



Australian Government

Submission No. 01

(RPC Manus Island)

Date: 21/03/13

al

**Manus Island Regional Processing Centre Project
Department of Immigration and Citizenship**

**Statement of Evidence
Submission 1**

For the

Parliamentary Standing Committee on Public Works

Issue Date: 20 March 2013

Table of Contents

GLOSSARY	4
1. Executive Summary	5
1.1 Policy Framework	5
1.2 Need for the Works	5
1.3 Proposed Approach	6
2. Need for the Works	7
2.1 Project Objectives	7
2.2 Involvement of PNG Government	7
2.3 Manus Island	7
2.4 Background	8
2.5 Limitations with the Temporary Centre	8
2.6 Caseload	9
2.7 Accommodation Types	9
2.8 Level of Amenity	9
3. Project Development	11
3.1 Stakeholder Consultation	11
3.2 Proposed Site	11
3.3 Impact on Local Community	12
3.4 Long Term Use	12
3.5 Overseas Development Assistance Eligibility	12
3.6 Environment Protection and Biodiversity Conservation Act Consideration	12
3.7 Heritage Considerations	13
4. Technical Information	14
4.1 Design Brief	14
4.2 Design Considerations	14
4.3 Applicable Codes and Standards	15
4.4 Project Construction Scope	15
5. Delivery Approach	17
5.1 Project Delivery Strategy	17
5.2 Construction	17
5.3 Cost Effectiveness	18
5.4 Public Value	18

Annexes

Annex A	Manus Island Location.....	19
Annex B	Proposed Lorengau Site	20
Annex C	Indicative Site Plan	21

Tables

Table 1: Stakeholder Groups	11
Table 2: Area Schedule	16

GLOSSARY

Abbreviation	Meaning
AS	Australian Standard
BCA	Building Code of Australia
DDA	Disability Discrimination Act
DIAC	Department of Immigration and Citizenship
EPBC Act	Environment Protection and Biodiversity Conservation Act (1999) (Cth)
ESD	Ecologically Sustainable Development
FMA	Financial Management Act
IMA	Irregular Maritime Arrival
ODA	Overseas Development Assistance
PNG	Papua New Guinea
PM/CA	Project Manager and Contract Administrator
PWC	Public Works Committee
RPC	Regional Processing Centre
SAM	Single Adult Male
SEWPaC	Department of Sustainability Environment Water and Community
UNHCR	United Nations Human Rights Commission
WWII	World War Two

1. Executive Summary

1.1 Policy Framework

The project establishes a permanent Regional Processing Centre (RPC) for the accommodation and claims processing of Irregular Maritime Arrivals (IMAs) transferred from Australia to Manus Island, Papua New Guinea (PNG).

On 28 June 2012, the Prime Minister and the Minister for Immigration and Citizenship announced the Government had engaged an expert panel, chaired by retired Air Chief Marshall Angus Houston, to provide a report on the best way to prevent asylum seekers risking their lives on dangerous boat journeys to Australia.

The Panel recommended that a capacity be established in PNG as soon as practicable to process the claims of IMAs transferred from Australia in ways consistent with the responsibilities of Australia and PNG under international law.

A temporary RPC has been established at the former site on Manus Island to accommodate up to 500 IMA transferees. The temporary RPC facilities were established by DIAC and the Australian Defence Force and consist of tent and skid mounted portable style accommodation buildings, with temporary structures for ablutions, centralised catering and administrative functions. The PNG Government has not agreed to a permanent facility on this site, an alternative site is under consideration.

This Manus Island RPC Project is the DIAC response to Recommendation 9 of the Report of the Expert Panel on Asylum Seekers.

1.2 Need for the Works

The Expert Panel on Asylum Seekers Report outlines an expectation that asylum seekers who have their claims processed on Manus Island will be provided with protection and welfare arrangements consistent with Australian and Host Nation responsibilities under international law, including the UNHCR Refugees Convention.

Those protections and welfare arrangements include treatment consistent with human rights standards, appropriate accommodation, appropriate physical and mental health services, and access to educational training programs. For these reasons, the proposed works will provide a level of amenity consistent with the features of Australian mainland immigration detention centres.

Transferees may be accommodated on Manus Island for an extended period in consideration of the “no advantage” principle which states that Refugee Status Determination (and re-settlement of those found to be refugees) will not receive a higher priority than for refugees in transit countries. As a result, there is an urgent need to establish permanent facilities.

The required works provide a permanent RPC at a green field location for the accommodation, welfare and health of transferees. There are no existing facilities or engineering services at the proposed site.

