

# PROPERTY CENTRAL

## PROPERTY SERVICES UPDATE

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### Contents

<b>Darren McKee: One year on</b>	2	<b>Integrated Asset Management Plan: Identifying</b>	
<b>Major building projects overview</b>	3	<b>TAFE sector needs</b>	10
The Design Hub: The cornerstone of design	3	<b>Get on board at Property Central</b>	10
The Swanston Academic Building: Set your sights on the future of education	3	<b>Spaces available to suit all student needs</b>	10
RMIT's salute to avant-garde architecture (Building 22)	3	<b>Book a room from the comfort of your own computer</b>	11
Advanced Manufacturing Precinct: In step with industry demand (Building 55)	3	<b>RMIT Gallery: a new space to showcase art</b>	11
The number one icon on the City campus	4	<b>A daring proposal for the City campus</b>	12
There's life in the lady yet (Building 13)	4	<b>New staff on board in Property Services</b>	12
Accessing all levels of art (Building 2)	5	<b>A Gateway to efficient project delivery</b>	12
Escalating building standards (Building 201)	5	<b>At your service</b>	12
Sporting prowess in Bundoora west	5	<b>A new way to contact your MCR and space planners</b>	13
Bundoora lecture theatre: Iconic in design, essential in purpose	5	<b>Racheting up our retail outlets</b>	13
<b>Completed projects in 2009</b>	5	<b>BNASC Bushfire Fundraising Appeal</b>	13
New home for the School of Electrical and Computer Engineering (Building 10, Level 9)	6	<b>Opening our doors to the public</b>	13
New home and name for the School of Media and Communication (Building 9)	6	<b>2009 BEIMs maintenance requests</b>	14
The fine state of the Student Union (Building 8)	7	<b>2009 highlights</b>	14
The new floors of physics (Building 14)	7		
Computer labs in the Carlton Precinct (Building 56)	7		
The business of placing staff in the right context	7		
A new place to meet on campus (Building 204)	8		
RMIT archives: The fine art of record keeping	8		
<b>Completed annual works</b>	8		
<b>City and Brunswick campus improvement projects</b>	9		
<b>Sustainability projects</b>	9		
City campus infrastructure upgrade	9		
Blackwater treatment plant	9		
RMIT exceeds energy-saving expectations	9		



Building 22 on the corner of La Trobe and Swanston Streets. Property Services gets creative with hoarding to promote the RMIT brand.



### **Darren McKee: One year on**

More than a year has passed since my appointment with RMIT University and there is a hive of activity across the University's onshore and offshore campuses. In 2009, we invested \$110 million through the capital works program and have progressed 31 major projects, several of which are now complete.

The new School of Media and Communication on the City campus Building 9 has opened to much acclaim. The extensive refurbishment of Building 204 on the Bundoora campus west—containing new office space for the Student and RMIT Unions and student recreation space—is also completed.

The first stage of the refurbishment of the School of Applied Science's Physics premises was completed last year and the School of Electrical and Computer Engineering has relocated to new office and teaching space on Level 9 of Building 10. Find out more about our completed projects in this edition of Property Central.

The Property Services' team is managing the delivery of one of the most exciting and extensive capital works programs of any university in Australia and there is much anticipation throughout RMIT of the future facilities.

The University's commitment to providing sustainable, state-of-the-art, teaching and learning space and infrastructure that sets new standards in educational facilities is reflected in Property Services' five-year Infrastructure Plan, which outlines RMIT's strategic physical planning for the upgrade and expansion of the built environment across RMIT's campuses.

RMIT's new buildings, substantial refurbishments to existing buildings and new recreation facilities will literally change the face of our campuses. RMIT will have a vastly different physical presence over the next few years.

RMIT University's Swanston Street Precinct on the City Campus will undergo a particularly dramatic transformation. Three of RMIT's most high-profile construction and refurbishment projects are being built on Swanston Street: the Design Hub, on the corner of Swanston and Victoria Streets on the former CUB site; the Swanston Academic Building, on the corner of Swanston and A'Beckett Streets; and the new level of Building 22 (RMIT Info Corner), on the corner of Swanston and La Trobe Streets.

These three projects are in the early stages of construction and each is characterised by innovative and sustainable design. Visually arresting, these buildings are earmarked to become architectural icons and will not only enhance the RMIT City campus, but will be significant landmarks within the City of Melbourne.

On the Bundoora campus west, the freestanding lecture theatre, which will commence construction in 2010, also exemplifies environmentally sustainable and innovative design and will add a vibrant new dimension to the campus.

Throughout 2009, Property Services also invested \$12 million into an extensive annual works program. Some 210 projects were undertaken. Teaching facilities, campus grounds, office space and student facilities have been upgraded and a number of new facilities have also opened.

Property Services has also developed and implemented Gateway, a project delivery process and framework which will ensure that capital works projects are delivered to a high standard.

In addition to an extensive capital program, significant work and progress also occurred across other areas of Property Services in 2009.

Property Services developed a Service Charter, which clearly outlines the services provided by the Group and the time frames applicable to the delivery of these services. Development of a Retail Strategy also commenced to ensure that our commercial services continue to meet the needs of staff and students into the future.

Four new leases were negotiated in 2009 to assist with the University's accommodation strategy and these added a total of 1392m<sup>2</sup> of space. Feasibility studies were also undertaken on the potential addition of several buildings to RMIT's property portfolio.

The Group's website also underwent considerable changes in 2009 to update and improve the information provided and the navigation of this information.

Property Services also established the Sustainability Committee, which will provide leadership, coordination and guidance to the University in integrating sustainability principles and practices throughout the core learning and teaching, research and operational activities.

In 2009, Facilities Services tendered significant service contracts of cleaning, security and energy procurement (2011–2013), providing projected forward savings across these key operational areas. The branch also commenced condition auditing of all university facilities and prepared an Integrated Asset Management Plan for Skills Victoria.

As the largest university in the Australian Technology Network (ATN), and a signatory to 25% Energy Reduction targets across the Network by 2020, RMIT led with 12% reduction in Greenhouse Gas Emissions, 7% reduction in energy consumed per student unit and a 7% reduction in water consumption per student compared to 2005 levels.

The branch also achieved its operating result on budget, in the order of \$31 million for the year.

RMIT Gallery enjoyed an extremely successful 2009. The Gallery underwent extensive renovations last year and the newly refurbished space impressively showcased a program of high-profile exhibitions that received much critical acclaim and attracted record numbers of visitors. Exhibition highlights were Liu Xiao Xian: From East to West, a major survey of Chinese-Australian artist Liu Xiao Xian's work, and Shelter; On Kindness, a group exhibition of more than 50 artists, architects and philosophers, which was part of the Melbourne International Arts Festival. RMIT Gallery also extended its expertise and vision beyond the University and curated a series of innovative exhibitions at Fracture Gallery in Federation Square.

