

# INTERNAL-USE-ONLY



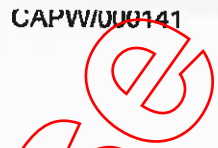
**Queensland Government**  
Queensland Health

**BUSINESS UNIT:** HPFD  
*Asset, Properties Services*

FILE NUMBER	PART NO.
CAPW/00041	3
Creation Date	30/3/10
Closed Date	1/1

**FILE TITLE**

**Function:** \_\_\_\_\_ PREMISES MANAGEMENT  
**Activity:** \_\_\_\_\_ ACQUISITION  
**Subject:** \_\_\_\_\_ LAND & BUILDINGS  
 \* GLR 7091 - BRISBANE DENTAL HOSPITAL  
 \* CNR TURBOT & UPPER ALBERT ST LOT 442 PLAN SL 6565  
**Free Text:** \_\_\_\_\_



<b>Retention Code</b>	
A110-01-02	
<b>Disposal Action</b>	
Airt for 7 years for property disposal	
<b>Due For Disposal</b>	
month	year
<b>Content From Date</b>	
2 / 12 / 10	
<b>Content To Date</b>	
/ /	
<b>Box Number</b>	

Related Files

FILE TITLE
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<b>Subject:</b>
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**Kate Fleming**

---

**From:** Jason Gaudry  
**Sent:** Tuesday, 2 September 2014 8:37 AM  
**To:** Jason Corbet  
**Cc:** Kate Fleming  
**Subject:** RE: 168 Turbot Steet

Jason,

The brief is still in draft pending a copy of the valuation from DSDIP.

Jason Gaudry  
Manager Property  
Asset and Property Services  
Health Infrastructure Branch Department of Health  
Level 5 Anzac Square Building  
200 Adelaide Street  
Brisbane Qld 4000

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M:   
jason.gaudry@health.qld.gov.au

---

**From:** Jason Corbet  
**Sent:** Monday, 1 September 2014 5:02 PM  
**To:** Jason Gaudry  
**Cc:** Kate Fleming  
**Subject:** RE: 168 Turbot Steet

Hi Jason,

Can you please provide a copy of the briefing note for disposal of 168 Turbot Street?

Jason Corbet  
Manager, Strategic Projects  
Health Infrastructure Branch | System Support Services Division  
Department of Health | Queensland Government  
Level 6, 200 Adelaide Street Brisbane QLD 4000 or  
GPO Box 48 Brisbane QLD 4001  
t. 07 3006 2830  
e. [jason.corbet@health.qld.gov.au](mailto:jason.corbet@health.qld.gov.au) | [www.health.qld.gov.au](http://www.health.qld.gov.au)



Public service values

---

**From:** Jason Gaudry  
**Sent:** Thursday, 28 August 2014 9:16 AM  
**To:** Jason Corbet  
**Cc:** Kate Fleming  
**Subject:** FW: 168 Turbot Steet

Jason

section 73 - irrelevant

section 73 - irrelevant

4/09/2014

DOH-DL 14/15-016

RTI Document 2

**From:** Scott McMullen  
**Sent:** Friday, 22 August 2014 5:46 PM  
**To:** Jason Gaudry  
**Cc:** Kate Fleming; Eugene McAteer; Malcolm Stamp  
**Subject:** RE: 168 Turbot Steet

Jason

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Regards

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**Subject:** RE: 168 Turbot Steet

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1. Houses state-wide oral health services which currently have nowhere else to go and
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**Subject:** RE: 168 Turbot Steet

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**From:** Scott McMullen  
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**To:** Jason Gaudry; Glenn Rashleigh; Malcolm Stamp  
**Cc:** Pip McGlinn; Kate Fleming; Adrian Duff  
**Subject:** RE: 168 Turbot Steet

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Glenn,

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**From:** Natalie Wilde [<mailto:Natalie.Wilde@dsdip.qld.gov.au>]  
**Sent:** Thursday, 21 August 2014 11:19 AM  
**To:** Glenn Rashleigh; Jason Gaudry  
**Cc:** Scott McMullen; Pip McGlinn  
**Subject:** RE: 168 Turbot Steet

Thanks Glenn. To ensure we meet the 30 day listing period on the GLR before the property is marketed, the site would need to be registered on the GLR no later than Friday 29 August.

