BRISBANE INTERNATIONAL CRUISE TERMINAL
INDEPENDENT CERTIFIER



The Clients

PORT of BRISBANE
Here for the future

Queensland Government

The Project

Port of Brisbane is developing the Brisbane International Cruise Terminal (BICT) under the Queensland State Government Market-Led Proposal (MLP) framework. The BICT is located at Luggage Point, designed as a dedicated facility to accommodate mega cruise ships – vessels longer than 270m. The BICT includes the following components of work:-

- Ground improvement (Surcharging Works)
- Wharf construction
- Terminal building construction
- Civil works (including construction of internal roads, carparks and landscaping)

The Role

The State and the Developer entered into a Development Agreement (DA) for the development of the land and to deliver the BICT. Under the DA, the State and the Developer agreed to engage an Independent Certifier to:

- Issue Certificates of Completion to certify completion of Surcharging Works, Wharf, Terminal Building and Civil Works Packages
- Determine entitlement to an Extension of Milestone Dates and determine if the Developer's Corrective Action is reasonable and adjudicate on matters
- Prepare milestone reports and raise material issues relating to the Works Packages

The Challenge

- To perform a critical assurance function under Port of Brisbane's project investment framework for a high-profile capital works project
- Built on soft soils, the Surcharging Works Completion Certificate was critical to timely completion of the entire project because failure to attain it restricted Port of Brisbane from conducting any further works on dry land
- Instigate a rigorous monitoring program during wharf construction to validate durability and strength requirements specified by the design
- Monitoring and assessment of design changes to ensure that they were not 'restricted' by the terms of the DA
- Ensure development work conducted within State approval conditions and interface agreements with Brisbane City Council and Queensland Urban Utilities

The Outcome

- Successful implementation of role as Independent Certifier
- Assisted Port of Brisbane in ensuring that the project delivered value for money to the State under the terms of the Market-led Proposal
- Raised early warnings and material issues relating to the Works Packages and effectively consulted with Project Management and Financiers



'experience makes a difference'

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