Design principles are based on the assumption that centre will be basic yet functional. The principles also assume that basic levels of recreation, educational and other amenities will be available within the RPC so as to minimise any impacts on the local community, and to allow the centre to operate under curfew or closed conditions if required.

The intention is to build suitable accommodation for families and other vulnerable groups, which can be used to house other caseloads if required.

Staff accommodation for 200 will be built adjacent to the RPC and be based on a single bed unit in blocks with common kitchen and lounge facilities.

1.3 Proposed Approach

The design and construction methodology balances the economy of construction with sustainable design principles. This includes recognition of the need for low demands on power, water and waste treatment services to ensure the environmental impact of the facility is minimised.

Transferee accommodation rooms are proposed to be furnished with basic and functional fittings and the facilities would reflect the style of mainland Australian immigration detention centres. Purpose built staff accommodation will address the limited capacity to accommodate staff on Manus Island within the local existing infrastructure.

Buildings will be designed and constructed in such a way that considers the ongoing repairs and maintenance costs to ensure best value for money over the life of the centre, with longevity of the assets a key consideration.

The Manus Island facilities will include:

- A 600 person RPC able to accommodate families and other vulnerable groups, which would be suitable for other cohorts if required;
- Health, welfare, recreational, operational and all engineering facilities and services; and
- Purpose built staff accommodation for 200 staff.

2. Need for the Works

2.1 Project Objectives

The objective of the project is to implement the recommendations of the Expert Panel on Asylum Seekers Report. This will be achieved by establishing the capacity to process transferee claims at permanent processing facilities on Manus Island. DIAC is to develop a permanent RPC to replace the temporary facility currently in use. This temporary facility has a very limited life span, provides little amenity for transferees, and does not have the adequate infrastructure required to support the processing of claims.

The proposed Manus Island facilities will include:

- A 600 person regional processing centre able to accommodate families and other vulnerable groups and other cohorts if required;
- Health, welfare and recreational facilities;
- Staff accommodation for 200; and
- All engineering infrastructure to support the facility.

2.2 Involvement of PNG Government

On 8 September 2012, Australia and the Independent State of Papua New Guinea signed a Memorandum of Understanding relating to the establishment of a regional processing centre in PNG. On 9 October 2012 the Minister for Immigration and Citizenship designated PNG to be a regional processing country under subsection 198AB(1) of the Migration Act.

The PNG and Australian governments are actively working together to establish a permanent RPC on Manus Island. The PNG federal and local governments nominated prospective sites on Manus Island for a permanent centre. Following a site visit and inspection of the six nominated sites DIAC has nominated a preferred site to the PNG government. Current DIAC negotiations have centred on achieving agreement of the proposed site with the PNG Lands Department and the Manus Island Provincial Government.

Additional discussions are focused on providing PNG companies with a fair opportunity to tender for, participate in, and benefit from, the construction process for the RPC.

2.3 Manus Island

Located in the Pacific Ocean, north east of Papua New Guinea and 200 km south of the Equator, Manus is the largest island (2,100 km²) of the Admiralty Islands. These rainforest-covered islands form part of Manus Province, the smallest and least-populous province of Papua New Guinea. Many of the islands are atolls and uninhabited. Lorengau, the capital of Manus Province, is located on Manus Island.

Momote Airport, the only air terminal for Manus Province, is located on the adjoining Los Negros Island. The 44,000 population of the Manus Province includes Manus Island and surrounding Islands. Lorengau is the main township and has a population of 5,000. Manus Island is in close proximity to the equator and is protected from cyclone conditions and heavy winds.

Lorengau Port is located on the edge of Seeadler Harbour and is operated by PNG Ports. Diesel fuel and water is available at the wharf. The wharf does not have a mounted crane, however mobile cranes capable of lifting up to 20 tonne containers are available.

The PNG Government maintain patrol boats at the Lombrum Navy Base which is accessed from Seeadler Harbour. Use of the Navy wharf for the construction of the permanent RPC facility has yet to be agreed.

The Manus Island location is shown at Annex A.

2.4 Background

The Prime Minister and the Minister for Immigration and Citizenship, announced on 28 June 2012, that the government had engaged an expert panel led by retired Air Chief Marshall Angus Houston to provide a report on the best way to prevent asylum seekers risking their lives on dangerous boat journeys to Australia. The expert panel released its report on 13 August 2012. The Government has accepted, in-principle, all 22 recommendations of the report.

Adoption of these recommendations has led to the development of a RPC on Manus Island. Temporary facilities have been established at the former RPC site at the Lombrum Navy Base and are constructed from tented accommodation and skid mounted portable style refurbished buildings. There is no reliable power supply, limited potable water to the facility and the buildings and tents have a very short life expectancy.