Needless to say, it's been a busy and rewarding year, achieving our 2009 targets. We are well prepared to progress our program in 2010 and look forward to our future challenges and achievements.

**Darren McKee**  
Executive Director

## Major building projects overview

### The Design Hub: The cornerstone of design

The former Carlton United Brewery site has lain bare and uninhabited for many years, but has now come to life, with a major RMIT University building in the first stages of construction.

Construction company, Watpac Construction (Vic) was appointed in July 2009 to build the Design Hub, a state-of-art, epicentre of design research and education. The Design Hub will be located at the strategic north-west corner of Victoria and Swanston Streets on the CUB site. The remainder of the CUB site will be developed by Grocon and will be transformed into a 'mixed-use village'.

The new RMIT building will provide cutting-edge, sustainable teaching and learning facilities, and a collegial research base for RMIT's diverse range of design initiatives, design research groups and postgraduate design programs. Relationships with industry will also flourish in the Design Hub.

Set to be a melting pot of ideas and collaboration, the Design Hub will enable the forging of strong research links between architecture, creative media, engineering, fashion and textiles, fine art, industrial design, interior design, landscape architecture and urban design.

The Design Hub will be distinguished as a paragon of sustainability with a façade that acts as a "second skin" and insulates the building. This first-of-its-kind façade will be comprised of translucent, sandblasted glass cells with the capacity for solar technology to be incorporated into the cells. Other sustainable design features include rain water harvesting, the monitoring and public display of the building's energy consumption and an internal waste management system.

The Design Hub will contain two basement levels and eight levels above the street; open-plan, research warehouse spaces; exhibition spaces; a 180-seat lecture theatre and seminar rooms; a multi-purpose facility; rooftop collaboration spaces; a café and forecourt. A separate Design Archive housing permanent collections is also part of this project.

The Design Hub is set to open in mid 2011.

More information: [www.rmit.edu.au/property/services/designhub](http://www.rmit.edu.au/property/services/designhub)



The Design Hub will transform RMIT University's Swanston Precinct.  
Image: Sean Godsell Architects

### The Swanston Academic Building: Set your sights on the future of education

The Swanston Academic Building—RMIT's largest ever construction project—is set to have a transformative effect on RMIT's Swanston Precinct and the northern end of the Melbourne CBD.

The Swanston Precinct begins at the La Trobe Street and Swanston Street intersections and ends at the Queensberry Street and Swanston Street intersections and is one of the major thoroughfares of RMIT University's City campus.

To be located next to the RMIT-owned Oxford Scholar Hotel, on the corner of Swanston and A'Beckett Streets, the Swanston Academic Building (SAB) contains 35,000m<sup>2</sup> of Gross Floor Area and will stand eleven storeys high. RMIT's Kay House (Building 48), previously located at 449 Swanston Street has been demolished to make way for the Swanston Academic Building.

Stunning, state-of-the-art and environmentally sustainable, the future Swanston Academic Building is set to redefine teaching and learning and students' university experience. SAB will provide 12 lecture theatres, 64 teaching spaces and 10 specialist learning venues for the whole RMIT community.

The Swanston Academic Building will also be the new home for College of Business students and staff—currently accommodated in Building 108, 239 Bourke Street—and will literally transport this large cohort of staff and students into the heart of the City campus.

Standout features include a two-storey cantilevered student portal that overhangs Swanston Street, nine additional double-height student portals for study and recreation, landscaped indoor gardens, curated spaces for public art and retail outlets.

Sustainable design features include a high-performance façade with double glazing and sunshadows, grey water recycling, solar hot water and a natural ventilation system.

The Swanston Academic Building has also been designed to encapsulate the spirit, views and heart of the city of Melbourne. Abstract, flattened-colour interpretations of the panoramic views of the City—to be seen from each of the eleven levels of SAB—will be incorporated into the facade. SAB will be literally wrapped in the texture of the City.

Shapes of significant Melbourne buildings viewed from each of the double-storey student portals (student study and recreation spaces) will be repeated in the shapes of the portal windows.

Construction of the Swanston Academic Building is due to begin in June 2010 with completion set for early 2013.

More information: [www.rmit.edu.au/capitalworks/sab](http://www.rmit.edu.au/capitalworks/sab)



The Swanston Academic Building viewed from Swanston Street.  
Image: Lyons

### RMIT's salute to avant-garde architecture

The refurbished Building 22—home to RMIT's Info Corner for prospective students and the University Marketing group—is certain to acquire 'iconic urban landmark' status.

In June 2009, construction company, ISIS was appointed to refurbish Levels 3 and 4 and add a new level to Building 22. Located at 330–334 Swanston Street, on the prominent La Trobe and Swanston Streets corner, the renovated and extended Building 22 will exemplify RMIT University's commitment to avant-garde architecture and design.

The new-look Building 22's additional level will contain a multi-purpose venue suitable for seminars, conference breakout sessions and social functions. There is an adjoining gallery, foyer space and an outdoor terrace that will provide panoramic views of the city and beyond.

The new fifth level will also seamlessly connect to the top level of the neighbouring, multiple award-winning Storey Hall.

The façade of Building 22's new level will echo the green, penrose motif design of the façade of Storey Hall. The striking and inventive façade will also contribute to the enlivenment of the Swanston Precinct. Levels 3 and 4 in Building 22 are being refurbished to accommodate International and Development Portfolio staff.

Building 22 is earmarked for completion in late April, 2010.

More information: [www.rmit.edu.au/propertyservices/building22](http://www.rmit.edu.au/propertyservices/building22)



The function room in the new level of Building 22 will provide spectacular views of the city.

### Advanced Manufacturing Precinct—in step with industry demand

The future Advanced Manufacturing Precinct (AMP) has significantly progressed throughout 2009. The Design Development phase is complete and works have been tendered and awarded.

The Advanced Manufacturing Precinct will be located in the George Thompson Building (Building 55) on the corner of Queensberry and Cardigan Streets, Carlton.

The introduction of the AMP into RMIT University and the Melbourne CBD is particularly pertinent, given that Advanced Manufacturing is Australia's fastest growing export.

The AMP will be a vital, specialist training resource for the Advanced Manufacturing industry and the Australian economy. The new AMP will deliver cross-disciplinary training and provide teaching in engineering and advanced manufacturing technologies, applied design, development, production, marketing and management.

Some of the key AMP activities are rapid prototyping, manufacturing, and computer integrated manufacturing, which includes automation, systems integration, computer numerically controlled manufacturing and testing of products and materials.

