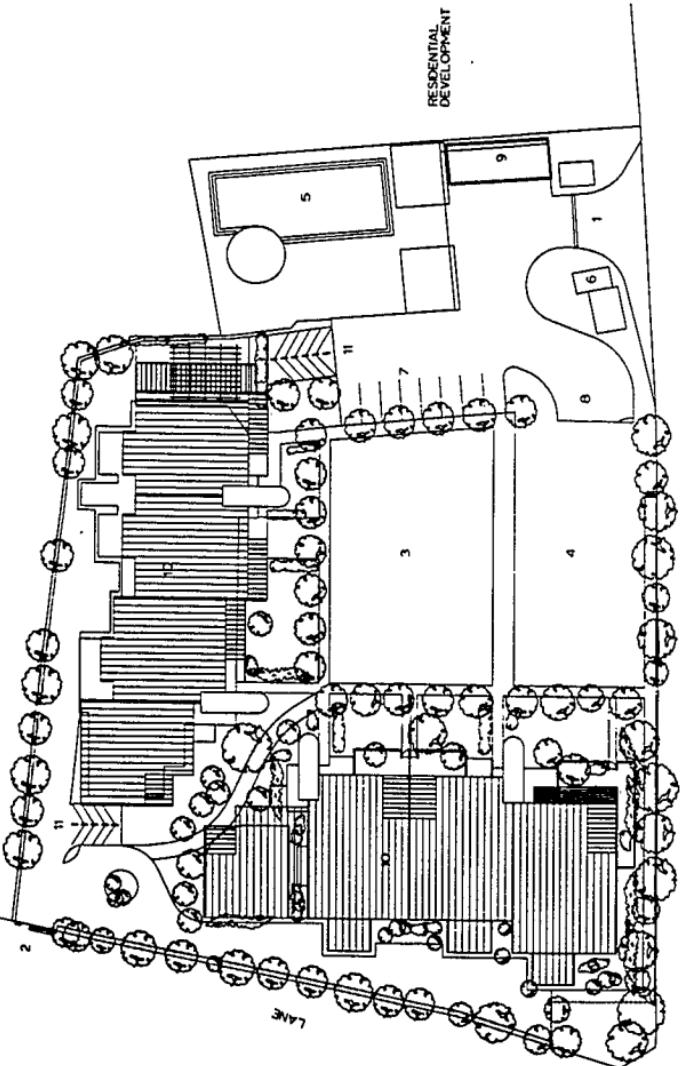
LEGEND
1. MAIN ENTRY
2. SERVICE ENTRY
3. LANDSCAPED GARDEN
4. MULTIPURPOSE RECREATION AREA / TENNIS COURT
5. EXISTING SWIMMING POOL
6. EXISTING GUARD HOUSE
7. VISITOR PARKING
8. SERVICE PARKING
9. SUBSTATION
10. NEW APARTMENTS
11. RAMP TO BASEMENT



