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Back Pocket Brief Number: CO051

BACK POCKET BRIEF

**Home Affairs Portfolio
Department of Home Affairs
Budget Estimates – October 2020**

BACK POCKET BRIEF

Topic: Christmas Island

Group: Chief Operating Officer

Division: Procurement, Property and Contracts

Key Points

- Christmas Island Immigration Detention Facilities (IDFs) are comprised of the North West Point Immigration Detention Centre (NWPIDC) and the Phosphate Hill and Construction Camp Alternative Places of Detention (APODs).
- On full reactivation, these IDFs provide the capacity to accommodate cohorts of single adult males, females and family groups.
- Christmas Island IDFs remain a viable option to supplement the mainland immigration detention network (IDN) capacity.
- The operation of NWP as a quarantine facility was not related to onshore immigration detention.

Handover of North West Point Immigration Detention Centre as a Quarantine Facility

- On 29 January 2020, the Christmas Island Immigration Detention Centre, located at North West Point (NWPIDC), was identified as the location to quarantine Australian citizens evacuated from overseas.
- This followed the Prime Minister's announcement that Australian citizens would be repatriated from Hubei province in China to a quarantine facility on Christmas Island.
- Serco and IHMS, our contracted service providers on Christmas Island, were formally advised on or soon after 2 February 2020 that the Department was exercising its Step-in Rights under the Serco and IHMS Contracts, to effect the handover of NWPIDC to the Commonwealth for control and operation as a quarantine facility.
- Christmas Island Maintenance Services (CIMS) our contracted Facilities Maintenance (FM) service provider on Christmas Island was advised on 29 January 2020 of the Prime Minister's announcement.

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- The NWPIDC was handed over to the Commonwealth as a quarantine facility on 3 February 2020 and was used to quarantine Australian residents repatriated from Hubei province.
- CIMS were instructed to:
 - suspend the full scope of facilities management services at NWPIDC, except that CIMS would remain available for consultation with the Australian Defence Force (ADF) via CIMS' 1300 telephone number;
 - support repairs and response to major critical issues were these to arise at NWPIDC for the purpose of assisting the Commonwealth of Australia to manage and operate the NWPIDC;
 - complete handover of the NWPIDC to the Commonwealth of Australia who will assume responsibility for the management and operation of NWPIDC during the Step-in Rights period; and
 - continue to provide services as required under the Contract for other facilities located on Christmas Island.
- From outside the quarantine zone, CIMS provided FM information and logistical support to the ADF, while continuing to provide their normal FM services at the two APODs at Phosphate Hill and staff accommodation and concierge services.
 - Additional general waste services were implemented by ADF to manage the potential risks of contaminated waste removed from NWP facility whilst repatriated citizens were at the facility.
- On 19 March 2020, the Commonwealth of Australia returned NWPIDC to the Department and its contracted service providers, Serco and IHMS. The FM function was also handed back to the Department's contracted facilities maintenance provider, CIMS.
- Following hand back, the NWPIDC was placed into hot contingency with basic caretaker services being delivered. In hot contingency, the NWPIDC can be made operational as an Immigration Detention Centre for up to 250 detainees within 72 hours' notice, or handed over for re-establishment as a quarantine facility within 48 hours' notice.

Assistance to Christmas Island Shire

- The Department provided 64 fully self-contained apartments for the use of the Community to support self-isolation of residents including vulnerable persons and the elderly returning to Christmas Island from overseas during the period 27 March to 7 August 2020.
- Staff Accommodation Blocks 670, 671, 672, and 673 were allocated to support quarantine operations for Christmas Island residents if requested by the Christmas Island Territory Controller or the Christmas Island Administrator.
- Revised cleaning procedures included cleaning pre-occupancy and post-occupancy to COVID-19 standards and safe work procedures for waste management.

- Transportation for returning residents from Christmas Island airport to accommodation was provided.
- In March 2020, the Department also agreed to lend up to three (3) hospital beds to Indian Ocean Territories Health Services (IOTHS) for COVID isolation purposes. This is to support the Christmas Island Hospital, which is an eight (8) bed facility.