Transfers commenced on 20 November 2012. The facilities have the ability to accommodate up to 500 transferees. This facility:

- provides beds in hard-walled areas suitable for family groups;
- beds in army style tents for single adult males;
- has mixed gender ablutions;
- provides little in the way of recreation and amenity; and
- does not have dedicated private interview and processing facilities.

2.5 Limitations with the Temporary Centre

The urgency to replace the temporary centre with a permanent facility is in consideration of the following factors:

- *Problematic living arrangements and limited amenity.* Living arrangements for transferees at the temporary facility are problematic. The facilities predominantly consist of military tents with wooden floors, each with camp beds/stretchers. This presents key risks in terms of safety and health management. The facilities have a useful life of 12 months and are subject to degradation from humidity and high use. The existing buildings, some constructed in WWII, have high maintenance costs. The canvas tents and wooden floor boards deteriorate quickly, and each tent has reticulated 240v power which can be unsafe in the wet conditions.
- *Health and well-being risks given the climatic conditions.* 240v pedestal fans have been provided to each tent, humidity is high and the tents are still very hot due to the average daytime temperature ranging between 26 and 38 degrees centigrade. Transferees have complained about the heat which is a contributing factor to behavioural issues. In addition the site is in a low lying swampy area subject to localised inundation which encourages mosquito breeding.
- *Limited recreational activities.* The temporary centre is cramped and recreation facilities are limited and in a poor state. Transferees are subject to boredom which contributes to a focus on the progress of their Refugee Status Determination. Activities that provide exercise and limit frustration, divert attention from processing and support mental health outcomes of transferees.
- *A potential for increased tension and problematic behaviour.* This includes an increased risk of self-harm, mental health problems, and problematic behaviour. Past experience in the Australian immigration detention network indicates that limited amenity and space quickly leads to behavioural changes which in turn can lead to substantial increases in health and security costs.
- *Inefficient processing.* Private interview rooms at the temporary facility do not have adequate infrastructure to support processing of refugee status assessments.

- *Host Nation expectations.* The PNG Government will only support the use of tents, and the existing temporary facility for a limited period of time. The PNG Government has an expectation of a permanent centre as a priority once a site has been approved.

2.6 Caseload

It is intended that the Manus Island RPC facility be designed for family and other vulnerable groups. If required single adult males can easily be accommodated in family style facilities with the cohorts segregated as required by gated fence-lines.

2.7 Accommodation Types

The family style accommodation units are of two and three bedroom configuration and include kitchen and bathroom facilities. Experience demonstrates that there are difficulties in feeding children from buffet-style eating arrangements in a centralised commercial kitchen and dining room. To allow parents to care for their children, self-catering is far more effective. Self-catering facilities have a higher capital cost initially and lower operational running costs over time as opposed to using a centralised commercial kitchen.

The family designed facilities are suitable for use by single men if required. Residential housing on the mainland commonly accommodates single men where operational requirements dictate. Placement is based on a risk assessment.

Given the limited infrastructure available on Manus Island, there is a need to provide staff accommodation at the RPC. Staff accommodation will be based on single bed units of four and six bed blocks with individual ensuites and common kitchen, lounge and laundry facilities.

2.8 Level of Amenity

The Expert Panel on Asylum Seekers Report outlines an expectation that transferees who have their claims processed on Manus Island will be provided with protection and welfare arrangements consistent with Australian and Host Nation responsibilities under international law, including the Refugees Convention. Those protections and welfare arrangements include:

- treatment consistent with human rights standards;
- appropriate accommodation;
- appropriate physical and mental health services; and
- access to educational and vocational training programs.

As a result, there is a need to provide adequate recreation and amenity for transferees who may remain at Manus Island for extended periods of time. Experience from the mainland facilities recognises that a lack of recreation and amenity significantly contributes to increased tensions amongst detainees. It also may lead to increased mental health and well-being issues.

To address these issues the design includes educational, recreational and cultural features similar to that available at mainland facilities which include:

- basic gymnasium;
- sports fields, open space and shaded areas;
- canteen;
- religious/multi faith rooms;
- computer/Internet rooms;
- library; and

- education rooms.

The educational facility will provide for six structured class groups of 30 students. Each Transferee will have the opportunity to attend educational and vocational classes. Classes typically provided are:

- basic English as a second language;
- computer Training;
- music;
- cooking;
- sewing;
- life skills; and
- supervised gym and fitness.

Other organised activities will also be available to transferees including:

- games and sports such as soccer, cricket, basketball and the like;
- supervised local trips around the island; and
- swimming (i.e. local beaches).

Transferees will be able to attend religious activities in private and at a purpose built multi denominational facility.

