



*Parliamentary Standing Committee on Public Works*

## REPORT

relating to the proposed

# CONSTRUCTION OF 20 APARTMENTS FOR AUSTRALIAN HIGH COMMISSION STAFF, KUALA LUMPUR

(Twenty-seventh Report of 1995)

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

Report relating

to the proposed

**Construction of 20 apartments for  
Australian High Commission staff,  
Kuala Lumpur**

(Twenty-seventh Report of 1995)

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**MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE  
ON PUBLIC WORKS**

(Thirty-First Committee)

Mr Colin Hollis MP (Chair)  
Senator Paul Henry Calvert (Vice-Chair)

**Senate**

**House of Representatives**

Senator Bryant Robert Burns	Mr John Neil Andrew MP
Senator Shayne Michael Murphy*	Mr Raymond Allen Braithwaite MP
	Mr Russell Neville Gorman MP
	Mr Robert George Halverson OBE MP
	Hon. Benjamin Charles Humphreys MP

\*Replaced Senator John Devereux on 10 February 1995

**SECTIONAL COMMITTEE ON THE CONSTRUCTION OF 20 APARTMENTS FOR  
AUSTRALIAN HIGH COMMISSION STAFF, KUALA LUMPUR**

Mr Colin Hollis MP (Chair)  
Mr Russ Gorman MP (Vice-Chair)  
Senator Bryant Burns

Committee Secretary:	Peter Roberts
Inquiry Secretary:	Denise Denahy
Secretarial Support:	Suzanne Stanfield

EXTRACT FROM THE  
VOTES AND PROCEEDINGS OF  
THE HOUSE OF REPRESENTATIVES

No. 152 dated Thursday, 29 June 1995

16 PUBLIC WORKS – PARLIAMENTARY STANDING COMMITTEE –  
REFERENCE OF WORK – CONSTRUCTION OF 20 APARTMENTS  
FOR AUSTRALIAN HIGH COMMISSION STAFF, KUALA LUMPUR.

Mr Walker (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 20 apartments for Australian High Commission staff, Kuala Lumpur.

Question – put and passed.

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

### **CONSTRUCTION OF 20 APARTMENTS FOR AUSTRALIAN HIGH COMMISSION STAFF, KUALA LUMPUR, MALAYSIA**

By resolution on 29 June 1995, the House of Representatives referred to the Parliamentary Standing Committee on Public Works for consideration and report to Parliament the construction of 20 apartments for Australian High Commission staff, Kuala Lumpur, Malaysia.

#### **THE REFERENCE**

1. The proposal as referred to the Committee on behalf of the Overseas Property Group comprised the construction of a three storey complex of 10 apartments, including one for the deputy head of the mission and the construction of another 10 unit development on a site to be identified. Recreational facilities, including a swimming pool, will be provided in each complex. (See paragraphs 19 and 21 regarding details of the proposal presented at the public hearing).
2. The estimate cost of the proposal when referred to the Committee was \$11.345 million at May 1995 prices.

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

3. On 31 August 1995 the Committee appointed a Sectional Committee comprising Mr C Hollis MP (Chair), Mr R Gorman MP (Vice-Chair) and Senator B Burns to undertake this inquiry. The Committee received written submissions from the Overseas Property Group (OPG), the Department of Foreign Affairs and Trade (DFAT), the Community and Public Sector Union (CPSU) and the Foreign Service Family Association (FSFA). The Sectional Committee took evidence from representatives of these organisations at a public hearing held at Parliament House, Canberra on 27 October 1995. Prior to the public hearing the Sectional Committee was shown a video and slides relating to the proposal.
4. The Committee again draws attention to its inability to travel overseas to inspect existing premises and proposed sites and to have discussions with planners, designers and staff. The Committee regards this as a completely unsatisfactory situation.

5. Written submissions regarding the proposal were also received from the following organisations and are incorporated in the Committee's proceedings:

- Austrad
- Energy Conservation Systems Pty Ltd
- Department of Immigration & Ethnic Affairs
- Environment Protection Agency
- Childcare at Work
- Department of Primary Industries & Energy
- Commonwealth Fire Board

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

## **BACKGROUND**

7. Under the Administrative Arrangements Order of 24 July 1987, the Department of Administrative Services is responsible for the acquisition, leasing, management and disposal of land and property overseas. This activity is undertaken by the Department's Overseas Property Group which, in managing the overseas estate, is the funding and construction authority of new works.

8. In administering this function, the Department is advised by the Overseas Property Committee, which comprises senior representatives of user, service and regulatory departments.

## **THE NEED**

9. Kuala Lumpur is fast becoming a city where most expatriates can no longer afford to live in free-standing houses as opposed to apartments/town houses. The sustained demand for properties in Kuala Lumpur has made the cost of leasing residential accommodation expensive.

10. A free property market operates in Malaysia and there is a wide variety of condominium and free-standing residential accommodation available for renting or purchasing. However, the standard of buildings generally is not good resulting in rapid deterioration accelerated by the tropical environment. Average life span is considered to be 10 years.



11. A significant proportion of the owned residential estate is nearing the end of its economic life or has proved unsatisfactory for the post's property requirements.

12. Five owned apartments, purchased in 1990, no longer meet OPG accommodation guidelines. They are small two bedroom apartments which are not suitable for families and are being sold. Rented accommodation is becoming increasingly uneconomic. Commercial and residential rent escalation has reached 8% plus per annum with the current boom economic conditions. OPG expects that at least for the life of this project, rents will continue to escalate, particularly within the immediate areas surrounding the central business district and in proximity to the High Commission.

13. There are currently 46 Australia-based staff at the High Commission in Kuala Lumpur together with some 84 locally engaged staff. OPG advised the Sectional Committee that the Head of Mission residence is owned as are four free-standing houses. Those staff not housed in owned accommodation will occupy leased premises. OPG advised the Sectional Committee that it is looking at the feasibility and economic cost benefit of redeveloping a further owned site to provide an apartment and/or townhouse complex.

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

14. There is a need to replace existing unsatisfactory owned accommodation in Kuala Lumpur which does not meet current accommodation guidelines.

