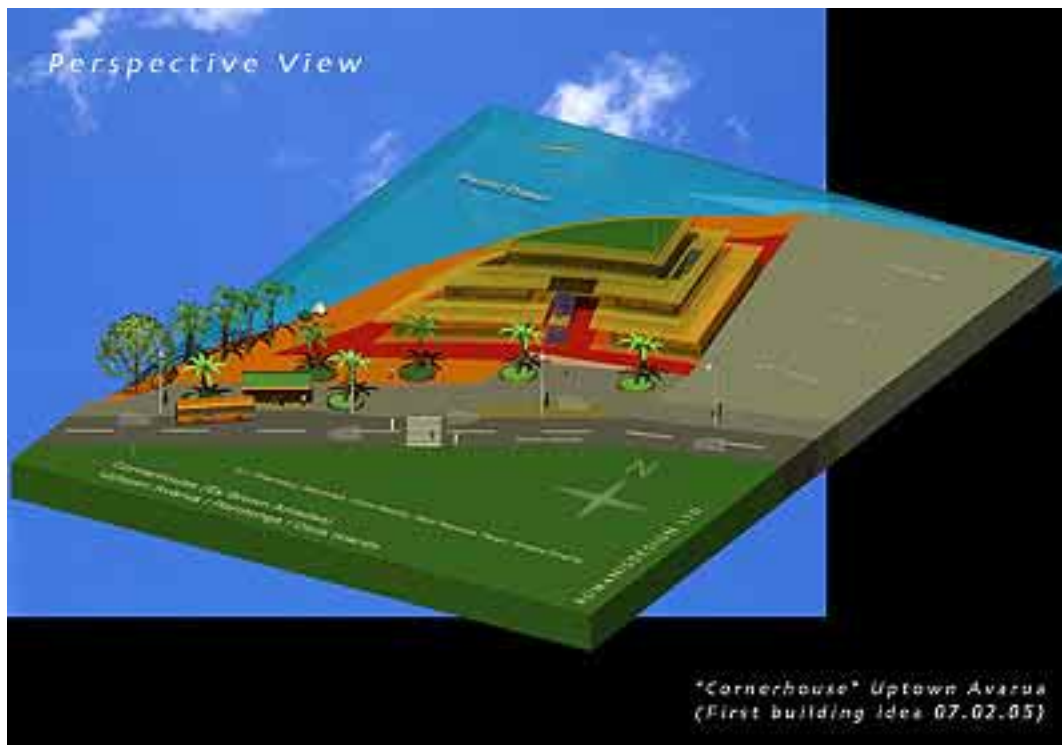


A new building that replaces the Ex Brown Arcades

(the existing building was old and has been facing major damages by last hurrican)



Building Description for the "Cornerhouse":

A multipurpose concrete building that can provide rooms and spaces for shops, offices and penthouse living on second floor. - A solid construction that fits to site and into time.

"The Gap" is a must because natural daylight only goes in 5 to max. 7 meters into rooms.

The site is that big approx. 1700 sqm, that it has to be divided from a citybuilding view.

"The Gap" creates big views, urban shopping passage feeling and contains the staircase.



Ground Floor :

PC Shop with Internetfacilities - Papershop - Island Surf - Island Bar plus an additional shop, restaurant / cafe. - Total Space : $399,67 \text{ sqm} + 557,87 \text{ sqm} = 957,54 \text{ sqm}$ (100 %)
 (Ground floor contains Roomspace : $228,80 \text{ sqm} + 410,00 \text{ sqm} = 638,80 \text{ sqm}$) (66,71%)

First Floor :

PC workshops - Matian Travel Ltd. - Romani & Goebel Architects Ltd. (in Corneroffice)

Total Space : $193,35 \text{ sqm} + 328,21 \text{ sqm} = 521,56 \text{ sqm}$ (100 %)

(1 st floor contains Roomspace : $188,50 \text{ sqm} + 78,39 \text{ sqm} = 266,89 \text{ sqm}$) (51,17 %)

in this floor roomefficiency drops but beauty and intelligence rise up to worldstandards !

Second Floor :

2 penthouseflats (that depends on the market situation. What is required ?)

Total Space : $289,29 \text{ sqm}$ (100 %) (including flag poles and heat insulation layer)

(2 nd floor contains Roomspace $156,98 \text{ sqm}$) (54,26 %)



Squaremeters overall and a comment :