3. Project Development

3.1 Stakeholder Consultation

During the development of the Project consultations with the following key stakeholders have been used to inform the design and operation of the Manus Island Regional Processing Facility.

Stakeholder group	Description
Federal Government	Department of Prime Minister and Cabinet Department of Defence Department of Immigration and Citizenship Department of Foreign Affairs and Trade Department of Sustainability, Environment, Water, Population and Communities Department of Finance and Deregulation Australian Government Solicitor Australian Federal Police
PNG Government	Minister for Foreign Affairs and Immigration Chief Migration Officer PNG Immigration and Citizenship Service Authority Manus Provincial Governor Manus Provincial Administration Manus Provincial Police Force
Non-Governmental organisations (NGOs)	International Organisation for Migration Red Cross
Contractors and service providers	International Health and Medical Services The Salvation Army Aurecon G4S Save the Children
Local community	Local Level Government at Manus Island

Table 1: Stakeholder Groups

3.2 Proposed Site

The proposed site has agreement in principle and is subject to formal approval by the PNG Government. The 102 hectares site, known as Portion 244, is a reasonable walking distance to the Lorengau town centre. The completed facility would present as a new suburb of Lorengau.

The site is about 500m x 2000m and appears as undulating tropical regrowth forest before rising to the south as part of the lower slopes of central Island mountain range. The site is characterised by jungle regrowth and overgrown coconut plantation that requires site wide clearance. The proposed facilities at Manus Island will be self-sufficient in terms of engineering services so as to avoid potential adverse impact on the local community.

Manus Island infrastructure is generally old, requires modernisation and does not meet Australian Standards, current safety requirements, building or environmental standards. There is no town sewerage system, power is intermittent, there is no known public waste collection or control, road maintenance is occasional, and port and harbour facilities are limited.

Loregau town water is provided from a collection weir and treatment system south of the township. The water is of high quality, reliable and of sufficient capacity to service the proposed RPC. Power supply to the Lorengau Township is provided by the power station at the Lombrum Navy Base which is in poor repair, lacking maintenance and subject to regular brown-outs and black-outs. The temporary RPC facility utilises back-up generators for essential services to protect against prolonged power outages.

Mobile phone infrastructure is provided by a several private service providers and local coverage is readily available and well established.

The proposed site is shown at Annex B.

3.3 Impact on Local Community

In general, there will be a positive impact on the Manus Island community, and a positive contribution to the local economy noting that the facility will be constructed on a site in close proximity to the Lorengau Township and will not draw on local social and engineering infrastructure.

DIAC is mindful and supportive of the PNG Government request that local people be given the opportunity to work and supply goods and services in the construction of the centre and staff accommodation. Award of the construction tender will take into account the use of, and opportunity given to, local service providers.

3.4 Long Term Use

The long term use of the facility on Manus Island, if the facility is no longer required by Australia, has not been determined.

3.5 Overseas Development Assistance Eligibility

Options to utilise or develop an RPC facility, or components of, in the local community using Overseas Development Assistance (ODA) funding are under constant evaluation. Although this would provide opportunities for increased amenity for locals this is limited by a general lack of suitable facilities on Manus Island. In balancing capacity Building programs over the long term against the short term need for RPC infrastructure there is little apparent opportunity to integrate ODA projects in the short term.

The works have been discussed with AusAid, and to date none of the planned RPC infrastructure meets ODA eligibility criteria as it will not directly benefit the local population on Manus Island.

3.6 Environment Protection and Biodiversity Conservation Act Consideration

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the Australian Government's key environmental legislation. Under the EPBC Act, actions that have, or are likely to have, a significant impact on a matter of national environmental significance (MNES) require approval from the Australian Government Minister for Sustainability, Environment, Water, Population and Communities.

Desktop investigations have been conducted by environmental consultants for Manus Island and there do not appear to be any environmental impacts. SEWPaC has advised that based on the self-assessment the proposed site does not require further action. DIAC, the PM/CA, and the Managing Contractor will have measures in place to limit any impact the project will have on Manus Island.

To mitigate potential ecological impacts associated with construction, DIAC will:

- Conduct pre-clearing surveys and minimise the extent of vegetation clearing, particularly large trees which are more likely to represent remnant vegetation;
- Ensure invasive species management is tied into future management planning through developing and implementing a weed, pest fauna and pathogen management plan / biosecurity / quarantine management strategy for construction and operation; and
- Maintain access for local communities to cultural sites.

Some service providers engaged by DIAC may need to return equipment to Australia, and compliance with all Customs and Quarantine requirements will be a condition of their contracts.