Reactivation of North West Point for Immigration Detention Purposes

- On 4 August 2020, it was announced that a number of detainees from various states and territories would be transferred temporarily to the NWPIDC on Christmas Island to relieve capacity pressures in the mainland Immigration Detention Network (IDN).
- Up to 250 detainees are being transferred to NWPIDC on Christmas Island to relieve capacity pressure in the mainland IDN. The Department anticipates the minimum requirement for additional capacity is six (6) months.
- As at 31 August 2020, there were 59 detainees accommodated at NWPIDC.
- The cost to reactivate NWPIDC for six (6) months is \$55.6m.
- The ABF is focussed on maintaining the health and safety of people in its immigration detention facilities and is making every effort to prevent the entry of COVID-19 into immigration detention facilities.
- The ABF continue to work closely with the Department of Health, the Department of Infrastructure, Transport, Regional Development and Communications, the Christmas Island Administrator and Western Australian authorities, to implement arrangements for staff and detainees transferring to Christmas Island. This includes COVID-19 management planning and any related exemptions in accordance with current health practices and guidelines.
- Staff are compliant with all requirements stipulated by Western Australian authorities, including on Christmas Island. For staff arriving from outside Western Australia this includes self-isolation for 14 days, testing for COVID-19 and the requirement for an entry permits to be approved by the WA Police Force.
- COVID-19 testing is provided for all staff transiting to Christmas Island through Western Australia.
- Dedicated staff transport provides for movement of staff to hotels assigned for quarantine accommodation.
- The Department has put in place a number of strategies across the network to minimise COVID-19 risk in accordance with the Communicable Diseases Network Australia *National Guidelines for the Prevention, Control and Public Health Management of*

COVID-19 Outbreaks in Correctional and Detention Facilities in Australia (CDNA Guidelines).

- IHMS and Serco have developed outbreak management planning documents which set out the overarching operational approaches to the possible outbreak of cases of COVID-19.
- The Department will continue to monitor and adjust its COVID-19 prevention measures and outbreak management plans in line with relevant health advice.

Preventative Measures and Management of COVID-19 Risks in Immigration Detention Facilities

- Planning and infection control measures at all immigration detention facilities (IDF) adhere to the *Communicable Diseases Network Australia's (CDNA) National Guidelines for the Prevention, Control and Public Health Management of COVID-19 Outbreaks in Correctional and Detention Facilities in Australia*. Further, the Australian Border Force's (ABF) approach has also been informed through advice from the ABF Surgeon-General and Medical Officers of the Commonwealth (employed by the Department of Home Affairs).
- The CDNA Guidelines, noted by the Australian Health Protection Principal Committee (AHPPC), require facilities such as corrections and detention to work to prevent an outbreak of infection as a priority, but to also have in place Outbreak Management Plans to effectively manage an outbreak in a facility.
- Outbreak Management Plans have been prepared by the ABF and its service providers (Serco and IHMS) for all IDFs, including Alternative Places of Detention (APODs).
- A range of measures have been introduced to actively manage health, hygiene and cleaning requirements in all IDFs. These measures are continually reviewed in line with the prevailing health advice.
 - Non-contact detainee interviews facilitated following upgrade of Video conferencing capability at all IDF's.
 - Seating in dining areas and classrooms has been reconfigured to cater to social distancing recommendations, including the use of visible space markers in areas where detainees need to line up to access a service.
 - COVID-19 signage provided to ABF for placement within facilities to support social distancing and foot traffic flow.

Essential staff

- Commencing on 14 April 2020 all non-essential staff (e.g. non-urgent maintenance, corporate visitors or ancillary support staff) are not able to enter IDFs, due to COVID-19 risks to the centres. Contractors requiring access into the operational areas of IDF's were advised they would need ABF Commander Approval.