Training offered at the precinct will also be aligned with design research to be undertaken at the University's future Design Hub, and mechanical manufacturing and aerospace engineering on the Bundoora campus.

In late July, Victorian Skills and Workforce Participation Minister, Jacinta Allan officially launched the Advanced Manufacturing Precinct. The AMP has received \$1 million in funding from the \$8.35 million grant awarded by the Australian Government's Training Infrastructure Investment for Tomorrow (TIIFT), which forms part of the Teaching and Learning Capital Fund for Vocational Education and Training.

The funds will be committed to interactive energy performance metering, interpretive screen-based equipment and significant energy reduction installations.

These funds are in addition to the \$7 million funding the AMP received in late 2008 from the Victorian Government as part of the action plans outlined in its major statement on manufacturing and industry, "Building Our Industries for the Future" see [www.business.vic.gov.au/busvicwr/\\_assets/main/lib60053/buildingindustries.pdf](http://www.business.vic.gov.au/busvicwr/_assets/main/lib60053/buildingindustries.pdf)

The large-scale refurbishment will transform the George Thompson Building. A new rooftop level with a translucent facade will add more teaching space. The AMP is also being designed to achieve a four star Green star accreditation.

The refurbishment of the Advanced Manufacturing Precinct is due for completion at the end of 2010.

More information: [www.rmit.edu.au/capitalworks/bldg55](http://www.rmit.edu.au/capitalworks/bldg55)



The south-facing façade of the Advanced Manufacturing Precinct. Image: H2o Architects

### The number one icon on the City campus

Refurbishment of the Francis Ormond Building (Building 1)—the 122-year-old, heritage-listed foundation stone of RMIT progressed at a steady pace throughout 2009.

Internally, the 3,700 m<sup>2</sup> Building 1 is being opened up from within by the introduction of an open, glazed stairway and gallery. A passenger lift will also be installed and staff offices and meeting rooms will be refurbished.

The building's north-facing wing will be extensively landscaped. This outdoor space will be transformed into a courtyard, which will be flanked by a campus lawn. Café and function facilities will be introduced into the building and will open up onto the courtyard.

The refurbished Francis Ormond Building is aiming to achieve a 4-Star Green Star Office Design certified rating by the Green Building Council of Australia (GBCA).

Sustainable features include rainwater harvesting for garden irrigation and solar hot water generation. There will also be increased building fabric thermal insulation with the roof replacement works; a waste management system; intelligent lighting controls and systems; and low VOC (Volatile Organic Chemicals) paints, carpets and finishes will be used to fit-out the building.

The Francis Ormond Building will combine state-of-the-art new facilities with heritage features. Externally, the heritage-listed building's beautiful Gothic Revival façade will be retained. The stripping back of the building's interior has also unearthed period details, including a nine-metre high trussed volume, which will emphasise the buildings' original character.

The renovated Francis Ormond Building will re-open in July, 2010.

More information: [www.rmit.edu.au/capitalworks/building1](http://www.rmit.edu.au/capitalworks/building1)



Artist's impression of the north-facing courtyard that will open up the Francis Ormond Building to the rest of the City campus. Internal view of the University functions venue. Image: Peter Elliot Architecture + Urban Design

### There's life in the lady yet

The refurbishment of the 82-year-old Emily McPherson Building significantly progressed throughout 2009. The future home for the Graduate School of Business and Law, which now encompasses the Juris Doctor program is on target for completion in June 2010 and will be open in time for semester 2.

The painting of the heritage-listed Emily McPherson Building's neoclassical façade is nearly finished. The building's new pale, cream colour is fresh and striking, and highlights the Doric columns and elevated portico of the neoclassical façade.

A glazed, ground-level street at the rear of the building and a rooftop level are two additions that work seamlessly with the original architecture. The new fourth level contains a board room, a hosting room and classrooms.

The "next-generation" teaching and learning facilities will be multi-functional, encourage more staff and student collaboration, and enable a more flexible delivery of courses. The teaching and learning spaces will also simulate real-world environments.

Other features include a student lounge, a multi-purpose hall and catering facilities.

More information: [www.rmit.edu.au/capitalworks/emilymac](http://www.rmit.edu.au/capitalworks/emilymac)



The board room on the new Level 4 of the refurbished Emily McPherson Building. Image: Lovell Chen Architects

### Accessing all levels of art (Building 2)

RMIT's Building 2 has remained largely untouched since it opened in 1916. The utilitarian facade of Building 2—akin to the British industrial architecture style—and the interior, with its imposing staircase, high-ceilinged studios and expansive windows, has been the backdrop for nine decades of teaching and learning across architecture and a range of fine art disciplines.

The prestigious 93-year-old building—located directly opposite the Francis Ormond Building on the City campus and fronting on to the busy Bowen Street thoroughfare—is rich with history and its heritage-listed status will ensure that its austere and beautiful façade and original interior features are retained. Over the past eighteen months however, significant infrastructure changes have been rolled out in Building 2 to enhance its functionality and improve staff and students' day-to-day interaction with the building.

All of the building's toilets have been refurbished and new toilets added to the levels of the building that did not have them previously.



An electrical substation has also been installed in the neighbouring Building 24, which is servicing Buildings 2, 4, 6 and 22.

The studios and gallery have also been rejuvenated, with new floor finishes, newly painted walls, lighting, blinds and ventilation.

The foyer and lift that flanks the rear of Building 2. Image: Peter Elliott Architecture + Urban Design

A new lift and lobby has been installed in Building 2 to service all of its five levels. The lift and lobby will be located in and around the rear of the Building. A link from the refurbished Building 2 will enable access to Foresters' Hall (Building 24)—home to the School of Art's Head of School and administrative team and will provide upper-level access and disabled access to Building 24. The lifts are due for completion in February in time for semester 1, 2010.

The entire School of Art will ultimately be housed in Buildings 2, 4, and 6 on Bowen Street and Building 24, located behind Building 2 and accessible via Bowen Lane off La Trobe Street. The formation of a School of Art Precinct will enable closer collaboration among students studying across the diverse range of disciplines offered within the School.

More information: [www.rmit.edu.au/capitalworks/building2](http://www.rmit.edu.au/capitalworks/building2)

### Escalating building standards

RMIT's eleven-level Siddons Building (Building 201) on the Bundoora west campus will be far easier to traverse with the impending installation of new escalators. Building 201 is home to College of Science, Engineering and Health Schools of Applied Science, Health Science, Life and Physical Sciences and Medical Sciences.

From mid November, work began on the replacement of the nine thirty-year-old escalators, with new escalators installed in time for semester 1, 2010.