All works conducted at Manus Island will comply with the applicable local PNG Customs and Quarantine requirements.

The Environmental Act (Independent State of Papua New Guinea, 2000) provides an outline of environmental legislation in PNG.

3.7 Heritage Considerations

There is no known heritage register or database of heritage sites on Manus Island. There is some information on artefacts and sites that have been identified on the island, but locations of these sites will be researched on approval of a site for the centre.

The key risk related to heritage is the lack of systematic survey of the island to identify heritage sites. A desktop review will be conducted to indicate the existence of any historical sites or the potential for pre-historical sites.

The Environmental Management Plan will include protocols to address any such sites discovered during construction which may require the project activities to cease in order to report the site to the Manus Island Administrator and obtain permission for disturbance.

4. Technical Information

4.1 Design Brief

The design principles are informed by the Guidelines 'Standard of design and fit-out of immigration detention facilities'. Development of the design brief will be iterative as agreement is progressively reached on facilities and the operational requirements of the centre. The design will be constrained by a compressed delivery program and the availability of suitable prefabricated accommodation buildings.

The Design Brief provides guidance and assistance to support the engagement of the Managing Contractor, and for the construction of facilities. The Managing Contractor is responsible for progressing the documentation produced by the project manager. As the design is developed, the siting options and facilities will be refined and agreed by DIAC.

The current Design Brief has progressed to a preliminary 20% concept that provides generic layout concepts and sizing of engineering services. The design will progress once agreement of a specific site has been achieved.

A Concept Design Plan is shown at Annex C.

4.2 Design Considerations

The following design considerations have been adopted in developing the design:

- The facility is designed to accommodate 600 transferees in family groups;
- The facility is designed to allow for segregation in the event this is required for operational reasons;
- Families will be accommodated in two and three bed accommodation units with living area, kitchen and bathroom facilities;
- The scope of work is anticipated to consist of the following major elements:
 - Civil works including site clearance;
 - Prefabricated construction;
 - Engineering site services; and
 - Internal roads, shelters, paving and landscape works.
- Infrastructure appropriate for the hot and humid tropical climate of Manus Island. The facilities will be designed to keep heat out of buildings through correct orientation, shading, insulation and reflection of radiant heat. Buildings will also be oriented to maximise cooling breezes and cross-ventilation through buildings and sites.
- Communications access, such as phone and internet to support processing and contact with families, migration agents and other needs.
- Health facility with the capacity to deliver limited primary health care, triage, and mental health services for transferees, service providers and Australian Government staff.
- Warehousing for transferee secure storage, food storage and general operational warehousing commensurate with the accommodation requirements.

The design and construction methodologies are required to balance economy of construction cost with sustainable design principles including recognition of the need for low demand on power, water and waste treatment services to ensure the environmental impact of the centre on the island is minimised.

The design of facilities has also been influenced by the expected ethnic mix of transferee cohorts. Furniture will be basic and functional fittings and the facilities would reflect an Australian immigration centre.

Buildings will be designed and constructed in such a way that considers the ongoing repairs and maintenance costs to ensure best value for money over the life of the centre.

4.3 Applicable Codes and Standards

The building design must comply with the latest edition of:

- Commonwealth legislation;
- Building Code of Australia;
- Relevant Australian & New Zealand standards for design;
- Relevant Australian State and international Standards; and
- Standard of Design and Fitout Immigration Detention Facilities.

4.4 Project Construction Scope

The proposed new facility is for a self-contained centre for:

- 600 person regional processing centre for families and other vulnerable groups. This site will provide:
 - Two and three bedroom accommodation with separate living space;
 - Self-contained cooking facilities;
 - Laundry Facilities;
 - Administration;
 - Gatehouse;
 - Transferee recreational facilities;
 - Interview rooms;
 - Warehousing for storage and dispatch of food supplies; and
 - Primary Medical and Mental Health Centre.
- Adjoining Staff accommodation for 200 persons including:
 - One bed units with shared kitchen, bathroom, laundry and ensuite accommodation,
 - Vehicle parking; and
 - Laundry and storage facilities.
- Engineering Infrastructure including:
 - Power supply and reticulation;
 - Potable water supply and reticulation;
 - Site wide sewerage; and
 - Stormwater.

New staff accommodation must be constructed on Manus Island as there are few leasing or temporary accommodation options within the local community.