Please feel free to give me a call to discuss further.

Kind regards

Natalie Wilde  
 General Manager  
 Government Land and Asset Management  
 Planning and Property Group  
 Department of State Development, Infrastructure and Planning  
 Tel - +61 7 3452 7631  
 Post - PO Box 15009 City East Qld 4002  
 Visit - Level 3, 63 George Street, Brisbane  
<http://www.dlqp.qld.gov.au>  
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**From:** Glenn Rashleigh [<mailto:Glenn.Rashleigh@health.qld.gov.au>]  
**Sent:** Thursday, 21 August 2014 10:21 AM  
**To:** Jason Gaudry  
**Cc:** Natalie Wilde; Scott McMullen; Pip McGlinn  
**Subject:** 168 Turbot Steet

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Would you advise a status of the progress of this next week please. (Natalie, we will provide this update to you also.)

Regards

**Glenn Rashleigh**  
**Chief Health Infrastructure Officer**  
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**Department of Health | Queensland Government**  
 Level 6, Anzac Square, 200 Adelaide Street, Brisbane Qld 4000  
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 E: [glenn.rashleigh@health.qld.gov.au](mailto:glenn.rashleigh@health.qld.gov.au)



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RTI Release

**Kate Fleming**

**From:** Jason Corbet  
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**Cc:** Kate Fleming  
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Public service values

section 73 - irrelevant

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RTI Released

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**From:** Natalie Wilde [<mailto:Natalie.Wilde@dsdip.qld.gov.au>]  
**Sent:** Thursday, 21 August 2014 11:19 AM  
**To:** Glenn Rashleigh; Jason Gaudry  
**Cc:** Scott McMullen; Pip McGlinn  
**Subject:** RE: 168 Turbot Steet

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Natalie Wilde  
General Manager  
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Post - PO Box 15009 City East Qld 4002  
Visit - Level 3, 63 George Street, Brisbane  
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**From:** Glenn Rashleigh [<mailto:Glenn.Rashleigh@health.qld.gov.au>]  
**Sent:** Thursday, 21 August 2014 10:21 AM  
**To:** Jason Gaudry  
**Cc:** Natalie Wilde; Scott McMullen; Pip McGlinn  
**Subject:** 168 Turbot Steet

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Regards

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**Department of Health | Queensland Government**  
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\*\*\*\*\*

RTI Release

**Kate Fleming**

---

**From:** Jason Gaudry  
**Sent:** Thursday, 28 August 2014 4:27 PM  
**To:** Jason Corbet  
**Cc:** Kate Fleming  
**Subject:** RE: 168 Turbot Steet

Jason

A link to the whole of government Transaction Policy / DSDIP website follows FYI. The policy outlines the principles for sale of government property assets and processes for agencies to obtain Economic Development Board approval for property disposal. The policy does not deal with treatment of sale proceeds (revenue retention). The current position for QH is that revenue from property sales is returned to the Emergent Works Program for re-investment into capital priorities. You may like to check with Travis O'Brien's team re the process for accessing those funds.

<http://www.dsdip.qld.gov.au/economic-development/land-and-asset-management.html>

Regards

Jason Gaudry  
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Brisbane Qld 4000

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---

**From:** Jason Corbet  
**Sent:** Thursday, 28 August 2014 12:18 PM  
**To:** Jason Gaudry  
**Cc:** Kate Fleming  
**Subject:** RE: 168 Turbot Steet

Hi Jason,

Do you know if there is a policy on QGOV asset sales and how money from those sales can be used?

I am looking into whether money from the sale of the Turbot Street property can fund the relocation of the dental school facilities and staff to another location.

Jason Corbet  
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28/08/2014

DOH-DL 14/15-016 RPI Document 12

section 73 - irrelevant

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RTI Release

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\*\*\*\*\*

REFUSED



**Kate Fleming**

---

**From:** Callum Doull [Callum.Doull@dsdip.qld.gov.au]  
**Sent:** Thursday, 28 August 2014 3:00 PM  
**To:** Kate Fleming  
**Cc:** Jason Gaudry; David Bunting; Anthony Perry; Craig Mercer  
**Subject:** RE: Turbot Street - Standard Lease Terms

Afternoon Kate,

I can confirm that we will have the final valuation for 168 Turbot Street to you for the end of next week (5 August 2014).