#### **THE PROPOSAL**

##### **Options considered**

##### ***Leasing apartments***

15. Apartments built to local standards are of a lesser quality than that generally found in Australia, while free-standing leased accommodation of the style generally found in Australia is difficult to locate. Those which have been leased are very expensive and rents are increasing at a rate in the order of 8% annually.

### ***Purchasing accommodation***

16. Purchase prices for existing free-standing accommodation are at an acceptable level but necessary renovation costs to bring them up to standard make this option prohibitive. Developer or speculator type construction is not to the quality expected for owned properties particularly in terms of engineering services.

### ***Construction of apartments/townhouses***

17. OPG believes it is preferable and more economic to purchase land and build accommodation to Australian construction standards to create a longer term quality asset with minimal maintenance costs. OPG considers that an opportunity exists to maximise use of both owned and newly acquired site/s to increase the level of the owned estate built to standard and reduce rental outlays.

18. The economic and life cycle costing analysis of options provided to the Committee by OPG clearly indicated that constructing a mix of apartments and townhouses on owned and acquired sites, selling unsuitable owned accommodation and relinquishing undesirable leases, is the most advantageous and economic course of action.

### **Design Concept**

19. The proposal referred to the Committee involved the construction of a three storey complex of 10 new apartments (including deputy head of mission) at 9/11 Jalan Taman U Thant and construction of another 10 unit development on a site to be identified. A swimming pool, recreation room and multi-purpose room will be provided as part of each complex. At the public hearing the Sectional Committee was advised that a decision has been made to develop the site at 4 Jalan Taman U Thant and investigations have shown that it is only possible to fit eight townhouses on the site. However, OPG has advised that this will still provide a viable project.

20. The development at 9/11 Jalan Taman U Thant will comprise two AS3 apartments on the ground floor and eight AS2 apartments on the first and second storeys. A secure basement will provide car parking, plant, storage, workshop and other facilities. A swimming pool, barbecue area, children's play area, recreation area and multipurpose room are at ground level.

21. The development on the second site at 4 Jalan Taman U Thant will provide two AS4 townhouses, four AS3 townhouses and two AS2 townhouses on the

ground and two upper floors. Amenities commensurate with the 9/11 Jalan Taman U Thant site will be provided. The final composition of accommodation types will be subject to final review with the post and changing staff profiles.

22. The details in the following paragraphs relate to the development at 9/11 Jalan Taman U Thant. At the time of the public hearing similar details were not available for the development proposed for the 4 Jalan Taman U Thant site.

23. The project has been designed in accordance with the design brief, taking account of local building regulations, climatic conditions, the surrounding built environment and the need for privacy, amenity and security for the occupants. Account has also been taken of the recommendations and requirements of the High Commission, which has been closely consulted in the development of the proposal (however - see paragraphs 46-56 regarding the site at 4 Jalan Taman U Thant).

24. The apartments will be constructed as a single block of three floors with each floor served by two lifts. Access for people with disabilities is provided to all apartment levels and the ground floor amenities areas. To maximise privacy, two apartments are accessed off each lift lobby with their own defined entry lobby. Domestic staff have been provided with a separate entrance to maintain their privacy as well as that of the residents.

25. A pair of fire escape stairs accessed from the lift lobbies provide emergency egress. The lifts and stairs provide direct access to the basement car park and storage areas. A separate entry road and porte-cochere provide a drop-off facility for residents and visitors.

26. 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 discreet and convenient access and egress for domestic staff helps to improve living conditions.

27. The apartments have balconies for outside living and entertainment. They also provide sun shading to living areas. Sun shading will also be provided to minimise heat gains to windows.

28. An amenities area has been planned at ground floor level. The 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 recreation

area with attached kitchen and a multi-purpose room. An outside swimming pool will be provided with change and toilet facilities located nearby.

29. The site will be landscaped with trees and shrubs and will have suitable surface treatments for access and recreation.

30. OPG has been advised that the *Occupational Health and Safety Act (Commonwealth Employment) 1991* applies to the workplace only. However, the principles of safe and efficient housing design have been applied to this project.

31. Child-care facilities have not been provided, although the residents could use the recreation room for this purpose.

### **Structure**

32. The planned structure consists of a system of floors supported by load bearing shear walls and columns. There are no seismic design requirements for Kuala Lumpur and it is too far inland to be affected by cyclones. A piled foundation system is proposed. All structures will be reinforced concrete. The buildings will be designed to have a minimum economic life of 20 years before they are due for major refurbishment. Construction details are at Appendix C.

### **Codes and standards**

33. 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 are not considered acceptable, especially in areas of health and safety.

### **Acoustics**

34. The apartments have been planned to maximise acoustic privacy. Particular consideration has been given to the materials throughout to minimise reverberation. Reduction of sound transmission between areas such as bathrooms and living areas will be included in the design solution. Building services will be designed to minimise noise transmission.

## **Energy conservation measures**

35. Passive energy conservation provisions incorporated include:

- sun shading provided by deep overhanging balconies and by use of sun screens over windows
- the use of tinted glass for all windows
- thermal insulation in exterior walls.

36. Active energy conservation provisions include:

- individual control of air conditioning units within each apartment on a room by room basis to allow switching off of those areas not in use
- cut off switches for air conditioning operated by doors to balconies
- time clock control of common area air conditioning systems
- installation of energy efficient lighting, electric motors, hot water heating, etc.

37. OPG advised the Sectional Committee that the use of solar hot water systems was considered but was discounted because of pollution, which results in the filming of solar cells leading to a reduction in efficiency and costs associated with maintenance and cleaning. Following the public hearing OPG advised that it is reviewing the assessment of the impact of pollution on the efficiency of the solar collection panels. OPG is also examining alternative systems which rely on heat exchange rather than direct solar heating.

## **Fire Protection and Security**

### ***Fire Protection***

38. The apartments will be constructed and equipped to meet local requirements and to conform to Australian fire safety standards. Each apartment will be separately air conditioned and fire isolated and will form its own smoke compartment.