More information: [www.rmit.edu.au/capitalworks/building201](http://www.rmit.edu.au/capitalworks/building201)

### Sporting prowess in Bundoora west

RMIT's Bundoora west campus will soon have an expanded sporting precinct, with two new playing fields and a four-lane athletics track. The playing fields will be world-class; one will have a FIFA rating and the other field will have dual line marking for both soccer and hockey matches.

Located near McKimmies Road, the playing fields and four-lane athletics track will be turfed with an environmentally sustainable, synthetic grass surface, eliminating the need for watering. Water will also be captured from the surface of the playing fields and diverted to the lake on the Bundoora campus west.

Work began in late November with completion set for mid-semester 1, 2010.

More information: [www.rmit.edu.au/capitalworks/playingfields](http://www.rmit.edu.au/capitalworks/playingfields)



The sports fields and athletics track are located near the McKimmies Road perimeter of the Bundoora campus west.

### Bundoora lecture theatre: Iconic in design, essential in purpose

RMIT's Bundoora campus west is set to be enlivened with the introduction of a sustainably designed, state-of-the-art lecture theatre, which will serve both RMIT and the general community.

The new lecture theatre will be situated in close proximity to the Plenty Road entrance, the eastern carpark and the Student Hub, Library and main cafeteria in Building 202.

The innovative 360-capacity auditorium will be equipped with sophisticated audio visual equipment that will enhance interactive learning and staff and student engagement. There will be provision for the recording of lectures and the capacity for electronic feedback between lecturers and students.

A series of flexible spaces designed for a broad range of uses adjoins the lecture theatre and are earmarked to become key student congregation places on campus. An adjoining, multi-functional flexible work area (FWA) and informal learning area (ILA) designed for a variety of uses, with the capacity to accommodate up to 200 people, will also be available to the RMIT community. A video link from the auditorium will enable students in the ILA to tune into lectures in progress.

The lecture theatre will be flanked by north and south-facing courtyards, populated with lush gardens and a covered verandah. The outer wall encasing the lecture theatre will have an undulating and organic shape that will enhance the visual appeal of the campus.

Design development has been completed. The Bundoora lecture theatre is set to open in December, 2010.

More information: [www.rmit.edu.au/capitalworks/bund\\_lecture](http://www.rmit.edu.au/capitalworks/bund_lecture)



The Bundoora Lecture Theatre is a freestanding, iconic building that will form a new entrance point for the campus from the east.

## Completed projects

### New home for the School of Electrical and Computer Engineering (Building 10, Level 9)

Another project that was rolled out in 2009 is the final stage of the consolidation of the School of Electrical and Computer Engineering into Building 10 on Swanston Street. The redevelopment of Level 9 in Building 10 includes four new teaching labs, which replace teaching and learning facilities in Building 87 on Elizabeth Street. These teaching and learning facilities have been designed to provide a greater level of hands-on experience for students. The labs are also flexible and practical, with movable furniture, storage space and sophisticated Audio Visual equipment, which enables staff to directly link to RMIT Vietnam and conduct classes simultaneously across both campuses.

Building 10, Level 9 will house the School administration team and will enable more efficient management of the School.

The newly refurbished premises have also been designed to a high sustainable standard. A Building Automation System has been installed that enables lights to automatically switch off when a room is vacated, saving energy. The concrete walls that have been retained also act as a heat absorber, decreasing the School's reliance on air conditioning systems.

More information: [www.rmit.edu.au/capitalworks/sece](http://www.rmit.edu.au/capitalworks/sece)



A new laboratory in the School of Electrical and Computer Engineering.

### New home and name for the School of Media and Communication

Staff from the School of Media and Communication (formerly the School of Applied Communication and School of Creative Media) can now call Building 9 home. The heritage-listed, 72-year-old Building 9, located on the corner of Bowen and Franklin Streets on the City Campus, is now two levels higher. The new levels 4 and 5 have been designed and constructed to be "in sympathy" with the Art-Moderne architecture of the original building and have added 2,052 m<sup>2</sup> of space to the building.



Building 9 has been extended by two levels.

The two levels were completed in August 2009. Property Services conducted a handover presentation for staff, a first-of-its-kind initiative at which the architects discussed the objectives and features of the new space.

The new premises include accommodation for the School of Media and Communication's staff. Coined the "staff precinct", the office spaces have been designed to be transparent and multi-functional. An "open to the sky" courtyard, which spans the height of the two new levels and leads off an indoor function space, can be used for multiple purposes, including conferences, seminars and social events.



New staff lounge on Level 5 of Building 9.

Sustainable design features include rainwater collection tanks, natural ventilation, energy-efficient lighting and chilled beam technology.

Levels 2 and 3 of Building 9 have also been recently completed and contain a host of innovative and student-centred teaching and learning spaces. Features include a nucleus, which is a gathering, meeting and collaborative space that can also be used as an exhibition and presentation area; cross-disciplinary and collaborative teaching and learning spaces; a student atelier, a flexible and student-centric space open to the whole School; and Communication Design and Advertising teaching studios and labs.

More information: [www.rmit.edu.au/capitalworks/building9](http://www.rmit.edu.au/capitalworks/building9)

### The fine state of the Student Union

The Student Union Precinct on the City campus was completed in March, 2009. This enclave contains the Student Union staff offices and is fitted out with ergonomic, attractive furnishings, meeting areas, student lounge space and student welfare offices. The new space has invigorated the Building 8, Level 3 thoroughfare and it is now a livelier, more dynamic part of the City campus.

The new 73-capacity student computer lab that opened in July, 2009 is located opposite the Student Union, and has further enlivened this part of the City campus.

More information: [www.rmit.edu.au/capitalworks/student union](http://www.rmit.edu.au/capitalworks/student union)



The new Student Union offices in Building 8

### The new floors of physics

The School of Applied Science's Physics discipline is undergoing a dramatic revamp, with two levels in Building 14 refurbished throughout 2009 and 2010.



Refurbished premises for Physics.

Works on level 7 of Building 14 were completed in late October, 2009. The new level houses high-end electron microscopy laboratories, testing spaces and staff offices. One of the electron microscopes has an extremely high imaging capacity, which is capable of distinguishing atoms. The acquisition of this sophisticated equipment has placed RMIT's Physics discipline in the position of having the largest integrated, multi-disciplinary microscopy and micro analysis facility in Victoria.

The new facility will be available to students, researchers and industry partners.

Level 6 in Building 14 is scheduled for completion in June, 2010. This level will contain Technology Enabled Active Learning (TEAL) teaching spaces, two laboratories, office spaces and open plan teaching and academic study spaces.