As discussed, the value of the valuation will require Minister approval as it is over \$5m. So I would allow for this in your program.

Kind regards,

Cal.

**Callum Doull**  
Senior Project Officer  
Agency Portfolios – Planning and Property Group  
Department of State Development, Infrastructure and Planning  
Queensland Government  
Visit: Level 3 63 George Street Brisbane  
Mail: PO Box 15009 City East Qld 4002  
Phone: +61 7 345 27914  
Email: [callum.doull@dsdip.qld.gov.au](mailto:callum.doull@dsdip.qld.gov.au)  
[www.dsdip.qld.gov.au](http://www.dsdip.qld.gov.au)

Great state. Great opportunity.

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**From:** Kate Fleming [mailto:Kate.Fleming@health.qld.gov.au]  
**Sent:** Thursday, 28 August 2014 1:40 PM  
**To:** Callum Doull  
**Cc:** Jason Gaudry; David Bunting  
**Subject:** RE: Turbot Street - Standard Lease Terms

Hi Callum

As discussed, I can not progress our brief for formal approval to dispose without the valuation report.

Once finalised, can you please provide a copy to myself and Jason (cc'd into the email).

Much appreciated

Kate Fleming  
Principal Property Advisor  
Property Services Team | Asset and Property Services | System Support Services

28/08/2014

T: 07 3006 2743 | M:  F: 07 3006 2770

E: [kate.fleming@health.qld.gov.au](mailto:kate.fleming@health.qld.gov.au) | W: [www.health.qld.gov.au](http://www.health.qld.gov.au)

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

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Kate,

Many thanks.

I will forward to you once complete.

Cal.

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Hi Cal

We don't have a standard expenditure lease – QGAO / Public Trustee hold these.

Thanks for the update – if possible, any property reports you can provide us would be very helpful to maintain our files.

Much appreciated

Kate Fleming  
Principal Property Advisor

Property Services Team | Health Infrastructure Branch | System Support Services  
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Given the specialised nature of the service, it may be outside the scope of their standardised lease. If QGAO's legals can't amend their lease to suit, s 73 - irrelevant s 73 - irrelevant

Are you able to provide an update on how this sale is proceeding? Are you in regular contact with the HHS?

Regards

Kate Fleming  
Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government

T: 07 3006 2743 | M: [redacted] | F: 07 3006 2770

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RTI Release

## Kate Fleming

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**RTI Request**

**Kate Fleming**

---

**From:** Jason Corbet  
**Sent:** Thursday, 28 August 2014 12:18 PM  
**To:** Jason Gaudry  
**Cc:** Kate Fleming  
**Subject:** RE: 168 Turbot Steet