39. A central fire alarm system will be installed. The installation will include smoke detectors in corridors outside bedrooms and other strategic areas in the apartments. Detectors will be installed in common areas and adjacent to stair lobbies. The main fire indicator panel will be located in the main entry foyer. Individual audible alarms will be provided to each apartment.

40. Emergency lighting to AS2293 and local requirements, with dual language exit signs, will be provided to facilitate emergency egress from the building.

41. Fire hydrants and hose reels will be provided on each floor and around the site. A hydrant water storage system with hydrant booster pump set will be provided. The water storage provided for hydrants and hose reels will allow two hours supply.

42. In a written submission to the Committee the Commonwealth Fire Board (CFB) raised a number of issues. The major issues related to:

- only one egress path is provided
- no automatic sprinklers are provided
- the need to consult with the local fire brigade
- the need for proper certification of fitness for occupancy of the buildings.

43. In response OPG made the following points:

- OPG believes that according to its interpretation of the Building Code of Australia only one egress point is required as the proposed apartments are less than 25m in height
- OPG also points out that the occupants will be protected to a standard in excess of Australian standards, as each will be provided with a separate staircase, fire separation between each apartment/townhouse, a partial domestic sprinkler system, a mains connected smoke detection system in all common areas and fire hose reels.

44. OPG agrees with the CFB that emergency services in Kuala Lumpur may not provide the level of protection available in Australia. It believes that at least some form of sprinkler installation is therefore warranted and this will be further investigated.

### ***Security***

45. The site at 9/11 Jalan Taman U Thant will be surrounded by a perimeter fence with a separate means of egress for the deputy head of mission and the other AS3 apartment. Separate emergency egress will also be provided from the rear of the sites by way of an exit only gate. Each apartment will be provided

with a video intercom system to control access. OPG advised the Sectional Committee at the public hearing that following a review of security, a guardhouse and a secure total environment will be provided at each site.

#### **Australian High Commission**

46. In a submission to the Committee the staff at the High Commission indicated that the mission's Post Property Committee had been consulted on the proposal by OPG. The submission indicated a preference for a townhouse development on the 9/11 Jalan Taman U Thant site rather than apartment-type accommodation, based on density and personal privacy considerations. However it was accepted that the cost of a townhouse development has ruled out that option. The development was accepted on the basis that the design provides for the maximum personal privacy that is realistically possible. In relation to the 4 Jalan Taman U Thant site the mission indicated its support for a townhouse development. However, advice from the CPSU indicated that the mission believed that a smaller number of townhouses were to be provided than that proposed by OPG.

#### **Community and Public Sector Union**

47. In its submission the CPSU indicated its support for the project but expressed some concerns regarding the level of consultation in relation to the site at 4 Jalan Taman U Thant. As indicated in paragraphs 19 and 21 the project at 4 Jalan Taman U Thant was not confirmed until shortly before the public hearing. In these circumstances it is inevitable there is some confusion in relation to the details of the development on that site. The Committee notes an assurance from OPG that it will continue consultations with the Post Property Committee during detailed design development.

#### **Foreign Service Family Association**

48. In its submission the FSFA while supporting the projects raised a number of issues relating to 4 Jalan Taman U Thant:

- it has reservation about the location of the swimming pool as noise from the pool and from the amenities area could be an unacceptable intrusion
- more use could have been made of the outdoor area by limiting the development to six townhouses rather than eight. FSFA has concerns

regarding privacy and the need to have an outdoor area for children to play in.

49. FSFA also has reservations regarding the internal kitchens in both projects particularly in relation to the absence of natural light.

#### ***OPG Response***

50. In relation to the comments from the staff at the High Commission, OPG indicated that it had considered a number of options for providing upgraded accommodation in Kuala Lumpur and a mix of apartments and townhouses was shown to be the best course of action. OPG will continue to consult with the mission to achieve the optimum mix of apartments and townhouses on the two sites.

51. OPG is also examining ways of increasing open spaces, relocating the recreation facilities and improving the location of the swimming pool at 4 Jalan Taman U Thant.

52. OPG pointed out that there had been extensive consultations regarding the project with the mission and agencies represented in Kuala Lumpur and a number of changes made to the design. These included issues related to security, modifications to the layout of the kitchens, the bathroom and the ensembles. OPG also advised that a major variation arose from input from staff and social planners engaged to critique the design. These related to the increase in the size of the children's bedrooms in recognition of the tropical environment.

53. In relation to the internal kitchens, OPG indicated that these had been provided in order to provide natural light to the family room with the kitchen sharing light from the family room. It was pointed out that in view of the constraints imposed by apartments and townhouses, it is not possible to provide a window in every room. OPG also indicated that extractor fans would be provided to eliminate kitchen odours.

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

**54. The development of a mix of apartments and townhouses is the most cost-effective option for improving the standard of accommodation for Australian High Commission staff in Kuala Lumpur.**



## **Committee's Recommendations**

55. The Committee recommends that the Overseas Property Group provides it with design details of the proposal at 4 Jalan Taman U Thant to the same level of detail as that provided at 9/11 Jalan Taman U Thant.

56. The Committee recommends that the Overseas Property Group continues consultations with the Australian High Commission, the Community and Public Sector Union and the Foreign Service Family Association during the detailed design development phase. The Committee further recommends that before work commences on this project that the Overseas Property Group reports back to the Committee regarding the result of these consultations.

## **THE SITES**

57. The sites for the proposed developments are located at 9/11 Jalan Taman U Thant and 4 Jalan Taman U Thant in the Taman U Thant area of Kuala Lumpur. This is an exclusive residential area approximately four kilometres from the city centre and two kilometres from the Australian High Commission. Both sites are owned by the Commonwealth and are valued at \$2.839 million and \$1.632 million respectively.

58. The sites are zoned residential in accordance with Kuala Lumpur City Planning Authority zonings. Building height and plot ratios and building setback requirements of the local planning authorities have been addressed in the proposal and all known conditions have been met.