- The policy of restricted access within operational areas of IDF's resulted in the pausing or deferral of several planned capital infrastructure projects in IDFs.
- Essential staff, including ABF, Serco and IHMS are subject to health screening, and temperature checks upon entry to the facility.
 - On 26 March 2020, the Department approved the procurement of Automatic Thermal Imaging Temperature Detection Systems to provide safe, non-contact multi-point body temperature screening capability at IDFs to support the management of COVID-19. Three units were installed at NWPIDC.

Enhanced Cleaning Services in response to COVID-19

- Property Branch, in consultation with ABF, service providers Serco and CIMS and other stakeholders, has put in place additional and expanded cleaning to actively manage health, hygiene and cleaning requirements in all IDFs.
- CIMS has implemented a schedule for enhanced cleaning services to support COVID-19 mitigations and operations at NWPIDC, based upon principles applying to mainland facilities which include;
 - Routine cleaning, COVID-19 preventative management cleaning, non-routine cleaning, reactive cleaning and COVID-19 deep cleaning;
 - storage of equipment and chemicals;
 - compliance with relevant Australian Standards; and
 - revised hours of cleaning, with cleaning services personnel to be available between 0700 – 2100 for reactive cleaning.
- CIMS are required to consider cleaners as a mitigation and response to COVID-19, to allow for scalability in the event that COVID-19 related quarantine cases occurred.
- CIMS' cleaning duties (in addition to regular cleaning) include:
 - Clean and supply designated facility areas with appropriate supplies
 - Increased cleaning of high touch points, that is; door handles, switches, tables, chairs and computers
 - Perform general cleaning actions in high populated areas
 - Every hour cleaning of Gymnasiums
 - Every hour cleaning of visits area when open
 - Perform routine inspection and monitor traffic flow of populated areas
 - Notify management in case there is a need for repair and interventions
- CIMS cleaning teams underwent refresher training for general cleaning and infectious outbreak measures, and CIMS developed an 'Infectious Outbreak Control Measures Guideline'.

Christmas Island Arriving Travellers Requirement to Self-Isolate for 14 days

- On 18 March 2020, the Administrator of Christmas Island and the Cocos (Keeling) Islands declared a state of emergency and travel ban (on arrivals) at Christmas Island. Returning travellers need to self-isolate for 14 days upon arrival in Christmas Island.

- The Department of Infrastructure Transport, Regional Development and Communications advised the Department that the social distancing rules and guidelines applicable on mainland Australia also apply on Christmas Island, and that personnel delivering services on Christmas Island must comply.
- On 26 March 2020, the Department wrote to both IHMS and Serco to advise of the requirements for social distancing by their staff on Christmas Island. Property Branch provided this advice and requirements to CIMS for appropriate messaging to CIMS staff, the majority of whom are local Christmas Island residents.
- These rules and guidelines meant that several infrastructure projects on Christmas Island that required personnel to travel to Christmas Island were paused or did not commence due to the requirement to self-isolate for 14 days upon arrival on Christmas Island.

Background

- On 30 June 2015, Phosphate Hill and Construction Camp APODs were deactivated. On 21 December 2015, both of these facilities were placed into hot contingency status.
- On 1 October 2018, the Department deactivated NWPIDC and placed it into a state of operational hot contingency.
- On 13 February 2019, after amendments to the Home Affairs Legislation Amendment (Miscellaneous Measures) Bill 2018 (medevac) were passed into law, Prime Minister Scott Morrison announced that the Government would re-open IDFs on Christmas Island.
- On 13 February 2019, following the Prime Minister's announcement, the Department notified its contracted Service Providers (Serco and IHMS) to reactivate IDFs on Christmas Island.
- IDFs on Christmas Island were reactivated by 16 February 2019 with provision of 'Basic Services', including access to medical services, accommodation, food, and garrison services for up to 250 detainees.
- The full scope of contracted services were available from 27 March 2019.
- On 9 July 2019 the Minister for Home Affairs agreed that the Christmas Island IDFs will remain operational until the repeal outcome of the *Home Affairs Legislation Amendment (Miscellaneous Measures) Act 2019*.
- The reopening of Christmas Island IDFs was a precautionary measure to provide additional capacity to the detention network in the event that the Minister was presented with a large number of referrals under the medevac legislation over a short period of time.
- On 30 August 2019, following a court injunction being granted during a removal operation, a Sri Lankan family of four were placed into accommodation at the Phosphate

Hill APOD on Christmas Island, suitable for families. (Refer SB20-000535 - Sri Lankan Family). The Phosphate Hill APOD is a separate facility to the NWPIDC.