Hi Jason,

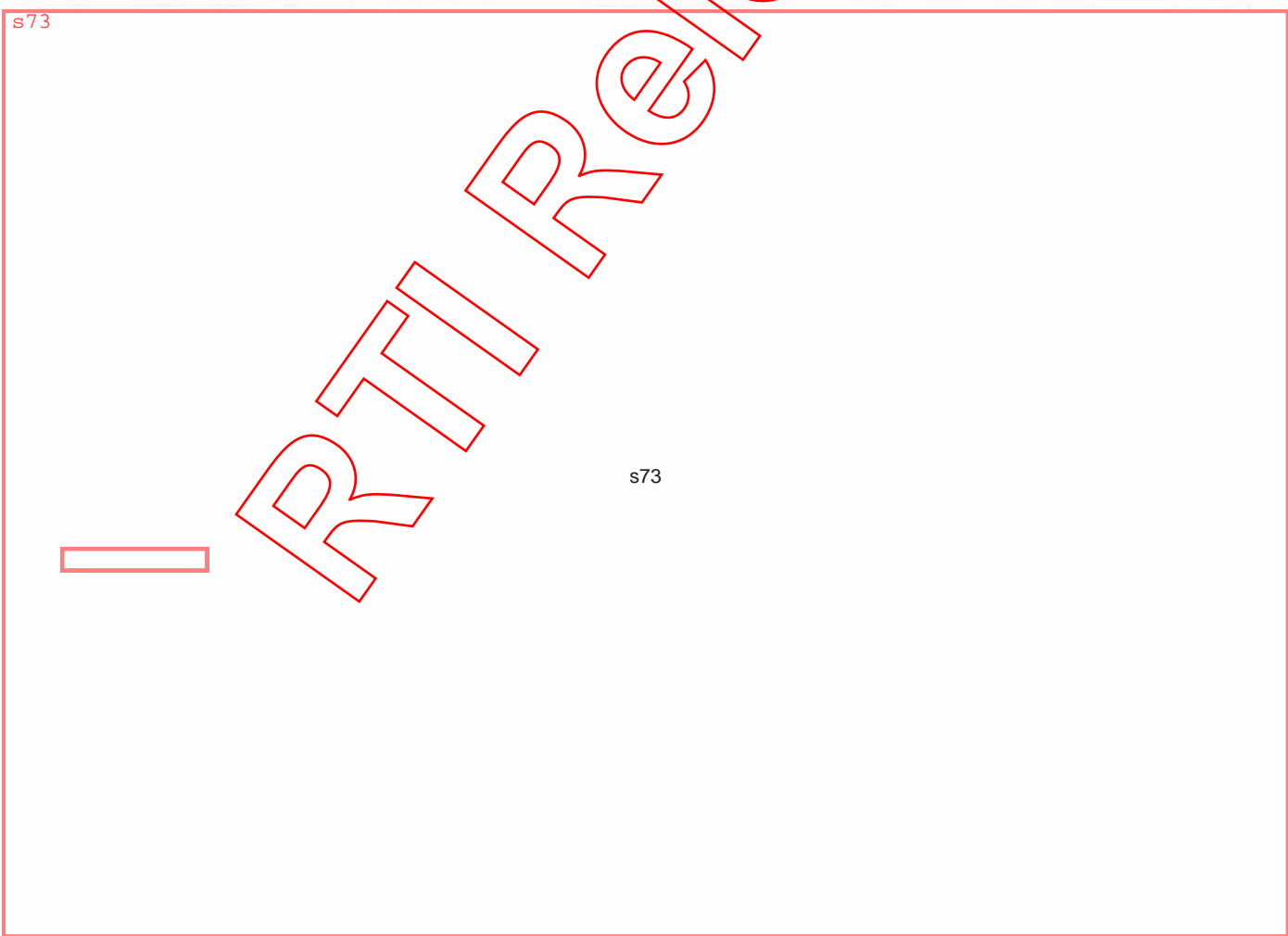
Do you know if there is a policy on QGOV asset sales and how money from those sales can be used?

I am looking into whether money from the sale of the Turbot Street property can fund the relocation of the dental school facilities and staff to another location.

Jason Corbet  
Manager, Strategic Projects  
Health Infrastructure Branch | System Support Services Division  
Department of Health | Queensland Government  
Level 6, 200 Adelaide Street Brisbane QLD 4000 or  
GPO Box 48 Brisbane QLD 4001  
t. 07 3006 2830  
e. [jason.corbet@health.qld.gov.au](mailto:jason.corbet@health.qld.gov.au) | [www.health.qld.gov.au](http://www.health.qld.gov.au)



Public service values



s73

s73

**From:** Scott McMullen  
**Sent:** Friday, 22 August 2014 5:46 PM  
**To:** Jason Gaudry  
**Cc:** Kate Fleming; Eugene McAteer; Malcolm Stamp  
**Subject:** RE: 168 Turbot Steet

Jason

Thanks for sending this on and including the key aspects on the clinical activities and financials in the brief. Do you think it is clear enough that DSDIP should think about funding either lease back or fit out of new premises as part of any sale proceeds in point 9.

Regards

Scott

**From:** Jason Gaudry  
**Sent:** Friday, 22 August 2014 4:32 PM  
**To:** Scott McMullen  
**Cc:** Kate Fleming  
**Subject:** RE: 168 Turbot Steet

Scott,

Please see attached the draft briefing note for disposal. If you could please advise any comments that you may have that would be appreciated.

In relation to the brief, I have asked DSDIP to confirm point 9 – lease back provision will be provided for in any contract of sale, as required by MN HHS.