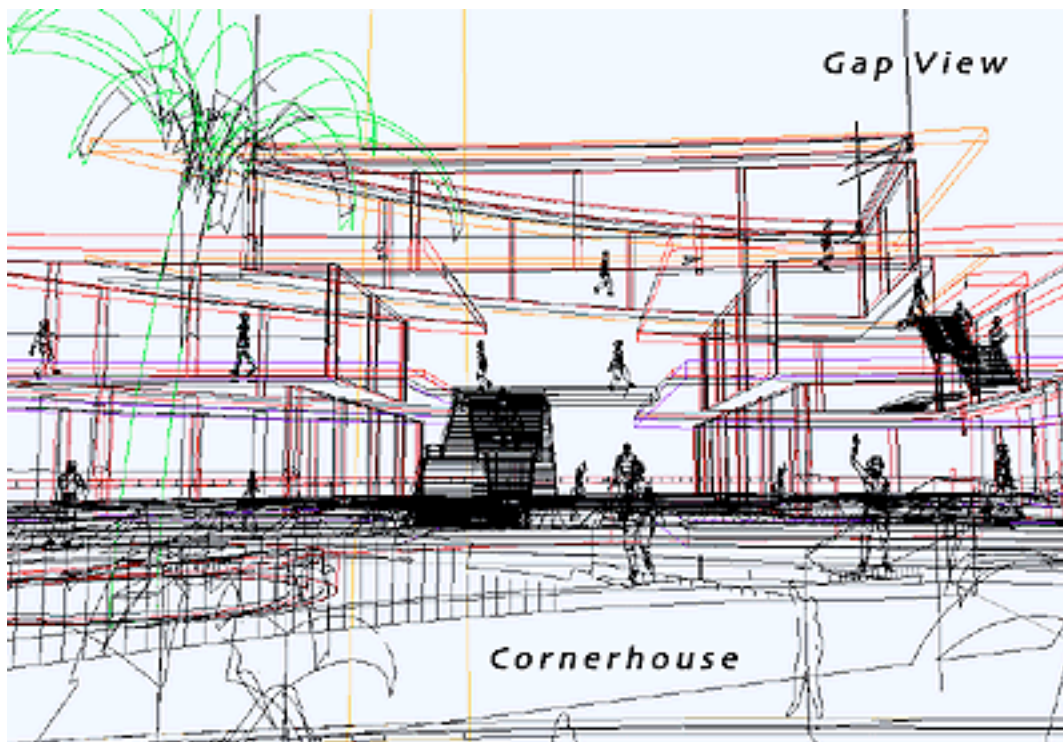
Total covered space = 1.768,39 sqm (the space under the roofs)

Total room space = 1.062,67 sqm (within walls, rooms that can be looked)

these sqm information doesn't include stairs, staircases and "The Gap"

More roomefficiency (compared to total space) would mean : installing climatization

that consumes power and shorten the roofoverlaps. - An open question to all ...



Construction of the "Cornerhouse" :

A "real concrete building" casted to "one piece" by the columns and ceilings.

The wall are precasted horizontally. That ensures quality and reduces costs.

- All concrete parts will be reinforced vertical and horizontal by armour steel.
- The staircases are a mix between concrete and steel for not closing the gap.

Private / Public Relationes :

The existing siteplan marking up the private and public land is very wild and should be redrawn to ensure a good building and a good city development !

The architects work is based on a siteplan dated 10.06.77 by M. Cummings (Inst Sht 1031/77 - Comps. Bk 168 p. 8 - Field Book No. 175 Page 39 - 1:750)

- If the private owner wants to get the 40,54 sqm in front of the building back, it might be good to offer to pay a new busstation in front of the "Cornerhouse"

If that is not enough it might be good to offer a pedestrianflyover in front of the "Cornerhouse" that is going to be build sooner or later anyway there ...

Colors in the drawing and their meanings :

red = site is owned by Brown (L.692 Pt 72 D given space 1695 sqm)

(the architect followed M.Cummings plan and the computer measurement gives out 1.700 sqm. That can be caused by the not geometricly defined coastline. Only a "microflightphoto" can help to find out the real sqm's)

orange = site is owned by Brown but it is part of the 7 mtr. wide foreshore reserve, that means it is private land but there is public interest on it)

grey = site is owned by the public (the Cook Islanders) mainly the road.

there is also light grey and green for the neighbourhoodland. Shopnames are given to identify. (the architects need a microflightphoto to describe the environment to verify the first building proposal with the environment)

The given plans are showing the first drafts. A building idea that has to be developed further on with the client and the future tenants. We can't decide begin the building until at least 2 further development steps are undertaken !



Why there is so much environmentplanning given :

Because the environmental situation in uptown avarua needs townplanning.
(Only a small part of the environmental changes have to be payed by Brown)
As it doesn't make any sense to change the mainroadpath that Avarua Centre becomes a fast motorway, we rather propose to keep the existing situation !
It might be a progress towards an urban city on a beautyfull (holiday) Island to have a new busstation with busbay and to provide a 2nd pedestrianflyover.
Avarua Uptown got a big urban place. An urban quality that we should keep and develop further on. The architects propose to have a few trees that can be planted in big enough round shaped greenspots where locals and tourists can sit on wood on the edges to enjoy the great views onto urban life. Thanks.