- Some areas of the Phosphate Hill APOD remain partially operational to provide amenity and support to the four people held at the facility.

Facilities Management Services on Christmas Island (Contract with CIMS)

- On 1 July 2019, transition of contracted Facilities Management (FM) services from Serco to CIMS commenced for the NWPIDC. The transition period was completed on 30 August 2019.
- Services that CIMS provides or facilitates at the IDFs on Christmas Island include:
 - facilities management services for Phosphate Hill and Construction Camp APODs, and staff accommodation at Poon Saan;
 - staff accommodation management and concierge services;
 - facilities management services for ABF sites including three (3) residential houses, a radar site, the ABF District Office, and the ABF Airport Office;
 - facilities management services to the immigration detention facility at North West Point; and
 - any 'ad hoc' services required by the Department when requested
- CIMS is a locally based company that employs locally engaged staff, sourced by CIMS, to deliver the contracted services. As at 31 August 2020, there were 59 CIMS staff on Christmas Island (58 staff are locally-engaged).
- The new contract with CIMS will run for a period of three (3) years with two options to extend the arrangements for a period of twelve months each.
- The value of the contract between the Department and CIMS is \$20.6m.

Internet and Communications

- Under the Immigration Detention Facilities and Detainee Services Contract, all detainees must be provided with fair and reasonable access to telecommunications and mail services, including the use of computers and internet.
- Telstra is the only telecommunications network that have coverage on Christmas Island and all detainees are provided with a Telstra SIM Card at no cost when they arrive. Detainees are also provided with a \$20 phone card which can be used to top up their mobile phone credit.
- Due to the remote locality of Christmas Island, mobile reception can sometimes be affected. The Department provides 32 internet workstations and 56 land line phones for use by detainees in the North West Point IDC compounds. All landline phones provide

the ability to call mobile telephone numbers. There is a further 26 internet workstations available for detainee use when attending programs and activities.

Staffing numbers at Christmas Island

Staff	As at 30 June 2019	As at 31 July 2019	As at 31 August 2019	As at 31 August 2020
Serco	119	105	96	108
IHMS	12	10	9	19
CIMS				59

Overview of Facilities

- North West Point Immigration Detention Centre (IDC) is a purpose-built detention facility designed for processing Illegal Foreign Fishers (IFFs), Illegal Maritime Arrivals (IMAs) and in recent years, has been used to accommodate high-risk detainees on a removal pathway.
- Phosphate Hill and Construction Camp Alternative Places of Detention (APODs) comprise of demountable accommodation buildings that have been adapted to function as detention facilities.
- All three facilities are located on Commonwealth land which is under a management order with the Department of Infrastructure, Transport, Cities and Regional Development.
- On full reactivation, these facilities provide a capacity to accommodate 1,528 detainees, and can be configured to suit cohorts of single adult males, females and family groups.

Facility	Regular Bed Capacity*
North West Point	756
Construction Camp	548
Phosphate Hill	224
Total	1528

*Commissioned Capacity

North West Point IDC

- The North West Point IDC facility was opened in 2008.
- The facility comprises eight single and double storey purpose-built accommodation blocks in each of four compounds. An additional detainee block installed for high risk detainees is located in a fifth compound. The 200 permanent accommodation units include single and double bunk rooms with bathroom ensuites. The compounds accommodate up to 756 beds.

- The administration block includes offices, visitor facilities and detainee processing. Additional buildings have been provided for medical and dental services, kitchens and dining rooms, recreation and sporting facilities, canteen and education, storage and site operations.