The proposed schedules of areas are shown in Table 2:

Accommodation Type	Estimate of Area
Transferee Accommodation	6,000m ²
Guardhouses	100m ²
Laundries	250m ²
Staff Accommodation	5,000m ²
Health Operations	1,200m ²
Interview Facility	550m ²
Warehousing and Secure Storage	2,300m ²
Recreation and Welfare Buildings	1,500m ²
Administration Building	500m ²
Managed Accommodation	450m ²
Processing Building	500m ²
Transport and Maintenance Facility	750m ²
Minimum Total Building Area	19,100m²

Table 2: Area Schedule

5. Delivery Approach

5.1 Project Delivery Strategy

DIAC have engaged a Project Manager and designer for the development of the works for Regional Processing Centre at Manus Island. The PM/CA is responsible for the design of the permanent facilities and infrastructure, project management of all phases and contract administration of the construction contractors on behalf of the Commonwealth.

Delivery of the works will be by the Managing Contractor utilising the Managing Contractor Contract as modified by the Australian Government Solicitor to meet the specific requirements of this project. The Managing Contractor procurement methodology allows for delivery of the works and services over two phases – a Planning Phase and a Delivery Phase.

During the Planning Phase the Managing Contractor is responsible for:

- Collaboration with the Department, its stakeholders and the PM/CA to enable the design completion, and develop the construction documentation required for the works;
- Cost planning, scheduling, site investigations and other risk reduction studies;
- Assisting the Department to obtain all necessary approvals and undertake effective liaison with the PM/CA and the PNG Government;
- Preparation of the Planning Phase documentation which will include provision of the shop drawings and construction reviews of design drawings prepared by the PM/CA; and
- Preparation of all project plans including environmental management plan, site management plan, commissioning and handover plan and work health and safety plan.

During the delivery phase the Managing Contractor is responsible for:

- Finalisation of any outstanding Planning Phase Documentation which is likely to be limited to the provision of shop drawings and buildability associated with design;
- Construct, commission, completion and handover of the Works by an agreed Target Date and by an agreed Target Cost;
- Implement the commissioning and handover plan in consultation with DIAC and the PM/CA;
- Provision of As-Constructed drawings, operation and maintenance manuals; and
- Attend to all defects rectification, routine and preventative maintenance during the 12 month defects liability period.

5.2 Construction

The construction delivery options are offered on the basis of achieving the project objective, which is the construction of permanent processing facilities on Manus Island.

Three construction options are considered feasible. These are:

- An on-site build from the ground up providing a longer term solution. This is substantially more expensive and would take more time to construct. It is not considered a viable option.
- Demountable buildings (which are shipped in constructed form) are generally used in the Australian immigration detention network and the mining industry. These buildings have a life-span of 15 to 20 years if well maintained. This option allows for construction in a reasonable timeframe as each building arrives assembled limiting the need for skilled tradesmen on site.

- Buildings shipped in flat-pack form and constructed on site. This is a viable alternative option with a shorter lifespan than demountable buildings, though is more likely to support local employment during construction.

The decision between using demountable buildings and flat-packs is dependent on cost and timeliness of delivery. An analysis of product price shows little differential between these products, so other variables such as logistical cost may be a cost differentiating factor. The delivery schedule and cost implications of these options will be considered by the Project Manager and the Managing Contractor in the Planning Phase of the project.

5.3 Cost Effectiveness

The Manus Island Regional Processing Centre represents the Australian Government's response to the Report of the Expert Panel on Asylum Seekers. Recommendation 9 recommends that a capacity be established in PNG as soon as possible to process the claims of Irregular Maritime Arrivals transferred from Australia in ways consistent with the responsibilities of Australia and PNG under international law.

Cost Effectiveness is achieved through DIACs compliance with the FMA Act and the Complex procurement Rules.

The project is to be delivered using a typical Commonwealth Managing Contractor delivery system supervised by DAIC and an appointed Contract Administrator as an agent of the Commonwealth.

The indicative estimated budget for the project is \$171.69 million.

Planning and design of the project has commenced and construction is planned for July of 2013 with an anticipated completion date in January of 2014 which is subject to location factors.