How a 3 storie high building fit into Avarua Uptown :

The proposed 3 storie high building fits into time (and future) because it shows a carefull 3 storie high capital skyline. - As every storie steps back it doesn't darken the sky like high buildings do elsewhere. As there are windows given at the 1 st floor of the TJ's building there will be only a ground floor level with wall to wall contact possibel. With it's roofoverlaps (keeping the fassade cool) and

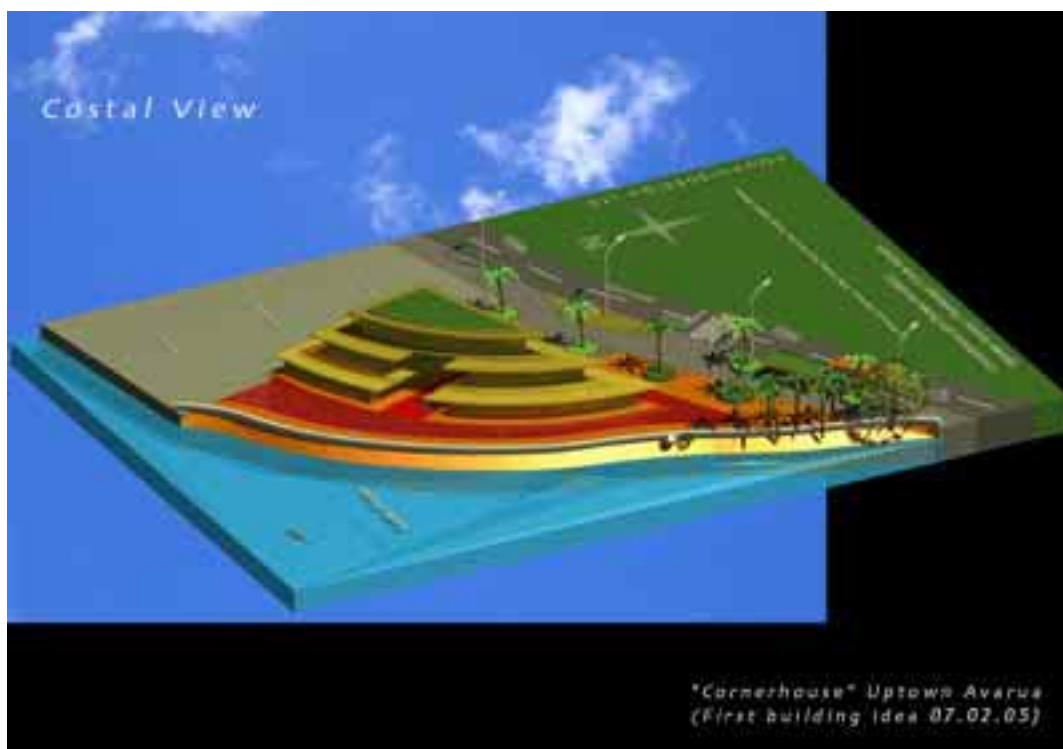
accessible roofs the new building provides good indoor and outdoor shopping and living. As this building type lasts for 50 years, and if the concrete skeleton is carried out properly it can be renovated then for another 30 years in use. The monthly rent for all tenants and the business plan should be defined having so a longterm of use in mind. (Expensive Start but very long run ...)



The architects began on 3 rd of January - the hurricane destroyed on the 6 th of February :

Looking at the major damage that has been caused on site by the hurricane and the waves, it is time to better the coastal protection up to an urban level. Therefore the architects propose a 1,10 mtr. high concrete wall in an L shape form (turn the L 180° please) similar to the protection wall used at the airport curve of the mainroad. This wall will have to be buried 2,9 meters deep in the ground without touching the existing coastal protection boulders and without the need to work, that means to cast concrete in the water. The waves want to hit the site, the L-shaped concrete hits the waves back. - It is that simple but it costs money. The proposed building can't be "hurt" or destroyed by the waves, but windows can break and the ground floor level can be flooded. The three steps high level of 0,51 mtr. helps a

bit not to have the water again inside but it is also a horizontal barrier for all people who want to come for shopping. The ground floor tenants should decide the 0,51 mtr. question.



How to find enough money to bring the building up :

All today and future tenants should be provided with the three major drawings and involved in finding the money. Longterm contracts (10 years) and storieleases for 50 years should be undertaken. The major investor should be the Brown family as the landholders. But they should let participate the tenants (and theirs banks) by selling them 50 year lasting Leasing- contracts for properly defined sqm spaces of the new building. - Together we are stronger !



Information politics : (here the word politics is given - dangerous workfield)

We should give information via Romanisdesign.com to the public. Architecture has to be discussed before it comes to the building. (Afterwards it is always a bit to late therefore)

We should provide data to TM Heather to make them know what kind of buildings are in the pipeline. (The architects can pay them a visit and take a USB stick with them)

We should provide "one picture in black and white" and a "small factsheet" to all newspapers to inform the Islanders that there are buildings in the pipeline. - But !

All that requires that the paying client is with us in these ideas. - For not having any problems later on we should provide information as early as possible to authoritys.

So far for the "Knowledge Situation" and "the ideas" on February the 7 th / 2005

Romanisdesign Ltd.

