

30 November 2015

Mark Warner
Committee Clerk
Estimates and Financial Operations Committee
Legislative Council
Parliament House
Perth WA 6000
LCEFOC@parliament.wa.gov.au

Attention: Mr Warner

RE: Questions taken on notice as "supplementary" from the Legislative Council Estimates and Financial Operations Committee hearing of 16 November 2015 between the Committee and the Department of the Legislative Council and the Parliamentary Services Department.

Please find below the answers to questions taken on notice:

Supplementary Information No A1: *What are the costs associated with repairing membranes, fixing leaks and drainage problems and the other costs of short term fixes to deal with water issues.*

It is important to restate that the Parliament House Building is a Heritage Building that is over 110 years old (1904 section) and over 50 years old in the 1964 extension therefore; building maintenance and preservation is both costly and always entails extensive work. The department's limited capital and maintenance budget creates situations where only partial/piece-meal solutions can be implemented – this is an unfortunate economic reality. Although we cannot afford to undertake large renovation works we prioritise preventative maintenance work to maximise the use of our funds and reduce future expense.

Water damage caused by leaks and drainage problems are hard to quantify in dollar terms, in part because of their frequency, but also because repairs are generally rendered as part of larger works to avoid repetitive expense. For example, there are currently several reoccurring water leaks (roof through to ceiling) where we cannot detect the source of the leak. These result in ceiling stains and water penetrating ceilings which then necessitates buckets to be used to catch the drips in some locations including Members' offices. The condition of much of our roof is poor and it is often difficult to ascertain the entry point(s) of water leaks. Temporary repairs to the wet ceilings are ineffective so we generally defer any non-urgent repairs until winter is over. Naturally stains grow in the winter months and then in summer when the ceilings are dry we repair/repaint and undertake more extensive investigations into the cause of the leak - often without success.

In the past two completed financial years we spent approximately \$120k on roof leak repairs. This includes the replacement of the flat roof membranes of the 1964 Eastern roof and 1904 Western roof and various repairs to flashings and gutters. Additionally we have spent approximately \$30k in the same period repainting ceilings and walls and attribute approximately \$15k of that expense directly to water related damage.

Other water related maintenance that occurred in financial years ending 2014 and 2015 related to our old sub-terrain drainage which exits water to the North West of our reserve down to Hay Street. Tree root infestation caused blockages in the old terracotta pipe system and needed to be completely replaced. The cost for this section of drainage was \$51k. During heavy downfalls the drains backed up and flooded the catering service area outside the gardeners shed and the internal corridor adjacent to the stairwell leading to the Members' Lounge.

What has not been quantified in these figures is the time/cost taken by Building Services staff to mop up and deal with leaks and drainage problems as they occur.

Supplementary Information No A2: What is the cost of repairs due to white ant damage and prevention in the past few years?

The Parliament House Building's roof, internal walls and stair case structures comprise mainly of timber. There is an extensive use of jarrah timber throughout the building and fortunately jarrah is an unattractive food source for white ants unless:

1. It is in direct contact or close proximity to moist ground, and;
2. There is no other alternative wood source is available.

Termites have been discovered in past years in jarrah floor joists and floor boards primarily in the South West section (Assembly side) of our building where the above conditions were present. Our records do not show termite activity in the upper levels.

Timbers such as structural pine, and some unknown clear timbers, have also been used in sections of the building over recent decades. These timbers are an attractive food source and are the areas most affected by termites. There is currently no known termite activity in the building.

Preventative maintenance to control termite activity currently costs \$6.5k per annum. This involves inspection and maintenance of "termite pits" which were installed around the perimeter of the building four years ago, spraying of chemical barriers and inspections of internal structures. In the past two financial years \$13k has been spent making temporary repairs to termite damaged areas. In the 2015/16 financial year we anticipate spending \$83k repairing termite damage to the Legislative Assembly chamber and rear stairwell leading to the Members' Lounge.

Supplementary Information No A4: How many individual photographic portraits are there displayed throughout the Parliament and how many of these are of women and how many are of men? How many individual photographic portraits are there of the first women Premier of Australia? How many individual photographic portraits are there of the first women indigenous member of Parliament House?

There are 109 portraits in Parliament House. 97 portraits are of men and 12 are of women, including 2 portraits of the first women Premier of Australia and 1 portrait of the first women indigenous member.

Note: Portraits of former Clerks displayed in the Legislative Council are not included in these figures.

Supplementary Information No A5: *What is the total cost of sales and cost of products to run the Library Café.*

The cost of goods (products) is 10% less than the sale price on average.

Coffee and teas sales are tracked precisely due to a dedicated Library Café cost code (SLU) so the exact number of sales for coffee and tea for this area since its inception is: 503 Coffees and 176 Teas.

This amounts to \$1,358.00 beverage revenue at a cost of \$1223.00.

In addition the revenue from sales of other consumables, including items like chocolate bars, cakes, juices etc. is approximately \$700.00. *Note: the precise number of sales of consumables cannot be readily reconciled without retrieving individual PRR account holder sales dockets and manually adding them together, as "food revenue" is grouped together and captured from whatever sales point the purchaser uses within the Parliament.*

This amounts to approximately \$700.00 food revenue at a cost of \$630.00.

The cleaning and restocking of the equipment is done by our staff when they check and clear the area for used crockery so no extra staffing costs are incurred.

Additional question

In addition to the Supplementary Questions A1 – A5, the Committee also requested the department to provide information about the current leased accommodation costs (projected out over a 40 year period to reflect the standard building depreciation term) versus the cost of establishing a purpose built building on the Parliamentary Reserve. The following information is provided.

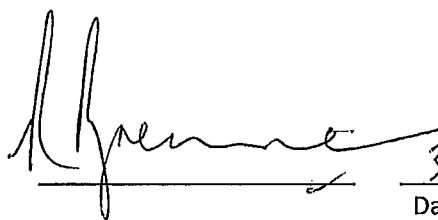
Lease costs:

Lease and outgoing costs for our annexes to accommodate staff, infrastructure and Committee rooms for all three Parliamentary departments is currently about \$1.6m per year and escalating at 5% (estimate) per year. In 40 years we anticipate that our annual leasing expense will be approximately \$10.7m per year. The total cumulative lease expense for all three departments in out-years is expected to be after:

- 10 years - \$20m
- 20 years - \$51m
- 30 years - \$106m
- 40 years - \$193m

New building on Parliamentary Reserve:

The development of a purpose built, high efficiency, sustainable building with secure underground car parking adjacent to Parliament House has a projected cost for construction, fit-out and building maintenance (not land) of approximately \$80m, i.e. the pay-back period is 26 years.

 30/11/2015
Date

Accountable Officer
(All questions except A3)

Mr Russell Bremner
Executive Manager
Parliamentary Services Department

cc Hon Barry House MLC, President of the Legislative Council