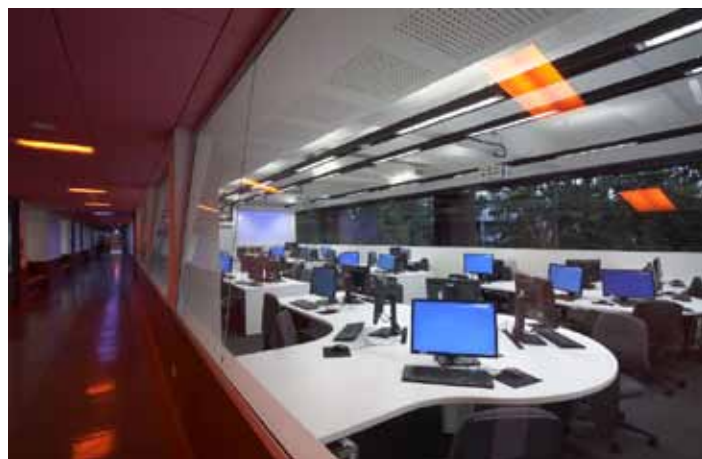
More information: [www.rmit.edu.au/capitalworks/physics](http://www.rmit.edu.au/capitalworks/physics)

### Computer labs in the Carlton Precinct

The College of Science, Engineering and Health now has a state-of-the-art suite of computer laboratories in the heart of the Carlton Precinct on the City campus. Located on level 4 of Building 56 at 115 Queensberry Street, the entire floor is a showcase of vibrant teaching and learning facilities that are flanked by a contemporary red and purple-painted corridor, which is infused with pink light.

Facilities include two 40-capacity computer laboratories, three 33-capacity computer laboratories, a refurbished telecommunications laboratory, a Postgraduate computer laboratory and two flat-floor classrooms.

The computer laboratories and classrooms were completed in March, 2009.



A suite of computer labs for the College of Science, Engineering and Health.

### The business of placing staff in the right context

The College of Business and College of Design and Social Context staff are enjoying new, refurbished premises. The College of Business staff premises on Level 11 of Building 108 exemplifies modern and innovative office layouts.

New features include a large boardroom with high-end audio visual facilities and an open-plan staff kitchen and lounge space that replaces a small kitchenette.

In July 2009, the College of Design and Social Context staff relocated to the refurbished Levels 7 and 10, of Building 101 at 171 La Trobe Street, on the corner of La Trobe and Russell Streets.

More information:

[www.rmit.edu.au/propertyservices/dsccollegeoffice](http://www.rmit.edu.au/propertyservices/dsccollegeoffice)



A typical workstation in the College of Business office.

## A new place to meet on campus

The Bundoora campus west was a hub of activity in 2009 with the completion of a much-anticipated major refurbishment project in October. RMIT's distinctive crescent-shaped Building 204—located adjacent to the main cafeteria and bookshop on the “central spine” running through the campus—has been refurbished into a flexible and multi-purpose space for students, designed to high sustainable standards.

Building 204 contains new offices and meeting rooms for Student Union and RMIT Union staff. There are also student group spaces, a postgraduate student lounge and student recreation spaces.

The general student community can enjoy light recreation and lounge areas. Loose furniture and movable partitions have been installed in the building to create a dynamic space that can be reconfigured to suit students' changing needs. The building captures natural light via its entire north-facing façade, which has been fitted out with sliding, colour-filled, double-storey doors that open out onto a courtyard.

Sustainable features include evaporative cooling, permeable paving to allow water to reach tree roots, recycled timber wall finishes and biodegradable floor finishes.

More information: [www.rmit.edu.au/capitalworks/building204](http://www.rmit.edu.au/capitalworks/building204)



The north-facing façade of the new premises for the Student and RMIT Unions.

## RMIT Archives: the fine art of record keeping

The state-of-the-art RMIT Archives facility is another Bundoora campus west major project that was completed in September, 2009.

Located on the first level of Building 202, the new archives facility has been built to ensure the longevity and minimise the deterioration of the University's records and valued documents.

There are four temperature and humidity-controlled pods that contain compactus storage units. A cool room that houses fragile documents and negatives has been installed as well as a stand-alone declimatation unit, which is used to bring cold-stored documents and negatives to room temperature before they are handled by Archives staff.



The new Archives facility also contains an artefacts area for heritage files, a fire protection system, staff office spaces and a kitchenette.

More information: [www.rmit.edu.au/capitalworks/new\\_archives](http://www.rmit.edu.au/capitalworks/new_archives)

RMIT Archives on the Bundoora campus west.

## Completed annual works

In addition to the major capital works projects, Property Services rolled out a comprehensive Annual Works programme throughout 2009. Some 210 projects—ranging from facilities maintenance to office and teaching space refurbishments—were undertaken. Campus grounds, office space and student facilities have been upgraded and a number of new facilities have also opened.

On the City campus, the Kaleide Theatre forecourt—accessible via Swanston Street and leading into Level 2 of Building 8—has been repaved and the flooring in the Theatre's foyer has also been replaced.

Postgraduate students across the City campus now have a student lounge with kitchenette and a computer lab in the ground level of Building 28 that lies adjacent to Building 8 on Swanston Street.

Cafeterias on both the City and Bundoora campuses have been refurbished. The Building 57 cafeteria in the Carlton Precinct has been rejuvenated with new flooring, laptop recharge desks, a servery area upgrade, new partitions with various colours, lighting upgrades and new furniture. The Building 202 cafeteria on the Bundoora campus west was also fitted out with new furniture and the walls were painted.

The School of Architecture and Design's Spatial Information Architecture Laboratory (SIAL) moved into new premises in Building 98 on Victoria Street. Features include open-plan staff office space, postgraduate student workstations and meeting/seminar rooms.

The Australian Centre for Human Rights Education (ACHRE) also relocated in 2009 and are now ensconced on the first level of Building 98 on Victoria Street.



Postgraduate student lounge in Building 28.



The refurbished student cafeteria in Building 57 in the Carlton Precinct on the City campus.

## City and Brunswick campus improvement projects

“It’s all in the detail” would be an appropriate adage to apply to the host of City and Brunswick campus improvement projects that have been rolled out throughout the year. The Property Services’ team of Managers, Client Relations has led this program which has rejuvenated facilities and buildings across the City campus and enhanced the visual appeal of many amenities and spaces. Surfaces, doors and building facades have been painted, flooring has been replaced and new outdoor furniture has been introduced to student thoroughfares.

The list of around 40 projects undertaken is diverse and includes the painting of the heritage-listed Building 19—the former City Watchhouse—located on Russell Street, restoring the original colour to the building.

An under-utilised vending machine on Level 4 of Building 10 on Swanston Street near the busy lift foyer has been replaced with attractive, circular-shaped seating for students in RMIT’s corporate colours.