Construction Camp and Phosphate Hill APODs

- The Phosphate Hill APOD commenced operations in 2001 and consists of transportable buildings across three compounds. Amenities at the site include a medical area, recreation buildings, programs and activity spaces, early learning and schooling centre, self-catering kitchenettes and administration.
- The Phosphate Hill APOD is divided into three compounds – Alpha, Bravo and Charlie. The compounds in total accommodate up to 224 beds (bunk bed configuration). Alpha compound generally comprises office areas and school facilities. Bravo and Charlie compound essentially comprise accommodation facilities.
 - Alpha Compound includes; office/administration buildings of different sizes and configuration, class rooms of different sizes and configuration, storage building/facility, a playground (another closed for evaluation of condition) and toilets.
 - Bravo Compound includes; accommodation buildings, double-bunked (some with ensuites), ablution buildings, laundry, cabana area and activities area.
 - Charlie Compound includes; accommodation buildings (with ensuites), activities areas, kitchenettes for self-catering and laundry.
- The Construction Camp APOD is located adjacent to the Phosphate Hill facility and commenced operations in October 2008. The APOD has the original fly-in/fly-out demountable accommodation provided to workers completing the construction of North West Point IDC. The facility accommodates up to 548 beds and includes a medical area, commercial kitchen to cater for detainee meals, a dining room and a canteen. There is also 2 playgrounds (one recently fully refurbished and other closed due to poor condition).

Staff Accommodation

- The Department also owns staff accommodation on Christmas Island comprising:
 - 160 single bedsits over 11 sites (providing 160 beds);
 - 12 unit blocks containing 10 rooms each (7 x 2 bed room units and 3 x 1 bed room units providing 200 single beds).
Note: the service provider is utilising 1 x 2 bed room unit as a site office and 2 x 1 room units as a cleaning store (loss of 4 rooms and 4 beds);
 - Five duplexes (10 x three-bedroom units providing 30 beds); and
 - Two three-bedroom houses (6 rooms providing 6 beds).
- The total accommodation capacity owned by the Department is 313 rooms. The total bed capacity is 396 beds.

- The Department manages the allocation of staff accommodations through an accommodation and concierge contract with local service provider CIMS.

Current Condition of Accommodation and Facilities

North West Point IDC

- The current condition of the accommodation and facilities at NWPIDC is good and habitable. The administration, utilities, medical, detainee and visitor processing, education, recreation, warehouse and main reception buildings are generally in good condition.
- Some assets elements, which do not affect bed capacity, are in fair or poor condition as a result of the environment. Corrosion of the metal gutters and downpipes, external wall claddings, security grilles and roller doors are the main areas of degradation.
 - The deterioration in the condition of some assets is mostly due to the age of the assets and their location. That is, corrosion of metals from air and water borne chlorides and defective timber from termite infestation, both prevalent issues on the island, especially in respect of climatic weather causing premature deterioration of asset elements.

Phosphate Hill and Construction Camp APODs

- The majority of structures at the Phosphate Hill and Construction Camp APODs are demountable in nature, in fair condition, and habitable. The APODs are approximately 16 years old.
- The deterioration in the condition of some assets is mostly due to the age of the assets and their location. That is, corrosion of metals from air and water borne chlorides and defective timber from termite infestation, both prevalent issues on the island, especially in respect of climatic weather causing premature deterioration of asset elements.
- The Phosphate Hill APOD includes 112 accommodation rooms comprising bunk beds, 198 beds at full capacity (commissioned capacity is 224 beds). Some thirty-three (33) accommodation rooms are currently unavailable for use due to repairs and maintenance activities, as at 31 August 2020.
- The Construction Camp APOD includes 274 accommodation rooms comprising bunk beds, 444 beds at full capacity (commissioned capacity is 548 beds). Some eighty-seven (87) accommodation rooms are currently secured as unavailable for use due to repairs and maintenance activities, as at 31 August 2020.