59. In relation to possible flooding OPG advised that the area has not flooded in the last 25 years. Any flooding has been localised and caused by blocked drains and the buildings have been raised by 600mm as protection against localised street flooding. OPG has requested the High Commission to obtain official flood plain levels from the local authorities.

## **Committee's Conclusion**

60. The sites selected are suitable for the proposed developments.

## **CONSULTATIONS**

61. OPG has consulted with the following organisations in relation to the proposal:

- Department of Foreign Affairs and Trade
- AUSAid
- Department of Immigration and Ethnic Affairs
- Department of Defence
- Austrade
- Australian Federal Police
- Foreign Affairs and Trade Association
- Community and Public Sector Union
- Family Liaison Officer - Department of Foreign Affairs and Trade
- Department of Industry, Science and Technology
- Department of Employment, Education and Training
- Foreign Service Family Association
- Armed Forces Federation of Australia
- Department of Finance.

62. In addition to the Australian organisations listed above, local authorities and utility service providers have been contacted regarding the proposed development. The planning and preliminary design of the project has been based on advice and planning requirements provided by those authorities.

## **CONSTRUCTION PROGRAM**

63. It is proposed to call selected tenders based on full working drawing documentation. A single contract will be let for the construction of the building and the fitting out works.

64. Parliamentary approval, following tenders for the construction of the facility could be invited in January 1996 with a construction period of 16 - 18 months.

65. OPG also assured the Committee that where possible, a clause will be added to all contracts which will require evidence that all sub-contractual

financial obligations have been met, prior to subsequent payments being made by the Commonwealth to the contractor.

### **PROJECT COST**

66. The outturn preliminary estimate for the total project is AUD 11.345m. This includes construction and other related costs such as consultant fees, project administration, supervision and site office expenses. The estimate does not include furniture or white goods. At the public hearing the Sectional Committee was advised that the cost had increased to \$11.54 million due to the inclusion of a figure of \$188 000 for the provision of lifts and mechanical ventilation of the basement. The project will be financed off budget with a financier providing long-term finance on behalf of OPG. The loan will be repaid by instalments over a 12 year period using *rent stream savings*.

### **Committee's Recommendation**

67. The Committee recommends the construction of apartments and townhouses for Australian High Commission staff in Kuala Lumpur at an estimated outturn cost of \$11.54 million at May 1995 prices.

## CONCLUSIONS AND RECOMMENDATIONS

68. The conclusions and recommendations of the Committee and the paragraphs in the report to which they refer are set out below:

- |   | Paragraph |
|---|-----------|
| 1. <b>There is a need to replace existing unsatisfactory owned accommodation in Kuala Lumpur which does not meet current accommodation guidelines.</b>  | 14        |
| 2. <b>The development of a mix of apartments and townhouses is the most cost-effective option for improving the standard of accommodation for Australian High Commission staff in Kuala Lumpur.</b>   | 54        |
| 3. <b>The Committee recommends that the Overseas Property Group provides it with design details of the proposal at 4 Jalan Taman U Thant to the same level of detail as that provided at 9/11 Jalan Taman U Thant.</b>  | 55        |
| 4. <b>The Committee recommends that the Overseas Property Group continues consultations with the Australian High Commission, the Community and Public Sector Union and the Foreign Service Family Association during the detailed design development phase. The Committee further recommends that before work commences on this project that the Overseas Property Group reports back to the Committee regarding the result of these consultations.</b> | 56        |

	Paragraph
5. The sites selected are suitable for the proposed developments.	60
6. The Committee recommends the construction of apartments and townhouses for Australian High Commission staff in Kuala Lumpur at an estimated outturn cost of \$11.54 million at May 1995 prices.	67