AUSTRALIAN  
EMBASSY  
BANGKOK  
ATTACHMENT  
OF THE APPENDICES

RESIDENTIAL  
DEVELOPMENT

RESIDENTIAL  
DEVELOPMENT



SRI ATTAKORN PRASIT

SITE PLAN

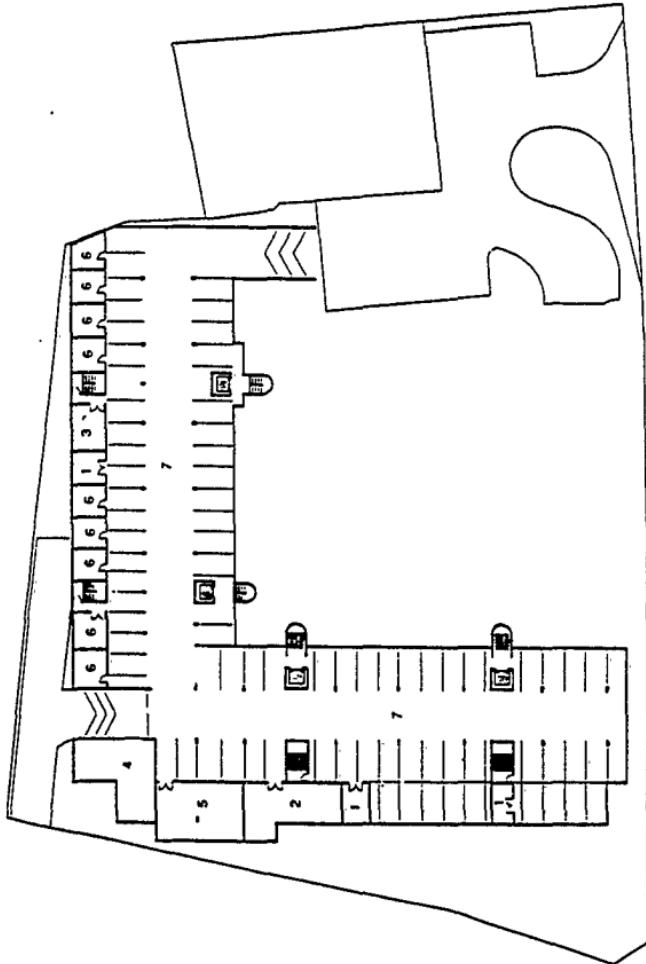
LEGEND

1. PLANT
2. WATER TREATMENT
3. STORE
4. GARBAGE
5. SEWERAGE TREATMENT
6. BOX ROOM
7. CARPARK



13th

AUSTRALIAN  
EMBASSY  
BANGKOK  
ATAMAI, THAILAND  
SIXTY-NINETH



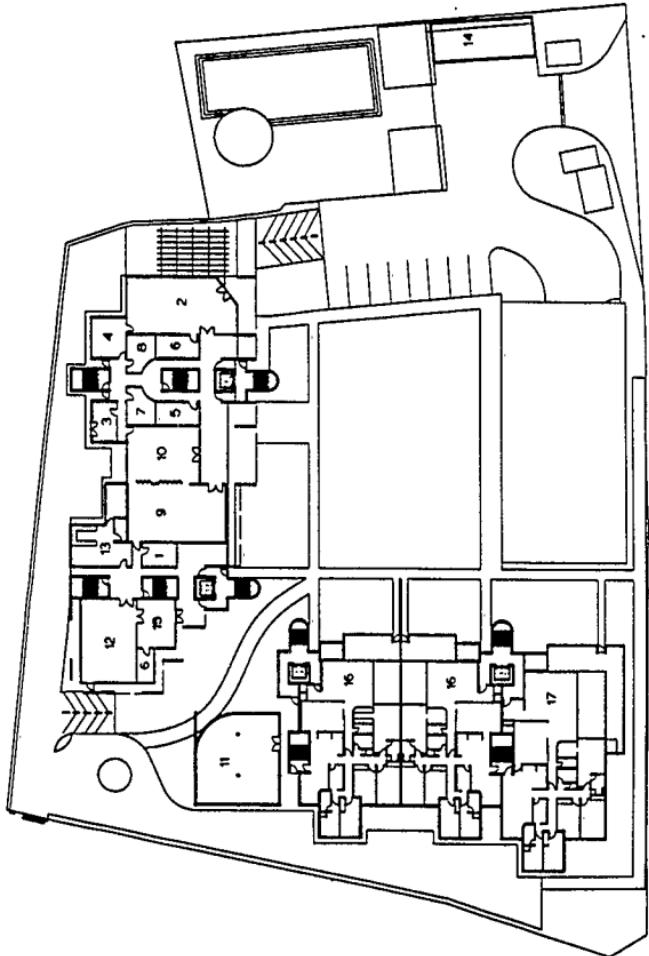
BASEMENT LEVEL

LEGEND

1. STORE
2. LOUNGE
3. PLANT
4. KITCHEN
5. OFFICE
6. STORE
7. MALE
8. FEMALE
9. CHILDREN
10. RECREATION ROOM
11. BOX ROOM
12. STAFF AMENITIES
13. CARETAKER FLAT
14. SUBSTATION
15. WORKSHOP
16. AS3 APARTMENT
17. AS4 APARTMENT