Support to the Shire of Christmas Island

- The Department has, since 2002, made annual voluntary contributions to the Shire of Christmas Island totalling \$4.6 million over the past 10 years. This payment is in addition to payments to the Shire for services provided to the Department, for example waste management across its facilities on Christmas Island.

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- The Department is in the process of negotiating an arrangement for ongoing payments on a rational and reasonable basis for services provided to the Department.

How is the Department contributing to the local economy of Christmas Island and supporting the community during COVID-19?

- CIMS is contracted by the Department to provide facilities maintenance services at Christmas Island IDFs.
- CIMS is a locally based company that employs locally engaged staff, sourced by CIMS, to deliver the contracted services. As at 31 August 2020, of the 59 CIMS staff on Christmas Island, 58 staff are locally engaged.
- Re-activation of the NWPIDC into operationalisation has increased the population of operational staff including those employed by the ABF and service providers including Serco and IHMS.
- Commercial and employment opportunities for local people will continue to be available on Christmas Island, as the as the three facilities, Christmas Island IDC, Phosphate Hill and Construction Camp APODs will require ongoing maintenance, whether in operations or in contingency.

Consultation

- The Chief Finance Officer has previously cleared financial data contained within this brief.

Additional References

- SB20-000558 – Christmas Island (ABF – Back Pocket Brief)
- SB20-000536 – North West Point IDC on Christmas Island (ABF - Key Brief)
- SB20-000535 – Sri Lankan Family (ABF - Key Brief)
- SB20-000938 – Onshore Detention Estate
- SQ20-000216 – Biloela Family (Question on Notice from Senator Nick McKim on 2 March 2020)

Additional Information

Statistic and Financial Reporting Period:

	From	To
Since last hearing	1 April – 30 June 2020	1 July - 31 August 2020
Financial Year	1 April – 30 June 2020	1 July - 31 August 2020

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Procurement, Property and Contracts Division Options Paper

Christmas Island Quarantine Arrangements

BACKGROUND

Property Branch has been tasked to undertake planning to provide options for a potential long-term multi-purpose facility, which can support quarantine arrangements, on Christmas Island. These options will feed into a broader Government plan.

PURPOSE

The purpose of this paper is to outline various options and constraints brought forward by Procurement, Property and Contracts (PPC) Division in the event the Government decides to stand-up a long-term facility on Christmas Island for quarantining citizens returning to Australia, or for other purposes.

CHRISTMAS ISLAND (CI)

Christmas Island lies 2,600 kilometres northwest of Perth and 494 kilometres south of Jakarta, Indonesia. It is 17 kilometres long and 20 kilometres wide, totalling 13,500 hectares. Almost two thirds of the Island is protected as a National Park. The Island has a small population, ranging from 1,000 to 2,500 residents. An aerial map of CI is at [Attachment A](#).

CI Detention Facilities

CI Immigration Detention Facilities (CIIDFs) previously closed as part of a Ministerial Directive following the Detention Capability Review and as outlined in the subsequent s. 47E(d) s. 33(a)(i). CIIDFs have been retained s. 33(a)(i) and as a contingency for onshore detention operations. The CI estate comprises three detention facilities; Phosphate Hill, an Alternative Places Of Detention (APOD), Construction camp APOD and Christmas Island IDC (North West Point).

Centre	Operational Capacity	Surge Capacity	Potential Vacancies
Northwest Point IDC	436	756	756
Phosphate Hill APOD	200	248	248
Construction Camp APOD	264	548	548
Total	900	1552	1552

North West Point

North West Point IDC was reactivated on 4 August 2020 to temporarily house people currently in immigration detention on the mainland to avoid the risks of coronavirus infection in IDCs.

North West Point IDC previously accommodated Australians returning from Wuhan in the first weeks of the coronavirus pandemic (February/March 2020).

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Phosphate Hill

The Phosphate Hill APOD opened in 2001 and comprises demountable buildings across three compounds, inclusive of; classrooms, children's playgrounds and recreation areas.

