



# PUBLIC WORKS COMMITTEE

## INQUIRY INFORMATION PAPER

### NEW GOVERNMENT OFFICE BUILDING AT 33 CHARLOTTE STREET, BRISBANE

#### BACKGROUND

The Queensland parliamentary Public Works Committee has decided to review the \$68.6m project to construct a new government office building at 33 Charlotte Street, Brisbane. The committee is calling for written submissions from interested persons and organisations to be sent by Friday, 10 October 2003 to:

*The Research Director  
Public Works Committee  
Parliament House  
George Street  
Brisbane QLD 4000*

This paper has been produced to provide information to interested persons and organisations on the inquiry, the project, the committee; and how to make a submission

#### OFFICE BUILDING AT 33 CHARLOTTE STREET, BRISBANE

<b>COST</b>	\$68.6 million
<b>LOCATION</b>	33 Charlotte Street, Brisbane
<b>CONSTRUCTING AUTHORITY</b>	Department of Public Works
<b>DESCRIPTION</b>	<p>This project involves the construction of a high rise office block. The 15 floor building will have approximately 15 000 m<sup>2</sup> of office space and two levels of car parking.</p> <p>It will form an integral part of the government precinct with pedestrian connections through to Education House in Mary Street and a plaza to 111 George Street.</p> <p>Construction work is well underway and the project is scheduled for completion by late 2003.</p> <p>Further information is available on the internet at: <a href="http://www.build.qld.gov.au/aps/aps15.asp">http://www.build.qld.gov.au/aps/aps15.asp</a></p>
<b>MAJOR CONTRACTORS AND CONSULTANTS</b>	Architect ..... Robin Gibson Managing Contractor..... Barclay Mowlem Project Management ..... Project Services

---

## TERMS OF REFERENCE

The terms of reference for the inquiry are to examine the new government office building at 33 Charlotte Street, Brisbane and report to the Parliament on:

- a) the purpose of the work;
- b) the suitability of the work for its purpose;
- c) the necessity for, and the advisability of, the work;
- d) value for money achieved, or likely to be achieved, by the work;
- e) the cost, revenue produced by, and recurrent costs of the work;
- f) the public value of the work, including the impact of the work on the community, economy and environment;
- g) procurement methods for the work;
- h) the balance of public and private sector involvement in the work;
- i) the performance of the constructing authority and the consultants and contractors for the work; and

## THE PUBLIC WORKS COMMITTEE

The Public Works Committee is an all-party committee of the Queensland Parliament. The committee is established under the *Parliament of Queensland Act 2001*, which gives the committee its powers and functions.

The committee's areas of responsibility under the Act are to examine and report on (a) public works undertaken by a constructing authority for the work if the committee decides to consider the work, and (b) any major Government Owned Corporation (GOC) work if the committee decides to consider the work.

The Committee endeavours to ensure that Queenslanders receive value from the government's capital works program. To this end it routinely conducts inquiries into a range of projects throughout the state at different stages from inception to post completion, of various cost and in all portfolio areas.

The Act gives the committee certain powers to ensure it can fulfil its responsibilities. These include the power to call for persons, documents and other things and powers dealing with entry to and inspection of a public work.

The committee is not part of the formal project approval process and it is not involved in the tendering process or the awarding contracts. Inquiries on these matters should be directed to the constructing authority or GOC.

---

## **GUIDELINES FOR MAKING A SUBMISSION**

By asking for public submissions, the committee provides an opportunity for interest groups, private citizens and others to contribute to an important review and evaluation process. Submissions can add greatly to the knowledge the committee has about a project. Often the public is aware of specific issues and impacts of which the committee is unaware. Public participation is an important and necessary ingredient in the committee's investigations and is an opportunity for the public to see, and take part in, the operation of Parliament.

While there is no prescribed form for written submissions to a committee it is helpful to structure your submission using the inquiry terms of reference.

The best submissions are to the point, supported by evidence and use plain english.

The committee will only consider written submissions. Typed or printed text is preferable, though legible hand-written submissions are acceptable.

All submissions must include (i) the name, (ii) a postal address and (iii) a daytime contact telephone number of the person who makes the submission.

Number the pages and, if the submission is over twenty pages long, provide a brief summary at the front and include a table of contents.

Once the committee receives a submission it becomes the property of the committee and must not be published without its permission. The committee may table submissions in the Legislative Assembly or otherwise publish them.

### **CONFIDENTIAL SUBMISSIONS**

The committee will not consider anonymous submissions though it may direct that a submission be treated confidentially. The Public Works Committee attempts to run its inquiries in the most open way possible. However, if you believe that your submission (or part of it) should not be made public clearly write 'confidential' on each page and, in a brief covering letter explain why your submission should be treated confidentially.

**Please send your submission by Friday, 10 October 2003 to:**

*The Research Director  
Public Works Committee  
Parliament House  
George Street  
Brisbane QLD 4000*

Extensions to the closing date may be given. If you need more time to make a submission contact the committee secretariat. Do not assume that a late submission will be accepted. For further information contact the committee secretariat on:

*Phone .... (07) 3406 7689  
Fax ..... (07) 3210 0128  
E-mail .... pwc@parliament.qld.gov.au*

This paper and other public Works Committee publications are on the committee's Internet site at: <http://www.parliament.qld.gov.au/committees/>

---

## COMMITTEE MEMBERS



**Mr Don Livingstone MP, Chair**

Australian Labor Party Member for Ipswich West



**Hon Kev Lingard MP, Deputy Chair**

National Party Member for Beaudesert



**Mr Ted Malone MP**

National Party Member for Mirani



**Mr Robert Poole MP**

Australian Labor Party Member for Gaven



**Mr Bob Quinn MP**

Liberal Party Member for Robina



**Ms Barbara Stone MP**

Australian Labor Party Member for Springwood



**Mr Trevor Strong MP**

Australian Labor Party Member for Burnett

## SECRETARIAT

- Mr Rob McBride Research Director
- Ms Rachelle Stacey, Senior Research Officer
- Ms Carolyn Heffernan, Executive Assistant