The high-traffic Building 14 glass door entrance on Swanston Street has been enhanced with the RMIT University logo and a pixel motif on a semi-opaque decal film. This motif has also been installed on the neighbouring Building 10 windows

Other projects include the painting and resurfacing of the Student Games Room in Building 8 and the installation of outdoor umbrellas on the Brunswick campus grounds.



New seating in the busy Building 10, Level 4 thoroughfare.



Building 10 windows on Swanston Street have been enhanced with the RMIT University logo and a pixel motif in a semi-opaque decal film.

## Sustainability projects

### City campus infrastructure upgrade

An ambitious campus infrastructure upgrade is gradually being rolled out, which reflects RMIT University’s commitment to energy conservation and sustainable work practices.

The multi-pronged upgrade, which will continue to be implemented in 2010 and 2011 includes:

- » Chilled water pipe extensions under Swanston Street. The water pipe extensions are required to connect the future Swanston Academic Building to the central chilled water generation plant on the roof of Building 12;
- » Replacement of Building 8 heating and cooling valves;
- » Building Automation System (BAS) upgrade works;
- » Building 12 central chilled water plant upgrade, including chilled water pipe loop to reticulate to the southern corner of the campus;
- » Cardigan Street Precinct Central Energy Plant Study.



Chilled water droppers in Building 12.

### Blackwater treatment plant

The installation of the black water treatment plant on the City campus will take place in early 2010. The plant has the capacity to treat 5,000 litres of black water (waste water from toilets and sinks that contain animal, human or food waste) per day and the treated water will be clean, clear and odour free. After installation, the blackwater treatment plant will be thoroughly tested over a three-month period to ensure that it is operating to optimum levels and complies with Department of Human Services standards and Environment Protection Authority criteria. The plant should be fully operational by early April, 2010.

The blackwater treatment plant will be located on the ground level of Building 10 on Swanston Street and will be automatically controlled and monitored 24-hours a day, seven days a week.

The purified water will be used to fill the fountain on Swanston Street in front of Building 8 and to water the palm trees near Building 6 on Bowan Street. The treated black water will ultimately be used for toilet flushing.

### RMIT exceeds energy-saving expectations

In 2009, RMIT University participated in Earth Hour for the second time. Earth Hour is a global initiative that encourages households, businesses and institutions to switch off lights for one hour to highlight the issue of global warming.

On Saturday, 28 March, RMIT switched off its lights from 8.30pm to 9.30pm and reported a 14%—726kWh—decrease in energy consumption for the hour. This result was 4% better than the 10% energy savings target set for Earth Hour 2009 and 9% more than the reduction recorded by RMIT for Earth Hour 2008.

Property Service's manager, energy coordinated a team of staff on campus on the evening of Earth Hour to ensure that all lights, air conditioning, office and teaching and learning equipment were switched off.

The success of Earth Hour was the result of staff and students' support of the event and improved automated occupancy control of lights and air-conditioning in some areas.

On a national scale, about 47% of all Australians and all capital cities participated in Earth Hour.



View of the RMIT City campus on Swanston Street (taken from the corner of La Trobe and Swanston streets) during Earth Hour.

### Integrated Asset Management Plan: identifying TAFE sector needs

In 2009, Property Services' Facilities Services team, the Office of the Director of TAFE and an external project consultant collaborated to produce an Integrated Asset Management Plan (IAMP), which provides a detailed analysis of the functionality and condition of the buildings and facilities on campus that support VET course delivery.

The IAMP has identified a need for more specialist VET teaching space and staff accommodation on the City and Brunswick campuses and confirmed that a significant number of TAFE buildings require maintenance and enhanced functionality.

Property Services is rising to these challenges and has already made significant progress with several key capital works projects that will create a stronger TAFE Precinct in Cardigan Street on the City campus. State and Federal Government funding is also enabling RMIT to provide leading-edge facilities for VET courses.

One of RMIT University's highest priorities is to establish stronger manufacturing training and production facilities to meet industry demand.



Integrated Asset Management Plan

As previously outlined on page 3, the ambitious Advanced

Manufacturing Precinct project has received State funding and a subsidy from the Federal Teaching and Learning Capital Fund (TLCF) for VET funding. Ultimately, the refurbished and extended building will enable the co-location of advanced manufacturing and applied design specialisations.

TLCF funding has also been allocated to the refurbishment of Level 5 of Building 56 on Queensberry Street and includes the construction of classrooms, computer laboratories, administrative space and common areas for the University TAFE community. Energy-efficient lighting and control systems, variable speed drives on local fan coils and new mechanical controls—which will reduce energy consumption on the floor by up to 30%—will also be installed.

Another project that has received TLCF funding is the installation of a renewable energy training facility on Level 7 of Building 57 in Lygon Street. The roof of Building 57 will be used for the installation and wiring of solar panels and hot water units. Renewable energy competencies are part of the new Electro technology training package and the equipment will be used in the electrical apprentice training program.

Fashion and Textiles students will benefit from a TLCF funded conditioned laboratory for textiles testing, which will be introduced to Building 512 on RMIT's Brunswick campus. Building 512 will also undergo an Environmentally Sustainable Design (ESD) treatment.

### Get on board at Property Central

During 2009, the Space Planning and Management team rolled out some multi-functional and powerful online applications.

Property Central, Property Services' newest online tool for RMIT staff and students, is set to go live in February 2010. Property Central is a web portal system that is an industry-standard, GIS (Geographical Information System) application and a centralised, user-friendly repository of all RMIT onshore campus building plans and facilities information.

Staff can efficiently access information on RMIT's physical resources—building, space and campus information and information specific to the University's Colleges, Schools and Groups—via the web.

Campus maps and building floor plans can also be modified to suit user requirements. Notations can be added and a wide range of information can also be added or removed, such as Usable Floor Area (UFA), room type and the school or group that uses the space.

Users can view a selected campus, hone in on a building, and view details of that building's individual floors and rooms on that floor.

Users can generate a room enquiry, bring up detailed information about any room on any of RMIT's onshore campuses and produce a floor plan with a pointer to the room that is being searched for.

There is also the capacity to produce space reports, which include listings of different classroom types in a building or on a campus.

### Spaces available to suit all student needs

RMIT students can now more easily book or hire space on campus. In mid-2009, the Space, Planning and Management team launched an online application form—[www.rmit.edu.au/timetabling/studentsspacehire](http://www.rmit.edu.au/timetabling/studentsspacehire)—that replaces the hard copy form that students were previously required to fill out and submit to Property Services in person.

Classrooms, lecture theatres, function rooms, outdoor recreation spaces, barbecues and a theatre for performances are all available to book or to hire online.

Students can either request a specific venue or ask for a venue with certain features and Property Services will endeavour to find the most suitable match.

Once students have submitted a request to book or hire a University space, they will receive an email within five days, confirming whether or not their application has been successful.