Colin Hollis MP  
Chair

23 November 1995

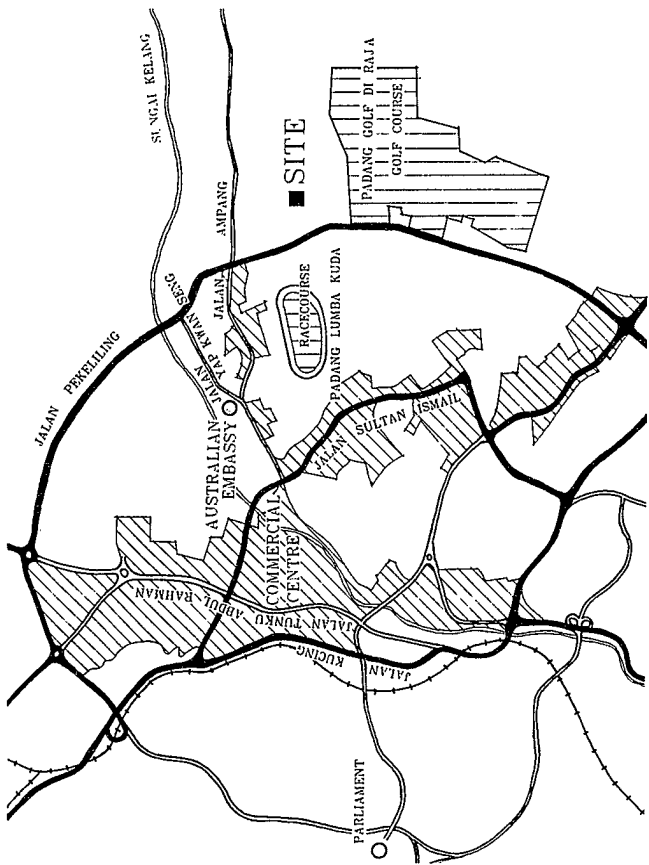
**WITNESSES**

- EVATT**, Ms Katherine, President, Foreign Service Family Association, 3 Clarey Crescent, Spence, Australian Capital Territory 2615
- FUNSTON**, Dr John, Director, Philippines, Malaysia, Singapore, Brunei Section, Department of Foreign Affairs and Trade, Canberra, Australian Capital Territory 2600
- HANCOCK**, Mr Brian Richard, Acting Assistant General Manager, Overseas Property Group, Department of Administrative Services, 3rd Floor West, 111 Alinga Street, Canberra City, Australian Capital Territory 2601
- KREIS**, Ms Robyn, Committee Member, Foreign Service Family Association, 3 Clarey Crescent, Spence, Australian Capital Territory 2615
- LEADER**, Dr Malcolm Ashley, Assistant Secretary, Resources Branch, Department of Foreign Affairs and Trade, Canberra, Australian Capital Territory 2600
- LEONG**, Mr Harry Chan-Hing, Chief Design Architect, Australian Construction Services, Department of Administrative Services, Level 5, St James Building, 121 William Street, Melbourne, Victoria 3000
- MEFFERT**, Mr Wolfgang Klaus, Chief Engineer, Overseas Property Group, Department of Administrative Services, 3rd Floor West, 111 Alinga Street, Canberra City, Australian Capital Territory 2601
- PALYWODA**, Mr Stephen Joseph, General Manager, Overseas Property Group, Department of Administrative Services, 3rd Floor West, 111 Alinga Street, Canberra City, Australian Capital Territory 2601
- SELLECK**, Mr Gordon William, Executive Officer, Overseas Resources Section, Department of Foreign Affairs and Trade, Canberra, Australian Capital Territory 2600
- SOLIN**, Mr Ian, Secretary, Overseas Conditions Committee, Community and Public Sector Union, c/- Department of Foreign Affairs and Trade, Administrative Building, Parkes, Australian Capital Territory 2600

## **APPENDIX B**

### **PROJECT DRAWINGS**

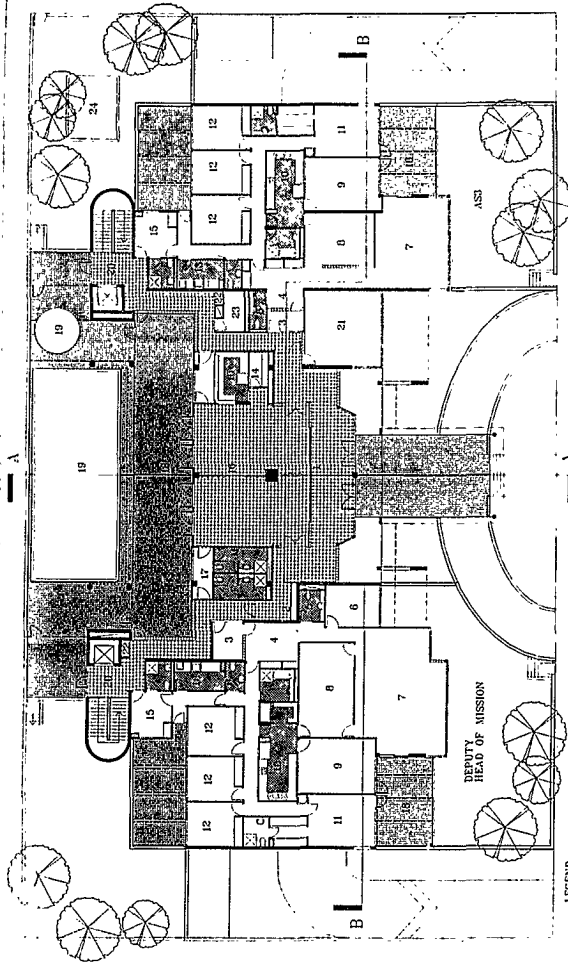
<b>Location Plan</b>	<b>B - 1</b>
<b>Ground Floor Plan - No 9 and 11 Jalan Taman U Thant</b>	<b>B - 2</b>
<b>Typical Floor Plan - No 9 and 11 Jalan Taman U Thant</b>	<b>B - 3</b>
<b>North &amp; South Elevations - No 9 and 11 Jalan Taman U Thant</b>	<b>B - 4</b>
<b>East Elevation - No 9 and 11 Jalan Taman U Thant</b>	<b>B - 5</b>
<b>West Elevation - No 9 and 11 Jalan Taman U Thant</b>	<b>B - 6</b>
<b>Perspective view from Jalan Taman U Thant</b>	<b>B - 7</b>
<b>Ground Floor Plan - No 4 Jalan Taman U Thant</b>	<b>B - 8</b>
<b>First Floor Plan - No 4 Jalan Taman U Thant</b>	<b>B - 9</b>
<b>Second Floor Plan - No 4 Jalan Taman U Thant</b>	<b>B - 10</b>
<b>East Elevation - No 4 Jalan Taman U Thant</b>	<b>B - 11</b>
<b>South Elevation - No 4 Jalan Taman U Thant</b>	<b>B - 12</b>
<b>West Elevation - No 4 Jalan Taman U Thant</b>	<b>B - 13</b>
<b>North Elevation - No 4 Jalan Taman U Thant</b>	<b>B - 14</b>