AUSTRALIAN  
EMBASSY  
BANGKOK  
ATTAKORN PRASIT  
STAFF APARTMENTS



SOI ATTAKORN PRASIT

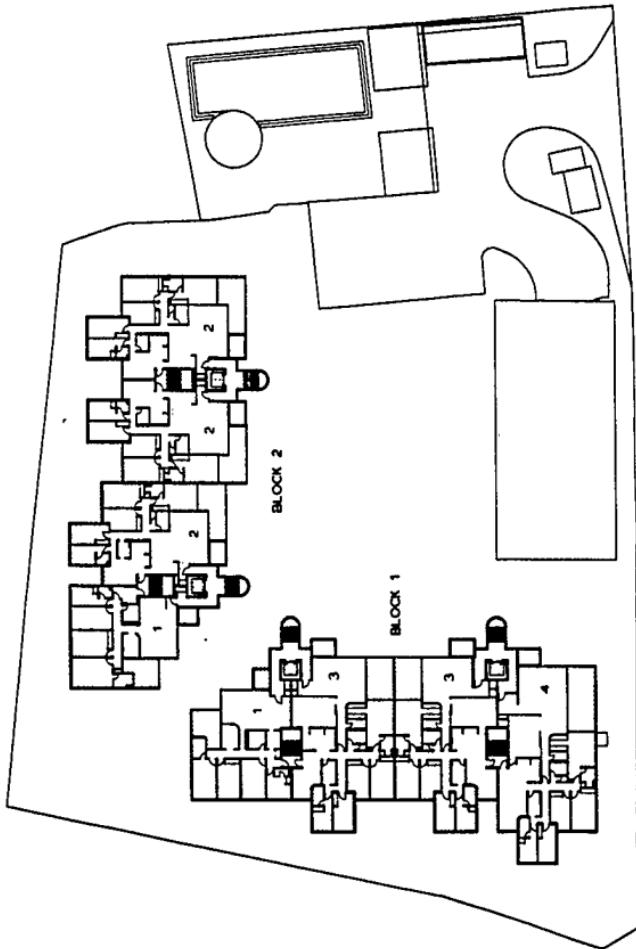
GROUND LEVEL

LEGEND

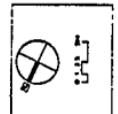
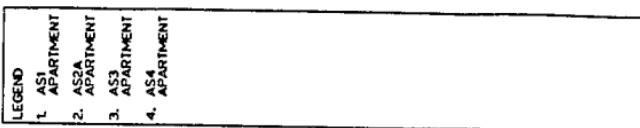
1. AS1 APARTMENT
2. AS2B APARTMENT
3. AS3 APARTMENT
4. AS4 APARTMENT