Thanks

Jason Gaudry  
 Manager Property  
 Asset and Property Services  
 Health Infrastructure Branch **Department of Health**  
 Level 5 Anzac Square Building  
 200 Adelaide Street  
 Brisbane Qld 4000

P: (07) 3006 2790  
 M: [REDACTED]  
[jason.gaudry@health.qld.gov.au](mailto:jason.gaudry@health.qld.gov.au)

**From:** Scott McMullen  
**Sent:** Friday, 22 August 2014 11:52 AM  
**To:** Jason Gaudry  
**Cc:** Kate Fleming  
**Subject:** RE: 168 Turbot Steet

Thanks Jason

Happy to have a look the key points to reflect in the brief from a MNHHS point of view are really two:

1. Houses state-wide oral health services which currently have nowhere else to go and
2. If these services have to be moved and or have to be leased back as per the DG instruction MNHHS should not be expected to bear these costs as currently all it owns (actually QH does) the buildings and only has budget for utilities etc

Regards

Scott

---

**From:** Jason Gaudry  
**Sent:** Friday, 22 August 2014 11:43 AM  
**To:** Scott McMullen  
**Cc:** Kate Fleming  
**Subject:** RE: 168 Turbot Steet

No problems Scott. I have asked Kate Fleming to provide our draft brief (approval to dispose) to you for comments. We are aiming to have this to you today.

Jason Gaudry  
 Manager Property  
 Asset and Property Services  
 Health Infrastructure Branch **Department of Health**  
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 M:   
[jason.gaudry@health.qld.gov.au](mailto:jason.gaudry@health.qld.gov.au)

---

**From:** Scott McMullen  
**Sent:** Thursday, 21 August 2014 2:01 PM  
**To:** Jason Gaudry; Glenn Rashleigh; Malcolm Stamp  
**Cc:** Pip McGlenn; Kate Fleming; Adrian Duff  
**Subject:** RE: 168 Turbot Steet

Thank you for keep me in the loop I think we need to be very clear that while this facility is considered surplus, it houses state-wide oral health services with no other place to go at present. MNHHS would respectfully request that any briefing should reflect this and also state the issues in relation to funding any moves or lease back arrangements (as raised at this e=weeks meeting) so that these factors are not lost in the need for speed etc. Happy to review any briefs prior to them being sent etc.

Regards

Scott

---

**From:** Jason Gaudry  
**Sent:** Thursday, 21 August 2014 12:27 PM  
**To:** Glenn Rashleigh  
**Cc:** Scott McMullen; Pip McGlenn; Kate Fleming; Adrian Duff  
**Subject:** RE: 168 Turbot Steet

Glenn,

As per attached email DNRM has indicated agreement for the Department to declare the property surplus on the GLR, in advance of the Minister or delegates approval, with a notation that the Min / delegate approval to sell is pending. On that basis the property will be declared surplus today.

An urgent briefing note to obtain the approval is being prepared now. We have advised Kerry Riethmuller of GLAM today that the valuation may be requested to accompany the briefing (as is usually the case) - GLAM is obtaining a valuation of both 168 & 200 Turbot St properties and Kerry will follow up on this.

FYI

Jason Gaudry  
 Manager Property  
 Asset and Property Services  
 Health Infrastructure Branch **Department of Health**  
 Level 5 Anzac Square Building  
 200 Adelaide Street

Brisbane Qld 4000

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M: [REDACTED]

[jason.gaudry@health.qld.gov.au](mailto:jason.gaudry@health.qld.gov.au)

**From:** Natalie Wilde [<mailto:Natalie.Wilde@dssdip.qld.gov.au>]

**Sent:** Thursday, 21 August 2014 11:19 AM

**To:** Glenn Rashleigh; Jason Gaudry

**Cc:** Scott McMullen; Pip McGlinn

**Subject:** RE: 168 Turbot Steet

Thanks Glenn. To ensure we meet the 30 day listing period on the GLR before the property is marketed, the site would need to be registered on the GLR no later than Friday 29 August.

Please feel free to give me a call to discuss further.