LOCATION PLAN AUSTRALIAN GOVERNMENT STAFF HOUSING  
 KUALA LUMPUR

FOR OVERSEAS PROPERTY GROUP BY AUSTRALIAN OVERSEAS DEVELOPERS





- LEGEND
- 1 ENTRY FOYER
  - 2 POST BOXES
  - 3 SECURE ENTRY
  - 4 HALL
  - 5 HUSB
  - 6 STUDY

- 7 LIVING ROOM
- 8 DINING ROOM
- 9 FAMILY ROOM
- 10 KITCHEN
- 11 MASTER BEDROOM
- 12 BEDROOM

- 13 LAUNDRY
- 14 STORE
- 15 DOMESTIC
- 16 RECREATION ROOM
- 17 POOL CHANGE/WC
- 18 TERRACE

- 19 POOL LOBBY
- 20 LIFT
- 21 MULTI-PURPOSE ROOM
- 22 FIRE HYDRANT HOSE REEL
- 23 PLANT
- 24 CHILDRENS PLAYGROUND

GROUND FLOOR PLAN

NO 9 & 11 JALAN TAMAN U THANT

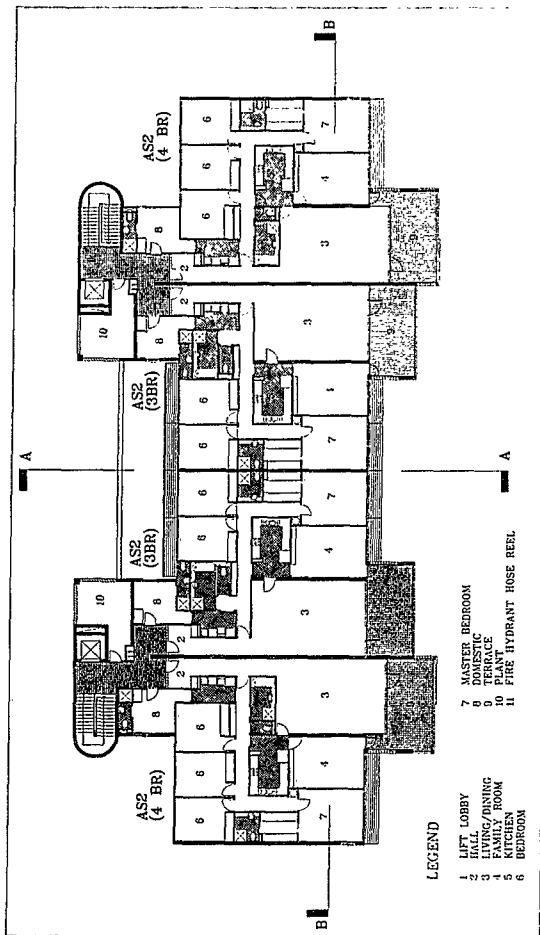


AUSTRALIAN GOVERNMENT STAFF HOUSING  
KUALA LUMPUR



1 : 0 3 9m  
SCALE

LOT 102 OF THE ALLOTMENTS  
IN THE  
TOWN & SUBURB DEVELOPMENT  
FEDERAL TERRITORY



TYPICAL FLOOR PLAN

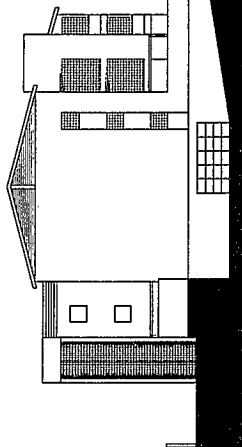
AUSTRALIAN GOVERNMENT STAFF HOUSING  
KUALA LUMPUR

NO 9 & 11 JALAN TAMAN U THANT  
TOWN & DISTRICT OF KUALA LUMPUR  
FEDERAL TERRITORY

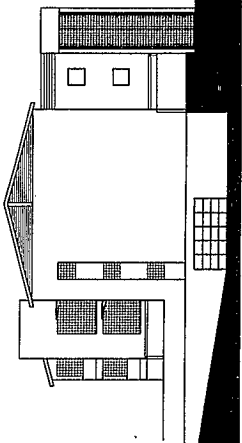
FOR OVERSEAS PROPERTY GROUP BY ASSOCIATION OF CONSTRUCTION SERVICES



1 : 0 3 3m  
SCALE



NORTH ELEVATION



SOUTH ELEVATION

B-4

NORTH & SOUTH ELEVATIONS



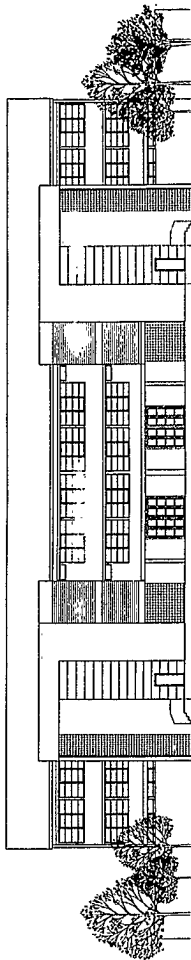
AUSTRALIAN GOVERNMENT STAFF HOUSING  
KUALA LUMPUR

NO 9 & 11 JALAN TAMAN U THANT

LOT 108, SECTION 8A  
TOWN & DISTRICT OF KUALA LUMPUR  
FEDERAL DISTRICT

1:100  
SCALE  
0 5m

FOR OVERSEAS PROPERTY GROUP BY AUSTRALIAN CONSTRUCTION SERVICES



EAST ELEVATION

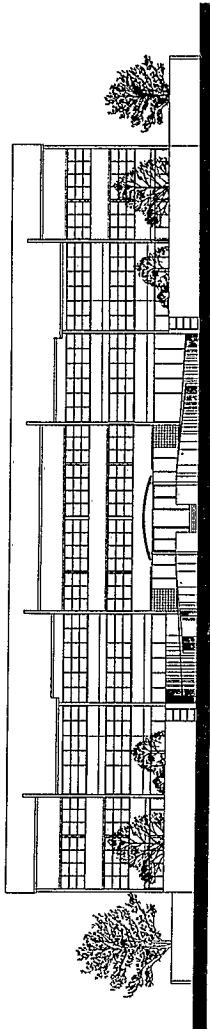


AUSTRALIAN GOVERNMENT STAFF HOUSING  
KUALA LUMPUR

FOR GENERAL PROPERTY GROUP BY AUSTRALIAN CONSTRUCTION SERVICES

LOT 105 & 106, SECTION 20A  
TOWN & COUNTRY DEVELOPMENT  
FEDERAL TERRITORY

1 0 3 5m  
SCALE



WEST ELEVATION



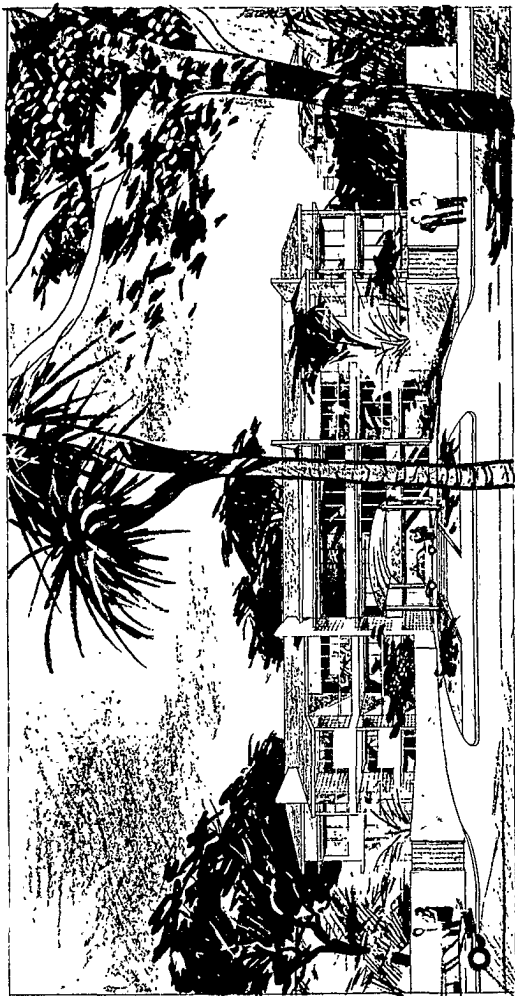
AUSTRALIAN GOVERNMENT STAFF HOUSING  
KUALA LUMPUR

NO 9 & 11 JALAN TAMAN U THANT

LOT 102 & 101, SECTION 104  
TOWN & DISTRICT OF FEDERAL TERRITORY

1 0 3 9m  
SCALE

FOR OFFICIAL PROPERTY COPY BY APPLICABLE CONSTRUCTION SERVICES



PERSPECTIVE VIEW FROM JALAN TAMAN U THANT



AUSTRALIAN GOVERNMENT STAFF HOUSING  
KUALA LUMPUR

FOR OVERSEAS PROPERTY GROUP BY AUSTRALIAN CONSTRUCTION SERVICES

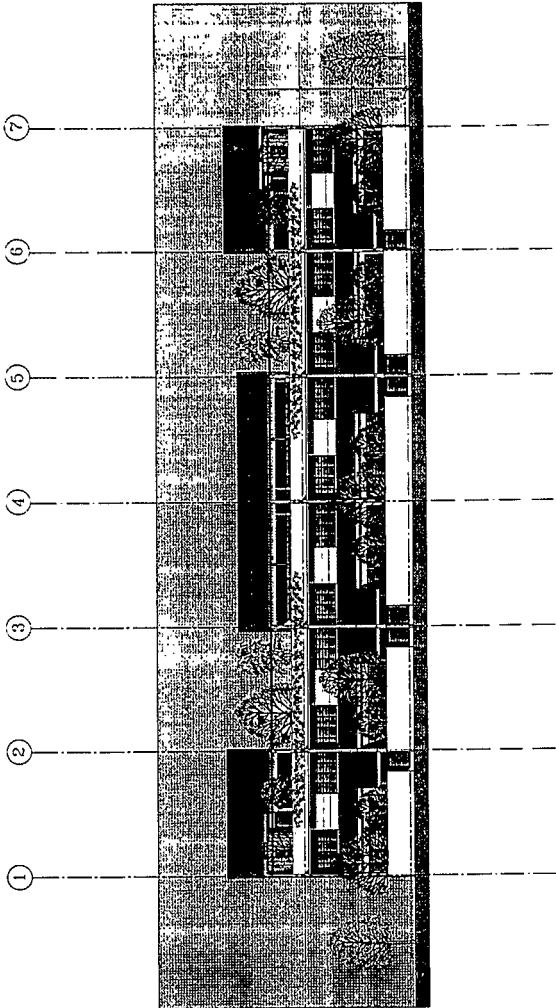
LOT 102 & 104, SECTION 10A  
TAMAN U THANT, FEDERAL TERRITORY











EAST ELEVATION

1 0 3 200  
 1/2" = 1'-0"  
 SCALE  
 DATE 18-05-65

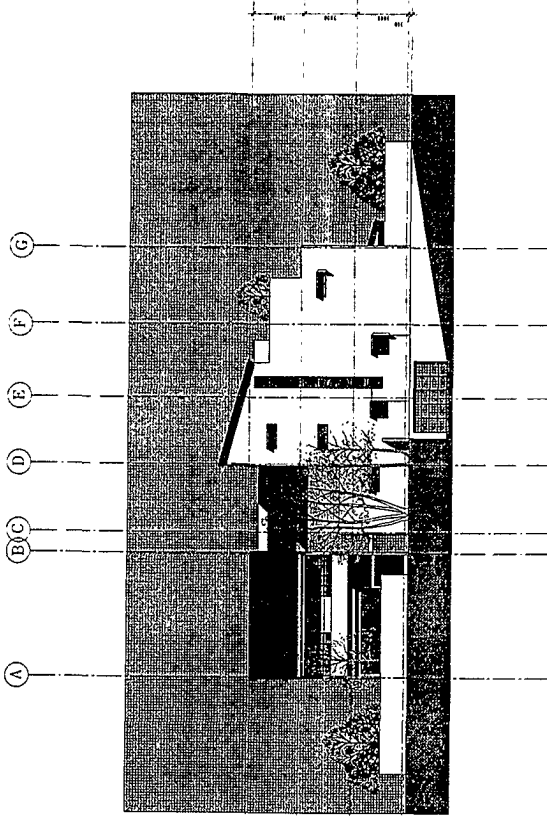
AUSTRALIAN GOVERNMENT STAFF HOUSING  
 KUALA LUMPUR



NO 4 JALAN TAMAN U THIAN  
 LINTAS PERKAMPUSAN  
 TOWN & DISTRICT  
 FEDERAL TERRITORY

FOR OVERSEAS PROPERTY GROUP BY AUSTRALIAN CONSTRUCTION SERVICES

BPG 982/TA0688/5114



SOUTH ELEVATION



AUSTRALIAN GOVERNMENT STAFF HOUSING  