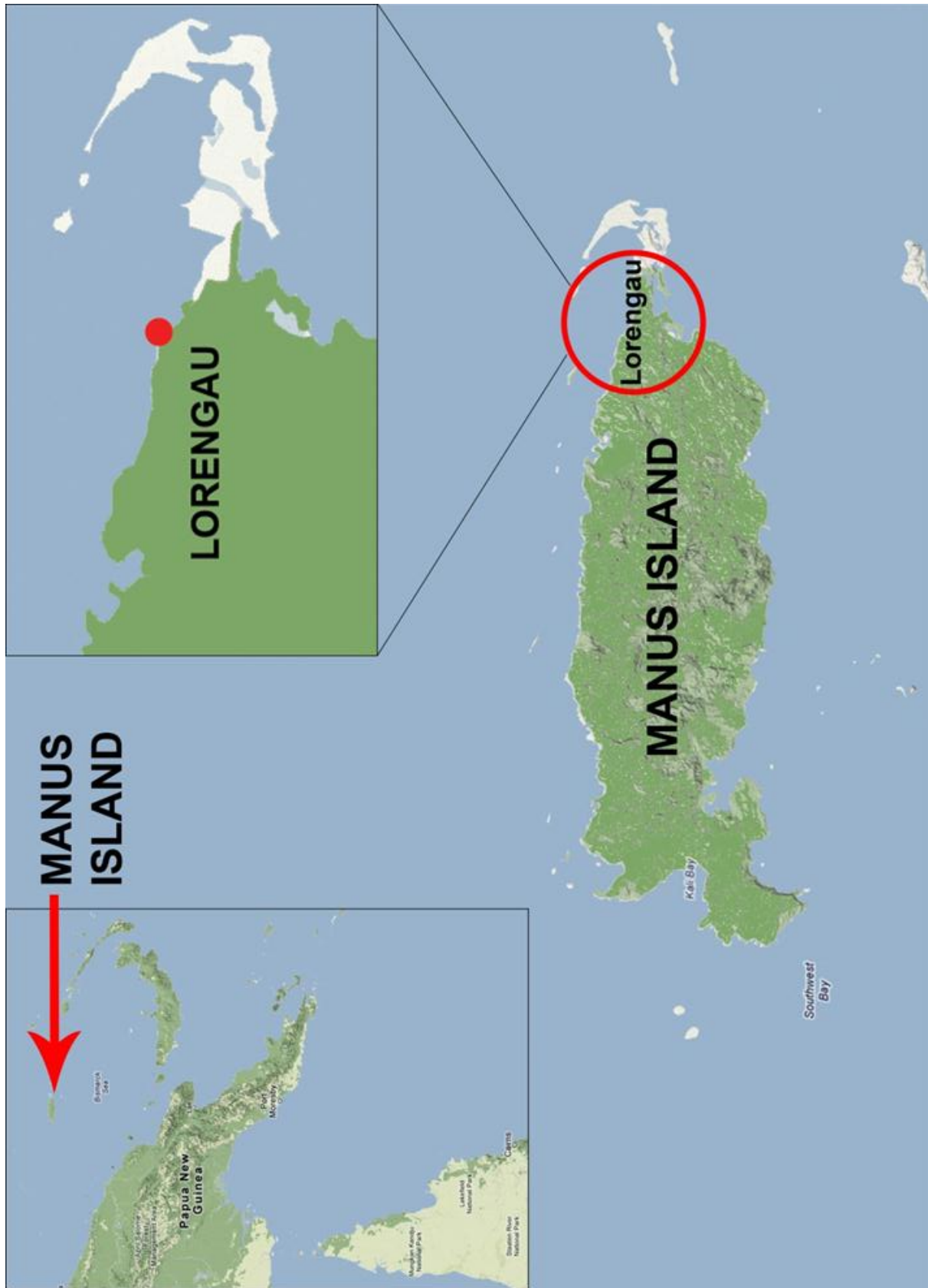
5.4 Public Value

Public value is demonstrated by developing an RPC facility that meets the recommendations of the Expert Panel on Asylum Seekers Report.

