



# Inquiry into Annual and Financial Reports 2023-24

## Answer to question taken on notice

Asked by: MS FIONA CARRICK MLA

Addressed to: Ms Gillian Geraghty, Director-General, Infrastructure Canberra

In relation to: CALLAM OFFICES – ISSUES

Hearing: 17 February 2025

Uncorrected Proof Transcript pp 33

Transcript provided: 24 February 2025

Answer Due: 3 March 2025

Ms Geraghty took on notice the following question:

**Ms Carrick:** Yes, and could you provide, like, the issues surrounding it with the maintenance, the services and the code, where it does not meet the code?

**Ms Geraghty:** Yes.

MS RACHEL STEPHEN-SMITH MLA, MINISTER FOR THE PUBLIC SERVICE: The answer to the Member's question is as follows:

Callam Offices was built between 1977 and 1981 under the *Building Ordinance 1972*. In 2022, Infrastructure Canberra (iCBR) engaged certifiers who undertook a review that found Callam Offices does not fully comply with the [Building Code of Australia \(BCA\)](#). While the building remains operational, any new works requiring Building Approval (BA) must adhere to modern standards. Key areas of non-compliance include:

### Fire Safety and Egress

- Fire protection systems (sprinklers, smoke detectors, alarms) may not meet modern BCA 2022 *Part C* requirements.
- Fire compartmentation and smoke control may not align with current fire resistance and containment requirements.
- Emergency exits, stairwells, and egress paths may not comply with updated width, travel distance, or fire door standards.

### Accessibility and Lift Compliance

- Lifts in Callam Offices do not comply with AS 1735 (Lift Standards) or the [Disability Discrimination Act \(DDA\) 1992](#), potentially requiring:
  - Wider doors, lower control panels, and audible/visual indicators for accessibility.
  - Compliance with emergency evacuation lift standards.

OFFICIAL

- Entryways, corridors, and common areas may lack compliant ramps, tactile indicators, and door widths required under the [\*National Construction Code \(NCC\) Volume 1\*](#).

Building Services and Structural Compliance

- HVAC and ventilation systems may not meet updated energy efficiency and air quality standards (NCC Volume 1, Part F).
- Structural components (seismic loads, wind loads, fire resistance) may not comply with modern engineering requirements.

Approved for circulation to the Standing Committee on Public Accounts and Administration

Signature:



Date:

11/3/25

By the Minister for the Public Service, Ms Rachel Stephen-Smith MLA