KUALA LUMPUR

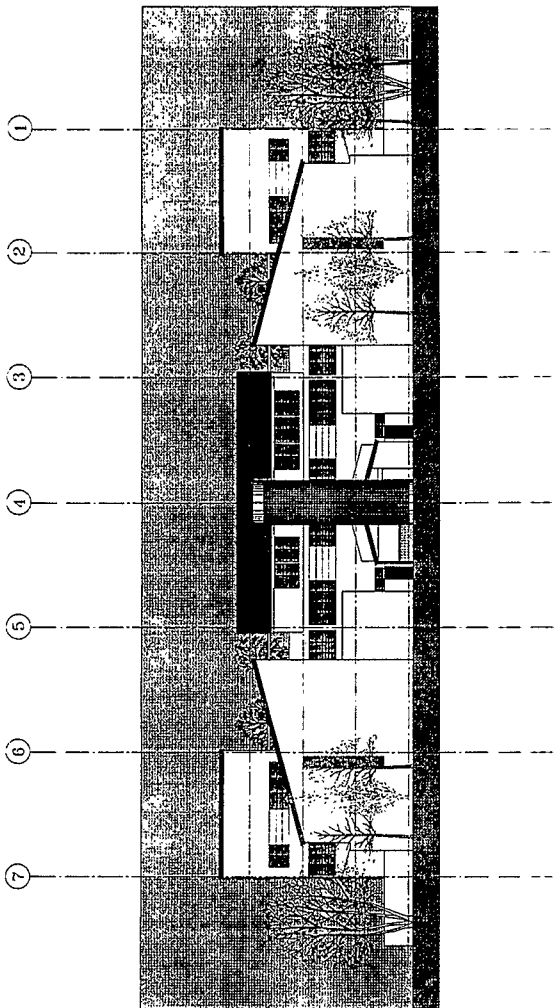
NO 4 JALAN TAMAN U THANT

LOT 173, PERSARAIAN  
TAMAN U THANT, DISTRICT OF KUALA LUMPUR  
FEDERAL TERRITORY

1 : 50 2 : 5m  
SCALE  
DATE 18-04-62

PREPARED BY AUSTRALIAN CONSTRUCTION SERVICES

DRG 151/TAC586/5815



WEST ELEVATION



AUSTRALIAN GOVERNMENT STAFF HOUSING  
KUALA LUMPUR

NO 4 JALAN TAMAN U THIAN  
LOT 105 PERAK  
TOWN & DISTRICT OF KUALA LUMPUR  
FEDERAL TERRITORY

1 0 3 5m  
SCALE 1 : 1  
DATE 16-06-69

FOR OFFICIALS PROPERTY GROUP BY AUSTRALIAN CONSTRUCTION SERVICES

DWG. NO. V5/14026/SE/1



## CONSTRUCTION DETAILS

### Materials and Finishes

1. 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.
2. Non-load bearing internal walls will be light weight steel stud framed partitions and painted plasterboard. Masonry walls will be provided in wet areas. Non-load bearing external walls will be rendered and painted concrete/masonry with aluminium framed windows. Load bearing external walls will be rendered and painted reinforced concrete. The roof will be finished with glazed terra-cotta tiles.
3. Floors will have a combination of hard and soft finishes. Ceiling finishes will be painted plasterboard. Ceramic floor and wall tiles will be used in kitchens and wet areas.

### Mechanical Services

4. The living and sleeping areas of the apartments will be air conditioned as will the habitable areas of the ground floor ie. recreation area and multi purpose room.
5. Each apartment will be air conditioned using air cooled direct expansion units, with separate wall and ceiling mounted fan coil units in each room. This allows individual room on/off and temperature control.
6. The basement carpark, box stores and lift motor rooms will be mechanically ventilated. Centralised exhaust systems will be provided for each apartment for all bathrooms, toilets and laundries. Kitchens will be exhaust ventilated by local exhaust fans to outside the building.
7. LP gas will be reticulated to each kitchen for the cook top. Gas will be supplied from a centralised bottle store (wall ovens will be electric). A stand-by generator will provide a back-up power supply for the total electrical power requirements of the building. It is an automatic start automatic stop generator which is acoustically treated so that it will not disturb either occupants or neighbours. There are numerous power interruptions in Kuala Lumpur due to thunderstorm activity. Hot water will be provided by individual electrical

powered hot water storage units located in each apartment and the amenities areas. The swimming pool will be provided with a water treatment system to maintain water quality.