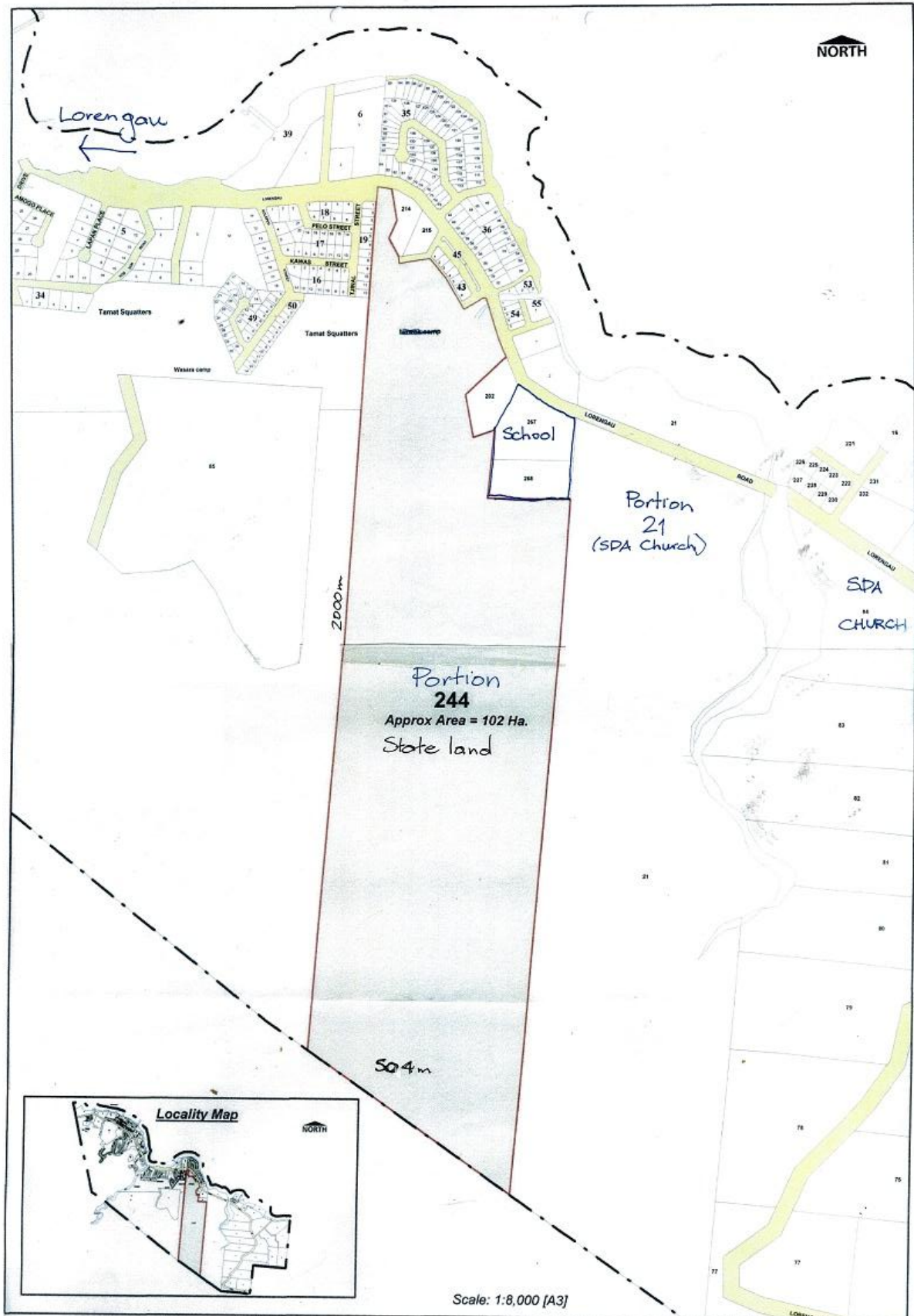
The Expert Panel on Asylum Seekers Report outlines an expectation that asylum seekers who have their claims processed on Manus Island be provided with protection and welfare arrangements consistent with Australian and Host Nation responsibilities under international law, including the UNHCR Refugees Convention.

Those protections and welfare arrangements include treatment consistent with human rights standards, appropriate accommodation, appropriate physical and mental health services, and access to educational training programs. For these reasons, the proposed works will provide a level of amenity consistent with the features of Australian mainland immigration detention centres.

Annex A Manus Island Location



Annex B Proposed Lorengau Site



Annex C Concept Site Plan



A

MASTER PLAN

A

LOCATION PLAN

CLIENT MANUS ISLAND OFF-SHORE PROCESSING CENTRE CONCEPT MASTER PLAN	PROJECT: MANUS ISLAND OFF-SHORE PROCESSING CENTRE TITLE: CONCEPT MASTER PLAN	DESIGNED: POTTAMN CHECKED: [blank] APPROVED: [blank]	DRAWN: [blank]	APPROVED: [blank]	DESIGNED: POTTAMN CHECKED: [blank] APPROVED: [blank]	PROJECT: MANUS ISLAND OFF-SHORE PROCESSING CENTRE TITLE: CONCEPT MASTER PLAN	PRELIMINARY NOT FOR CONSTRUCTION PROJECT NO.: Z3221 DATE: 14/03/2017 AS SHOWN: [blank] DRAWING NO.: U-002b
	DATE: 14/03/2017 DATE: 14/03/2017 DATE: 14/03/2017	DATE: 14/03/2017 DATE: 14/03/2017 DATE: 14/03/2017	DATE: 14/03/2017 DATE: 14/03/2017 DATE: 14/03/2017	DATE: 14/03/2017 DATE: 14/03/2017 DATE: 14/03/2017	DATE: 14/03/2017 DATE: 14/03/2017 DATE: 14/03/2017	DATE: 14/03/2017 DATE: 14/03/2017 DATE: 14/03/2017	DATE: 14/03/2017 DATE: 14/03/2017 DATE: 14/03/2017