Construction Camp

Construction Camp APOD comprises demountable accommodation and was established in 2007 to accommodate the workforce associated with the construction of the facility at North West Point. Construction Camp transitioned into the detention network at the completion of works at North West Point in October 2008.

Both the Phosphate Hill and Construction Camp APOD facilities are at end of life and require replacement.

CI Staff Accommodation

The Department owns a range of staff accommodation buildings to support operations on Christmas Island. This consists of:

- 12 x unit blocks containing single and double room accommodation (some have shared bathrooms);
- 11 x double-storey unit blocks, self-contained apartments/bedsits;
- 5 x duplexes/houses; and
- 3 x standalone departmental houses.

The total accommodation capacity owned by the Department is 400 rooms. The department completed the external and internal refurbishment of all of its bedsit accommodation in 2015.

The Department of Infrastructure, [Transport, Regional Development and Communications](#) (DITRDC) has a small (24 bed) construction camp type facility available adjacent to the sites.

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Options Paper - Howard Springs Arrangements

Property Branch

BACKGROUND

- Property and Major Contracts Division has been tasked to undertake planning to provide options for an immediate location, which can support quarantine arrangements. Howard Springs Quarantine Facility (HSQF) has been identified as a short term option. Longer term options are being considered separately as part of the broader Commonwealth Government planning.

PURPOSE

- The purpose of this paper is to outline key details relating to the stand-up of rooms currently located at HSQF.

SCOPE

- Engagement with the Northern Territory Government as the relevant authority in relation to the use by the Department of Home Affairs for quarantine purposes.

Howard Springs (NT) Location

- 23.5 km from Darwin and the Royal Darwin Hospital
- On 17 July 2020, HSQF became the designated quarantine location for:
 - International arrivals; and
 - Interstate arrivals from declared hotspots.
- HSQF is also the primary location for:
 - "Close Contacts" evacuated from a remote community during an outbreak; and
 - Overflow capacity for "infected but well" COVID19 patients.
- An aerial view of the HSQF is shown at [Attachment A](#).

Summary of Infrastructure and Staffing Considerations

- Territory Families had provided Property Branch with a summary of current services and an outline of requirements to make accommodation available to the Department. This paper and costing information is at [Attachment B](#). The paper was current as at 12 August 2020.
- Details of available accommodation have been updated further as a result of correspondence from the NT Chief Minister to the Prime Minister.
 - NT Chief Minister has offered to the Federal Government, accommodation at HSQF at a cost of \$5,000 per head.
- Details to be investigated further.

Management of HSQF

- The NT Department of Territory Families is the head agency responsible, with the General Manager, Youth Justice, Mr Brent Warren, having direct oversight of the facility.

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NT Operational Accommodation

- At full capacity, the facility has 3,501 rooms.
- The NT Govt has approx. 1,908 rooms within its operational pool. Of this:
 - 344 rooms reserved for remote community evacuation / hospital overflow;
 - 552 rooms reserved for large cohort arrivals (ie seasonal workers); and
 - 1012 rooms in main rotation (for daily border arrivals).

Accommodation Available to Home Affairs

- Approx. 800 rooms can be made available and operational with 6 to 8 weeks' notice.
- Mr Warren advised that no rooms would be available with up to 72 hours' notice, given the increase in demand across the facility.
- The rooms are located in rear end of the complex in blocks:
 - F2, F4, F6
 - G1 – G6
 - I1 – I6
 - J4 – J7
- This is shown in the aerial view of HSQF at Attachment A.
- There are also rooms that have been 'cannibalised' to furnish other rooms, which can be made available and operational with a longer lead-time. These rooms are located at the front of the complex in blocks:
 - A1 – A5
 - A7
- Given these rooms are separated from Blocks F, G, I and J by a significant distance, these may not be practical for the Departments' use.
- In recent correspondence from the NT Chief Minister to the Prime Minister, approx 500 rooms were offered for Commonwealth use 'immediately'. The particular blocks are not yet known. Although are likely to be the H blocks currently used for seasonal workers and the M blocks which have been reserved for overflow usage in the event of a remote outbreak in NT.

