



Media Fact Sheet

The Lodge Refurbishments



About

The Department of Finance (Finance) is the building owner and property manager of The Lodge.

Essential work, undertaken in accordance with significant heritage requirements and to ensure the condition of the property is compliant to the relevant Building Code of Australia and Work, Health and Safety obligations, is now complete.

Why were these Capital Works undertaken?

Following the 2010 Federal election, responsibility for the Prime Minister's Official Establishments, The Lodge in Canberra and Kirribilli House in Sydney, was transferred to the then Department of Finance and Deregulation for management as part of the Commonwealth's non-Defence property portfolio.

Finance has a duty of care to maintain the properties to ensure a safe environment for the Prime Minister and the staff who work there. Property condition reports identified that work was required to restore the condition of The Lodge to a compliant level to meet the relevant Building Code of Australia and Work, Health and Safety obligations.

Who was the Project Manager Contract Administrator?

On 17 September 2013, GHD Pty Ltd was appointed as the Project Manager Contract Administrator.

Who was the Head Contractor for these Capital Works?

Following a tender process through [AusTender](#), [Manteena Pty Ltd](#) was appointed to deliver the construction phase of the works. Manteena took

possession of the site 23 September 2013. Manteena completed site demobilisation activities on 6 November 2015.

Who was the Design Services Consultant?

After a two-stage process the Design Services Consultant, [HBO+EMTB](#) were engaged to:

- research and investigate property condition
- design the program and scope of works
- prepare 'For Tender' documentation
- develop and refine cost plans.

What were the 'significant technical challenges' that the Project encountered

'Latent conditions' (ie technical challenges usually found in work of this nature) were encountered. One of the most challenging aspects was the removal of the cloth-covered and rubber-covered electrical wiring, installed in 1927, which ran inside steel conduits throughout the building.

Was a development application needed for the work undertaken at The Lodge or did it go through National Trusts?

The Lodge is located in a Designated Area as defined in the National Capital Plan. The Project was submitted to the National Capital Authority (NCA) for approval under the *Australian Capital Territory (Planning and Land Management) Act 1988*. Necessary NCA approvals were provided.

The refurbishment works were undertaken in accordance with the requirements in the *Environment Protection and Biodiversity Conservation Act 1999*, noting the significant heritage values and iconic status of the property.