

The Proposed Works

Need

- 2.1 According to DoFA's main submission, the proposed new Christmas Island IRPC facility is needed to:
- provide appropriate facilities for the humane detention of unauthorised arrivals;
 - support the government's policies of mandatory detention and border protection; and to
 - replace the existing temporary facility, which is inadequate in terms of size, amenity and security.¹

Purpose

- 2.2 The proposed new Christmas Island IRPC will be purpose-built to provide non-punitive, secure accommodation for up to 800 persons subject to mandatory detention under the provisions of the *Migration Act 1958*.²
- 2.3 The proposed work is intended to deliver:

1 Appendix C, Submission No. 1, paragraph 1.4.1

2 ib id, paragraph 1.5.1

- appropriate facilities for the humane detention of unauthorised arrivals;
- an efficient and secure facility appropriate to the location; and
- cost-effective execution of the government's policy of processing unauthorised arrivals on Christmas Island.³

Scope

2.4 The proposed facility will consist of a complex of low-rise, functionally integrated, purpose-built buildings comprising:

- accommodation units;
- medical centre;
- reception, induction and administration facilities;
- education services and facilities;
- interview/conference rooms;
- flexible use rooms;
- active and passive recreation areas;
- industrial and accommodation area laundries;
- kitchen and dining facilities; and
- storage facilities.⁴

Changes from the Original IRPC Proposal

2.5 At the public hearing, the Committee requested that DoFA outline the major differences between the respecified IRPC and the facility proposed in March 2002.

2.6 DoFA's architect explained that the design of the accommodation had been significantly altered for the respecified project. In particular, the size of the facility had been reduced from twelve fifty-bed 'compounds' with fifty contingency places in each, to eight such compounds. The architect stated that this alteration had allowed for

3 Appendix C, Submission No. 1, paragraph 1.2.1

4 ib id, paragraph 2.24

additional open space within the centre, redesign of the visiting, processing, education and induction facilities, and a reduction in the double-storey area.⁵

Location

- 2.7 Christmas Island is located in the Indian Ocean, approximately 380 kilometres south of Java Head and 2,650 kilometres from Perth. The island has an area of 135 square kilometres and consists mainly of limestone interstratified with volcanic rock.⁶
- 2.8 It is proposed that the development will be located on a relatively flat piece of land in the north-west of the island. The site occupies some 30 hectares of the former mining leases 138 and 139, which were resumed by the Commonwealth from Phosphate Resources Ltd (PRL) in 2002.⁷

Cost

- 2.9 The total outturn cost of the proposed IRPC is \$276.2 million, allocated as follows:
- \$20.5 million to DIMIA for management of original project;
 - \$58 million to DoTaRS for infrastructure works undertaken to to date; and
 - \$197.7 to DoFA for management and execution of the project from February 2003.
- 2.10 Of the \$197.7 million allocated to DoFA, an estimated \$177.8 million will be spent on building the IRPC. This sum will include:
- construction of general and contingency accommodation;
 - ancillary buildings, with furniture, fittings and equipment;
 - external works;

5 Appendix D, Official Transcript of Evidence, p. 14

6 Appendix C, Submission No. 1, paragraph 2.1.1

7 ib id, paragraphs 2.3.3 – 2.4.1

- services and amenities, such as satellite services, sewerage and sewage treatment plant, and transportation;
- consultants' fees; and
- contingency and escalation.

Project Delivery

- 2.11 It is proposed that the project will be delivered as a modified lump-sum contract, under which documentation will be completed prior to the engagement of a contractor.
- 2.12 DoFA believes this methodology to be advantageous because:
- time and cost risks are transferred to the contractor;
 - shipping logistics will be managed by the contractor;
 - the contractor will undertake due diligence to ensure the maintenance of budget and design integrity;
 - the price will be fixed prior to the awarding of contracts; and
 - financial risk to the Commonwealth is minimised.