Costs

- The overall cost (Attachment B), excluding health costs, as provided by the NT Youth Justice, is approximately \$10.891 million (GST exclusive) per month for up to 600 guests.
- This equates to approximately \$56 million for six months.
- Based on costs incurred to date by the NT Government, it is expected that the cost to stand up the remaining rooms would be approximately \$400 to \$500,000 per block.
- Costs are inclusive of soft facilities management services, police and security services, utilities, outreach services to all residents.
- Given the recent offer of accommodation by the NT Chief Minister, at \$5,000 per head, it is not known at this time what 'additional' costs the Department would be liable for.

Health Requirements

- Department of Health Medical Group is responsible for health services and infection control protocols across the HQSF.

- Emergency access to Royal Darwin Hospital (25Kms) if higher level of care required.
- Other hospital services are available at Palmerston Regional Hospital (10Kms).
- Territory Families is currently considering options for increased clinic/hospital facilities onsite, as well as the possible introduction of GP services.
- There is plentiful land available for additional facilities such as 'pop up' clinics etc, however the current health model is stretched so increased medical staffing would be required.

Staff and Service Provider Accommodation Arrangements

- HSQF have provisions and are responsible for staff and service provider accommodation.

Police, Security and Emergency Services

- Police, Fire and Emergency Services are responsible for law enforcement and site security, and provides direction to the contracted security provider, Wilsons Security.
- Any increase in policing services would need to be provided by the Australian Federal Police, not the NT Police.

Established Services at HSQF

- Given HSQF is in operation, services are already established. Attachment B provides information in more detail.

Benefits

- Infrastructure in place, no construction required.
- DIPL is the site owner for HQSF, and is responsible for coordinating major repairs and maintenance.
- All services are established and operational at the facility.
- Northern Rise manages and delivers the soft management services at the facility. This current contract arrangement would be extended.
- Department of Health Medical Group has established protocols across the HQSF.
- Emergency access to Royal Darwin Hospital (25Kms) if higher level of care required.
- Government only needs to manage the contract, as opposed to running the facility.
- Contract arrangement, no ongoing responsibilities i.e. maintenance.
- Stable access to utilities i.e. electricity, water, communications.
- Cost effective to access, Darwin International Airport.
- Not responsible for staff and service provider accommodation.
- Located in Australia.

Additional Considerations

- Proposed procurement methods – proposed to extend those arrangements currently in place
- Future financial coverage
- Other agencies
- Other requirements and approval (ie Public Works Committee)
- Contracted services for those accommodated – (is this in scope for us)

- Health Model – Department of Health
- Community consideration/consultation
- Utility improvements required – electricity, water, access (incl seasonal)

Risks

- TBC.

Scrutiny

- Public Opinion and advocacy groups regarding the type of accommodation being provided.



Costing Information

Monthly costs (estimated)	Per Month	6 Months	Annual
	(\$000)		
Territory Families			
Operations (Northern Rise contract)	s. 47(1)(b)		
Security (Wilson's)			
Territory Families staff	500	3,000	6,000
Department of Infrastructure, Planning and Logistics			
Utilities	533	3,198	6,396
Repairs and Maintenance	125	750	1,500
Planned improvements*	1,550		
Health ²			
Pathology	TBA		
COVID-19 testing site	TBA		
Police ¹			
Police Officers	2,167	13,000	26,000
Border check points	1,667	10,000	20,000
EOC	TBA		
Total	10,891	56,048	112,096
1. Police not split between sites			
2. Health costs not available in the timeframe			
* planned improvements include:			
-Kitchen/ Dinning/ Cyclone Shelter A/C \$257,000			
-Gymnasium A/C \$52,000			
-Storage shed \$40,000			
-Pathways and awnings \$200,000			
-Health Demountable \$30,000			
- CCTV \$450,000			
- Wet Season Awnings and infrastructure \$400,000 (unknown scope)			
- Media Converters - \$120,000			