

DIRECT LINE



Sue Kosse, Executive Director

National headquarters takes shape

There was great excitement with the Association's new national headquarter's building recently, when the building reached its full height. In keeping with building tradition, the builder, Kell & Rigby, placed a tree at the highest point. Needless to say, it was a eucalypt.

The building has been progressing very quickly, with the concreting completed prior to Christmas, and the bricking-in of external walls nearing completion. The steel is in place for the roof, and the barrel vaults are now readily apparent. The roofing material is to be added in the very near future. The retaining wall has also been completed, as has the installation of power cables and the air-conditioning ducting inside the building shell.

The Project Manager for the building, Bill Rushton of Baillieu Knight Frank (ACT), has maintained a strong

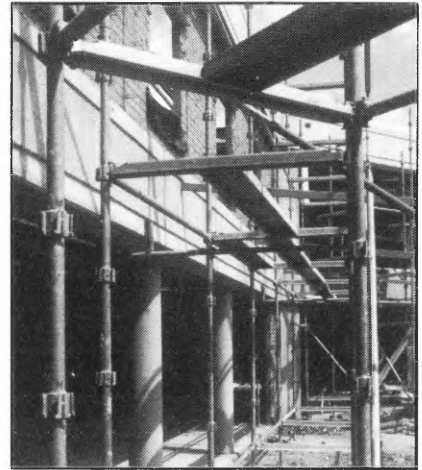
management involvement with the project. This has ensured that many potential problems have been resolved before they have arisen, and that the building has progressed according to the agreed timetable, with the builder even having gained a couple of weeks during this period. The contracted completion date is July 1990, but the builder is optimistic that he will be finished prior to that time.

The Building Project Team of Averill Edwards, Ian McCallum, Eoin Wilkinson and myself, continue to meet and to be involved in making decisions on building details as required by Bill Rushton and Philip Cox, the building architect. An Interiors Committee has also met recently to discuss furnishings, fabrics etc. This committee is a sub-committee of the Building Project Team, and its members are Averill Edwards, Bill Rushton and myself. As only \$50 000 has been allowed for the fit-out of ALIA's part of the building, it will not be possible to purchase a full complement of new furnishings for ALIA's tenancy.

Members who have visited the building recently have commented upon the enormous size of the building. It is difficult to visualise 2000 square metres; and when this area is divided between two floors it does create a very strong impression of space. The extensive use of glass on the external walls will allow this impression to continue to pervade even after the building is completed.

A potential tenant for the building commented recently that ALIA was constructing a 'good looking building'. Other comments on the building have related to the distinctive appearance promoting strength and a view to the future. It is the largest building in the sub-division, and this will enable the building to always dominate the street.

The architect, Philip Cox, is pleased with how the building has taken



shape. He has taken a keen interest in its progress in spite of his location in Sydney. The site architect has been Eric Martin from the Canberra office of Philip Cox, Richardson, Taylor & Partners.

Interesting features of the building include a glass cone which is sited above the foyer, a circular foyer with brass banding on the walls and a marble floor designed by Brian Sadgrove in Melbourne. A conference room of 60 square metres opens through a glass wall onto a northern courtyard which extends for one third of the length of the building. Additional features include barrel vaults in the roof of the eastern and western halves of the building, and a striking triangular shape above a columned entrance to the building.

The building has recently been valued at \$4.1 million upon completion, and it will cost close to \$3 million to construct. ALIA is borrowing \$1.4 million towards the costs of construction, with the remainder coming from the sale of the Ultimo building and a small amount from accumulated reserves. At this stage, the building is coming in on budget, and on time.

If you are located in Canberra, or are planning to be in Canberra in the near future, and you would like to see the building, please contact me so that we may organise a guided tour for you. Alternatively, if you would like to drive past it at some stage, it is located in Napier Place, Deakin. The building site is well signposted with the Association's name, so it is easy to locate!

Many members have invested in the future of their Association by donating to the building, with donations to date totalling in excess of \$9000. Donations to the building are tax deductible. If you would like to contribute please send your cheques payable to the ALIA Building Fund.