Preference is given to requests from RMIT Student Union associations and clubs.

To enquire about the progress of your application, email [roombookings@rmit.edu.au](mailto:roombookings@rmit.edu.au) or contact the Venue Hire Office on 9925 3053.



The BBQ facilities in O'Grady Place near Building 57 in the Carlton Precinct can be booked online.

### Book a room from the comfort of your own computer

In 2009, Property Services' Space, Planning and Management team launched the Scientia Web Room Booking System (WRBS) [www.rmit.edu.au/timetabling/wrbs](http://www.rmit.edu.au/timetabling/wrbs)

The online Web Room Booking System is available to all RMIT staff, who can use their NDS login and password to enter the system. Staff can also access the WRBS from anywhere around the world, provided they have a reliable internet connection.

Staff can book any RMIT centrally-controlled venue and, where applicable, School-specific learning and teaching spaces, across the Bundoora, Brunswick and City campuses. The exceptions are specialist venues, which include Storey Hall, the Capitol Theatre and the Kaleide Theatre.

The WRBS is also designed to enable staff to choose their specific room requirements. Staff can conduct searches on available venues and nominate specific features, like Lectopia technology. The available venues will be listed for the date and time specified.

Staff will receive an email confirmation of the venue they have booked. Staff can also return to the WRBS at a later date to review their bookings and cancel bookings that are no longer required.

Staff should email Craig King at [craig.king@rmit.edu.au](mailto:craig.king@rmit.edu.au) with any queries about the WRBS.

### RMIT Gallery: A new space to showcase art

RMIT Gallery had an eventful 2009 with a series of high-profile exhibitions that have received much critical acclaim. These exhibitions were shown in RMIT Gallery's refurbished spaces, which are stunning backdrops for the avant-garde art on display.

RMIT Gallery's refurbishment works include a new reception area to improve circulation in and around the gallery spaces; new automatic doors to the Gallery entrance; additional storage space and new timber flooring.

Two of the most successful exhibitions in 2009 were *Liu Xiao Xian: From East to West*, and *Shelter; On Kindness*.

RMIT Gallery scheduled a major survey of Chinese-Australian artist Liu Xiao Xian's work (7 August – 12 September) to coincide with the twentieth year after the events of Tiananmen Square.

Liu Xiao Xian's retrospective drew on many issues that have attracted visitors to the Gallery—the dislocation of migrants from their home, language and culture. His later work speaks of the relative lack of Chinese identity depicted in Australian popular culture as well as in historical documentation.

RMIT Gallery had a record number of visitors to Liu Xiao Xian's floor talk and large groups—particularly Asian and international students—attended the exhibition.

*The Shelter; On Kindness* exhibition – part of the Melbourne International Arts Festival (25 September – 25 October, 2009)—also resonated with audiences. More than 700 people attended the opening over which Margaret Gardner AO, Vice-Chancellor and President of RMIT University, presided. More than 50 artists, architects, writers and philosophers explored the notion of shelter and kindness in the exhibition.

Principal participants included academic staff from the RMIT School of Architecture and Design, including lecturers, Charles Anderson, Professor Peter Corrigan and Nigel Bertram. The RMIT Indigenous Arts Unit also participated.

A four-metre-high contemporary Japanese teahouse that was built inside the Gallery by internationally-renowned, visiting Japanese architect, Terunobu Fujimori, incorporated wood from Victoria's bushfire affected areas. More than 50 RMIT art and architecture student volunteers assisted Professor Fujimori and architect and translator Jun Sakaguchi in its construction.

Fujimori's *Black Tea House: Memorial to the 2009 Bushfires*, is the first significant international artistic response to the 2009 Victorian bushfires. At the end of the exhibition, the teahouse was dismantled and, with the assistance of the Victorian Bushfire Reconstruction and Recovery Authority Head, Christine Nixon, the teahouse was carefully moved to a storage facility in Clayton, its new home before it is reassembled, pending a decision about its future location.

One of the final 2009 exhibitions at RMIT Gallery was the intriguing art and technology exhibition, *Super Human, Revolution of the Species*, presented by the Australian Network for Art and Technology in association with RMIT Gallery.

The popular annual Siemens RMIT Fine Art Scholarships exhibition—now in its ninth year—was the last exhibition for 2009. The scholarship enables RMIT students to further their careers in fine arts by assisting their research and production costs. Each year, eight students share \$32,000, which is divided across five undergraduate travel scholarships and three postgraduate scholarships. The partnership demonstrates the commitment of both Siemens and RMIT University to innovation, knowledge and excellence. The exhibition opened on 16 December and runs until 23 January, 2010.



RMIT Gallery underwent extensive renovations in 2009.

## A daring proposal for the City campus

RMIT University's Swanston Academic Building and other major building developments and refurbishments will significantly contribute to the transformation of the Swanston Precinct.

RMIT University's proposal to develop a key section of Franklin Street into an urban promenade and the University's joint commitment with the City of Melbourne to invest in the proposed pedestrianisation of Swanston Street would also greatly contribute to the transformation of the Swanston Precinct.

A feasibility study has been conducted to assess the viability of transforming the section of Franklin Street beside the City Baths and between Swanston and Victoria Streets into a tree-lined urban promenade.

The proposed promenade would serve as a recreation space for RMIT staff and students. Melbourne residents and visitors to the Melbourne CBD would also benefit from a "green sanctuary" at the northern end of town.

The proposed pedestrianisation of Swanston Street—between La Trobe and Franklin Streets—would enhance pedestrian amenity and create greater connectivity between the RMIT buildings and facilities on the west side of Swanston Street to the main entry points into the City campus on the east side of Swanston Street.

This section of Swanston Street would be open only to trams, cyclists and pedestrians, with access for emergency vehicles, services and deliveries. This proposal is consistent with the City of Melbourne's Swanston Street Redevelopment consultation.

The future addition of thousands of College of Business and also design research students and staff into the Swanston Quarter highlights the need for a safer Swanston Street with limited traffic access.



View of the proposed pedestrianised Swanston Street.

## New staff on board in Property Services

Throughout 2009, Property Services expanded its team of staff to meet the exciting challenges of the extensive capital works program and to support Property Services' wide range of services.

A new Deputy Director, Projects was appointed to manage the extensive Capital Development Program. The outgoing deputy director, projects has taken up a position in RMIT International University, Vietnam's Saigon South campus as the Property Services Director. Later in the year, Property Services also welcomed a new Manager Construction who is working closely with the Deputy Director, Projects to deliver the Capital Development Program.

Several other new staff have also joined the Projects team and the Branch has been restructured in order to deliver the program of works ahead.