### **Hydraulic Services**

8. Sewage will be collected and discharged to the local sewer system. Town water will be stored in a tank in the basement and reticulated throughout the building using a pumped system. The water supply will be filtered and treated to World Health Organisation standards for domestic use. For fire fighting purposes, water from the supply mains will be held in storage tanks and reticulated around the site. Hydrants and hose reels will be provided throughout the building.

### **Electrical Services**

9. It is proposed that a high voltage substation be provided by the local supply authority and installed within the building, to provide low voltage power to the building electrical services.

10. A main switchboard will provide supply to a distribution board supplying the common areas of the building, and to individual sub-distribution boards supplying (and installed within) each apartment. The main switchboard will also provide supply to the mechanical and hydraulic services throughout the building, via suitably located services plant switchboards.

11. General lighting and power will be provided throughout the building. Sub-circuits, feeding Australian type general power outlets in the apartments, will be fitted with Residual Current Devices (Earth Leakage) to ensure personal safety.

12. External amenity lighting will be provided throughout the site such that all pedestrian and vehicular thoroughfares and all building entrances are well illuminated to ensure safe passage. A lightning protection system will be provided, if required. A multiple antenna television system (MATV) will be provided with outlets in each apartment. Telephone outlets will be provided within each apartment and in some common areas to provide direct access to the public telephone network.

### **Lifts**

13. Two hydraulic passenger lifts will be provided. Furniture and goods will be able to be carried in these lifts.

### **Other Civil Works**

14. The access road to the basement carpark, and the visitor and service vehicle car parking, will be constructed using concrete pavers and stone paving over concrete.

15. The building has been raised by 600mm to prevent localised street flooding from entering the site.

### **Landscaping**

16. The site will be landscaped to achieve the following objectives:

- provide an attractive and tranquil setting for the building complex
- provide a buffer between the apartments and the adjacent street and adjoining residential blocks
- provide a pleasant micro-environment for residents and visitors
- provide an outside recreational area for residents
- landscape species will be selected for their suitability to local climate, to maximise shade and to provide visual privacy.