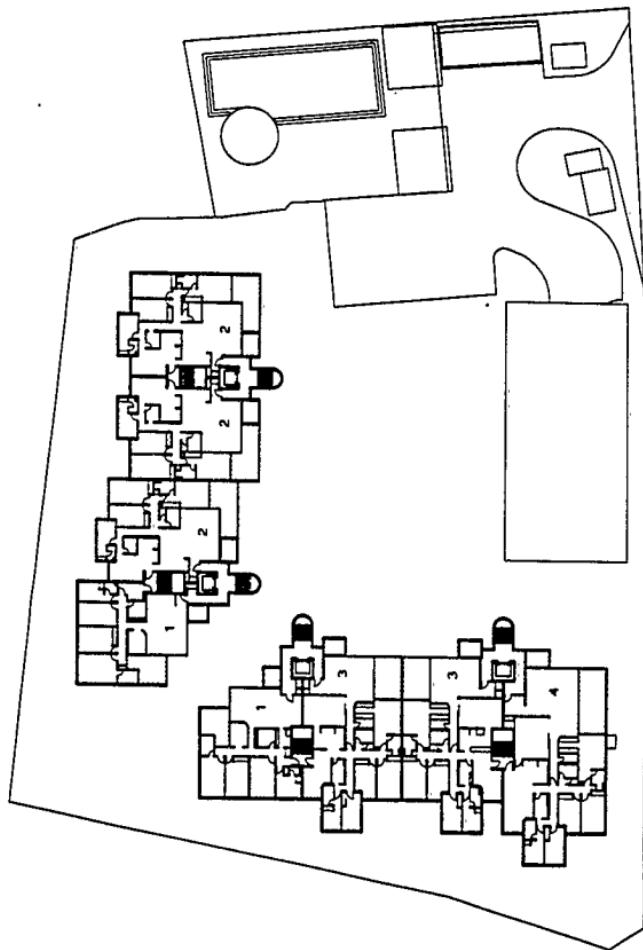
AUSTRALIAN  
EMBASSY  
BANGKOK  
ATTACHMENT  
CHART ATTACHMENT



1 E/F1 O1 - O2

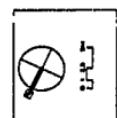


AUSTRALIAN  
EMBASSY  
BANGKOK  
ATTAMARN PRASIT

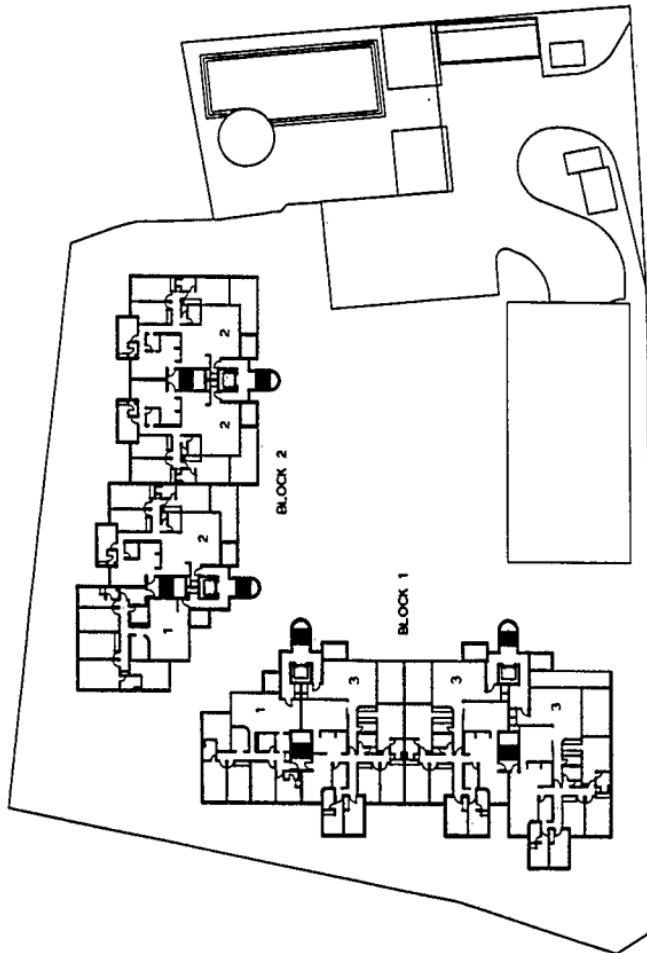


1 FLOOR OR PI N

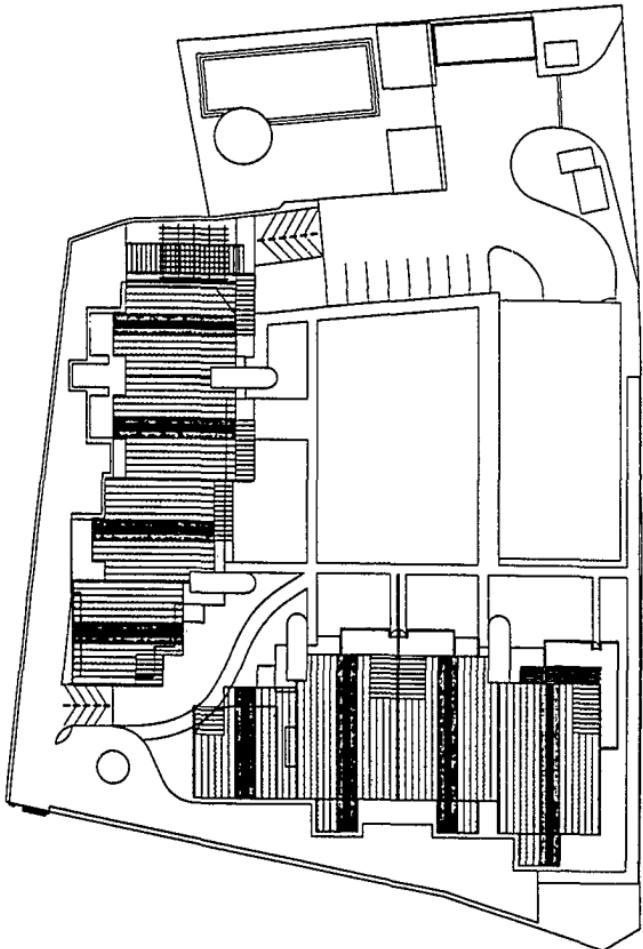
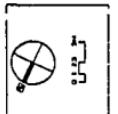
LEGEND
1. AS1 APARTMENT
2. AS2A APARTMENT
3. AS3 APARTMENT