In 2009, Facilities Services welcomed a Senior Advisor, Environment, who is responsible for promoting and co-ordinating environmentally sustainable best practice to the University community. Facilities Services has also appointed an Analyst, Contracts and Services who assists with the control and administration of contracts for goods and services to support the maintenance of RMIT University's building portfolio.



Property Services' Senior Advisor Environment, Linda Stevenson and Manager, Energy, Craig Handley, talk to Open Day visitors about Property Services' sustainability initiatives.

## A Gateway to efficient project delivery

During 2009, Property Services began rolling out a formal project delivery process that will ensure that capital works projects are delivered to an optimum standard. RMIT Property Services' Project Delivery and Business Case Framework process combines the Victorian Government's proven Gateway Review Process project assurance methodology with RMIT procedures.

The RMIT Project Delivery Framework—also known as Gateway—is a simplified version of the Victorian Government's Gateway process, consolidating six gates into four to better meet RMIT's needs. Gate 1 represents the strategic assessment stage of a project. Gate 2 represents the high-level briefing and business case development stage of a project. Gate 3 represents the project delivery, implementation, management and reporting stage of a project and Gate 4 represents completion, sign-off and post-occupancy review.

More information: [www.rmit.edu.au/propertyservices/project\\_delivery](http://www.rmit.edu.au/propertyservices/project_delivery)

## At your service

In late September 2009, Property Services introduced its central Service Desk to the RMIT community. The Service Desk fields staff requests from all of RMIT's onshore campuses: City, Bundoora (West and East), Brunswick, Point Cook and Hamilton.

Staff can log maintenance work requests for heating, air conditioning/plumbing, electrical appliances, power sources, lifts and escalators, security (unlocking doors), fire services and emergency cleaning (flooding, spills).

Staff can also request a number of services, which include additional cleaning (including steam cleaning of carpets), rubbish removal, furniture setup or removal, minor carpentry work (including installation of whiteboards or shelving in office) and locksmith services. These services do incur a charge and staff should supply their Cost Centre Code (Internal Order Number) when they log the request.

To submit a maintenance or service request, contact the Service Desk on ext. 52111 or email [propserv.service.desk@rmit.edu.au](mailto:propserv.service.desk@rmit.edu.au).

For staff room and BBQ bookings, staff should contact the Space, Planning and Management team at [roombookings@rmit.edu.au](mailto:roombookings@rmit.edu.au) or go to the staff Web Room Booking System (WRBS) at [www.rmit.edu.au/timetabling/wrbs](http://www.rmit.edu.au/timetabling/wrbs). BBQ bookings can only be requested via the room bookings email address.

More information: [www.rmit.edu.au/propertyservices/servicedesk](http://www.rmit.edu.au/propertyservices/servicedesk)

## A new way to contact your manager, client relations and space planners

There are two dedicated teams within Property Services who provide vital services to the University community.

The team of managers, client relations (MCR) are available to assist staff to access the range of services provided by Property Services and to identify who they should be dealing with for assistance with a particular requirement. The MCR is the first point of contact within Property Services for assisting with service needs that cannot be dealt with through the Service Desk.

The Property Services' team of senior analysts in space planning are available to assess both staff requests for allocation of space and requests for changes in the use of space. They can also provide general information on space usage across the University's onshore campuses.

In late August 2009, a more streamlined and efficient process of contacting the Managers, Client Relations and Space Planners was implemented. A single email address for each of these divisions was introduced.

To send through a request or query to the MCR team email [mcr@rmit.edu.au](mailto:mcr@rmit.edu.au).

To send through a request or query to the Space Planning team, email [spaceplanning@rmit.edu.au](mailto:spaceplanning@rmit.edu.au).

To easily identify the sender's Portfolio/College/area of responsibility and thereby direct and address the issues more efficiently, staff should include one of the following identifiers as the first item in the subject line of the email, in addition to any other subject information: TAFE, BUS, DSC, SEH, DVCA, VPR, I&D, R&I, Students, Uni Sec.

## Racheting up our retail outlets

RMIT University's extensive capital works program will create a number of new retail spaces on the City campus. By 2013, the 15 retail outlets on the City campus will have almost doubled.

A cluster of retail outlets will form part of the new Swanston Academic Building. A café will be introduced into the new function centre of the refurbished Francis Ormond Building (Building 1), and a café will also operate in the future Design Hub.

Property Services is developing a retail strategy which will determine the types of businesses that will meet the diverse requirements of the University community. The strategy will incorporate the integration of retail with student services and learning hubs, and aims to enhance staff's experience of on-campus retail outlets.



Café Mimo is a popular eating spot on the City campus.

## BNASC Fund raiser

In February 2009, RMIT's Bundoora Netball and Sports Centre (BNASC) mobilised into off-court action and held a Victorian Bushfire Appeal.

BNASC staff called on community businesses to donate food for a sausage sizzle and items for a raffle, which included a signed basketball by ex NBL star, Andrew Gaze, a signed Melbourne Victory soccer ball, and training top signed by the New Zealand Netball team.

The BNASC staff also received a signed photo and swimming hat from Olympic Gold Medallist, Stephanie Rice, which was put into a silent auction.

BNASC opened its doors at 8am and was met with a hungry horde who consumed up to 800 sausages and 50 loaves of bread through the course of the day.

The fundraiser was a resounding success with \$2,000 raised for those affected by the Victorian bushfires.

## Opening our doors to the public

There has been a lot of focus on RMIT's extensive capital works program, which will introduce state-of-the-art and sustainable new buildings on the City and Bundoora campuses.

In July 2009, two of RMIT's existing buildings were showcased as part of Melbourne's Open House program, in which 32 of Melbourne's iconic buildings were opened to the general public. This is the second year that RMIT University has participated in Melbourne Open House.

RMIT opened up the 85-year-old Capitol Theatre—an enduring homage to Art Deco—and the multiple award-winning Storey Hall, the 125-year-old building refurbished in 1994, and distinguished by its purple and green façade with a motif inspired by fractal geometry.

Close to 3,500 people visited the two buildings and were treated to guided tours by RMIT staff.



Guests were impressed by the Capitol Theatre's interior and the slideshow that provided a history of the theatre.

### 2009 BEIMs maintenance requests

Total number of requests—27,439

Number of completed requests—22,311

% of requests completed—81.3%

### 2009 highlights

- » Release of the 2010–2014 Infrastructure Plan—Property
- » Release of the Design Standards Brief (Version 6, August 2009)
- » Development of a new Property Services' Service Charter
- » A new GIS system is now implemented
- » Expanded and enhanced strategic property information through Archibus
- » New management and reporting systems
- » Implementation of improved financial controls and reporting
- » Development of the Gateway Project Management Process
- » Established the Sustainability Committee
- » Commenced NGRS Reporting

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