AUSTRALIAN  
EMBASSY  
BANGKOK  
ATT HABN PROSF  
S



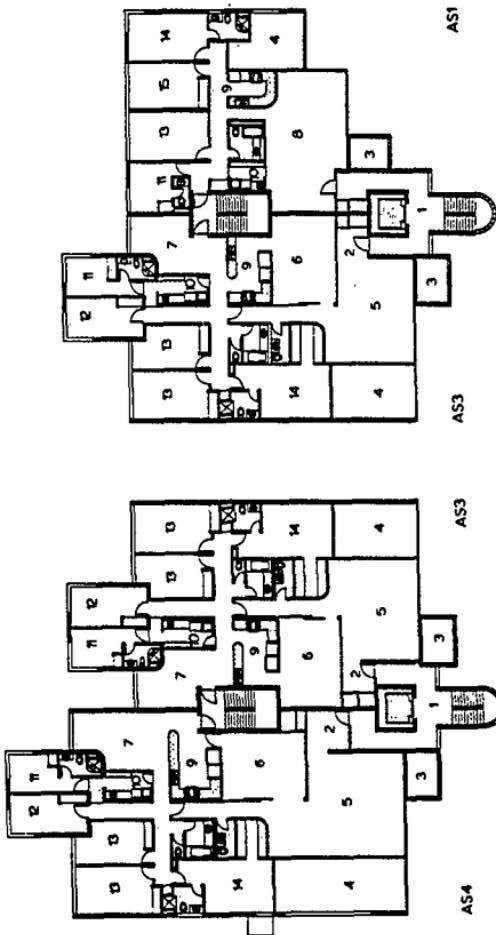
I F1/F1 O4 - O6



RONNIE PITT

LEGEND	
1	LIFT LOBBY
2	ENTRANCE HALL
3	PLANT
4	TERACE
5	RECEPTION ROOM
6	DINING ROOM
7	FAMILY ROOM
8	LOUNGE/ DINING
9	KITCHEN
10	LAUNDRY
11	LIVE IN DOMESTIC QUARTERS
12	STUDY
13	BEDROOM
14	MASTER BEDROOM
15	FAMILY/ BEDROOM

AUSTRALIAN  
EMBASSY  
BANGKOK  
AUSTRALIAN  
PROVINCIAL  
STAFF APARTMENTS



TYPIC'1 FLOOR PLAN - AS3, AS4 APARTMENTS

LEGEND

- 1. LIFT LOBBY
- 2. PLANT
- 3. TERRACE
- 4. FAMILY ROOM
- 5. LOUNGE/ DINING
- 6. KITCHEN
- 7. LAUNDRY
- 8. LIVE IN DOMESTIC QUARTERS
- 9. BEDROOM
- 10. STUDY/ BEDROOM
- 11. MASTER BEDROOM
- 12. FAMILY BEDROOM

AUSTRALIAN  
EMBASSY  
BANGKOK  
ATTAKORN PHRA  
STAFF APARTMENTS

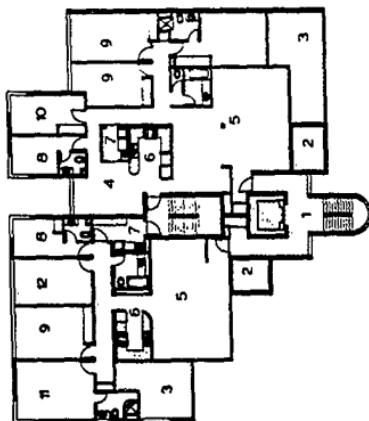
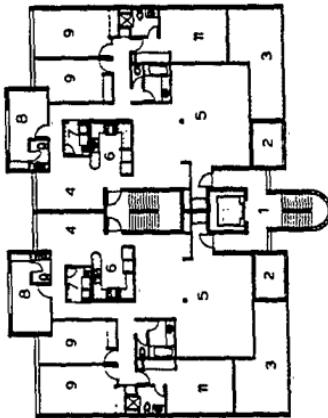
AS2A

AS2A

AS2B

AS1

TYPIC - FLOOR PLAN - AS1. AS2 APARTMNTS

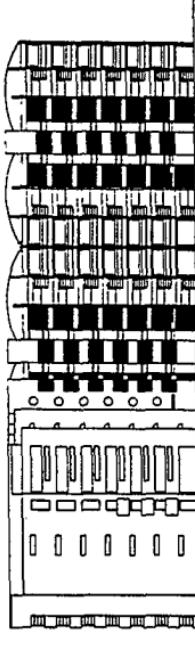


AUSTRALIAN  
EMBASSY  
BANGKOK  
ATAPAN PHASE

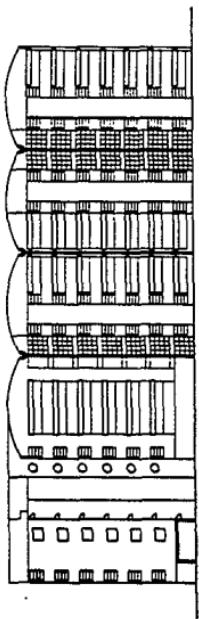


ELEVATIONS

WEST ELEVATION



NORTH ELEVATION



SECTIONS

AUSTRALIAN  
EMBASSY  
BANGKOK  
ATTACHEE PHAS  
STAFF APARTMENTS

BLOCK 1 N-S SECTION

BLOCK 1 E-W SECTION