Kind regards

Natalie Wilde  
 General Manager  
 Government Land and Asset Management  
 Planning and Property Group  
 Department of State Development, Infrastructure and Planning  
 Tel - +61 7 3452 7631  
 Post - PO Box 15009 City East Qld 4002  
 Visit - Level 3, 63 George Street, Brisbane  
<http://www.dlgo.qld.gov.au>

Please consider the environment before printing this email

**From:** Glenn Rashleigh [<mailto:Glenn.Rashleigh@health.qld.gov.au>]

**Sent:** Thursday, 21 August 2014 10:21 AM

**To:** Jason Gaudry

**Cc:** Natalie Wilde; Scott McMullen; Pip McGlinn

**Subject:** 168 Turbot Steet

Hi Jason,

I confirm that agreement has been reached to proceed with an EOI for disposal of this site.

As such, I understand that the property needs to be registered on the GLR as surplus.

Would you kindly prepare the Brief for approval for this to occur. I would appreciate it if this was done urgently as it may take a little time to walk through the DG office.

Would you advise a status of the progress of this next week please. (Natalie, we will provide this update to you also.)

Regards

**Glenn Rashleigh**  
 Chief Health Infrastructure Officer  
 Health Infrastructure Branch | System Support Services Division  
 Department of Health | Queensland Government  
 Level 6, Anzac Square, 200 Adelaide Street, Brisbane Qld 4000  
 P: (07) 3006 2833  
 M: [REDACTED]  
 E: [glenn.rashleigh@health.qld.gov.au](mailto:glenn.rashleigh@health.qld.gov.au)



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RTI Release



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section 73 - irrelevant

RTI Release

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 Asset and Property Services  
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 Brisbane Qld 4000

P: (07) 3006 2790  
 M:   
[jason.gaudry@health.qld.gov.au](mailto:jason.gaudry@health.qld.gov.au)

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\*\*\*\*\*

RTI Release

**Kate Fleming**

**From:** Jason Gaudry  
**Sent:** Thursday, 28 August 2014 9:16 AM  
**To:** Scott McMullen  
**Cc:** Kate Fleming  
**Subject:** RE: 168 Turbot Steet

Thanks very much Scott, I have provided this to Jason Corbet who is preparing the funding submission.

Regards

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**From:** Scott McMullen  
**Sent:** Wednesday, 27 August 2014 5:59 PM  
**To:** Jason Gaudry  
**Cc:** Kate Fleming; Eugene McAteer; Malcolm Stamp; Glenn Rashleigh  
**Subject:** RE: 168 Turbot Steet

section 73 - irrelevant

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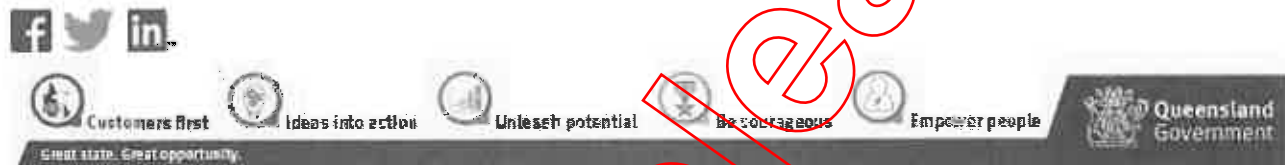
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RTI Release

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\*\*\*\*\*

RTI RELEASED



Redact Page

Pages 51 through 53 redacted for the following reasons:

-----  
section 73 - irrelevant

RTI Release

## Kate Fleming

---

**From:** Jason Gaudry  
**Sent:** Tuesday, 26 August 2014 10:37 AM  
**To:** Kate Fleming  
**Subject:** Please call Peta Gannon DNRM 3199 7944 re GLR surplus list going to Councils

Jason Gaudry  
Manager Property  
Asset and Property Services  
Health Infrastructure Branch **Department of Health**  
Level 5 Anzac Square Building  
200 Adelaide Street  
Brisbane Qld 4000

P: (07) 3006 2790  
M:   
jason.gaudry@health.qld.gov.au

RTI Release

**Kate Fleming**

**From:** Jason Gaudry  
**Sent:** Monday, 25 August 2014 3:08 PM  
**To:** Kate Fleming  
**Subject:** FW: 168 Turbot Steet  
Kate, FYI and file.

Jason Gaudry  
Manager Property  
Asset and Property Services  
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P: (07) 3006 2790  
M: [redacted]  
jason.gaudry@health.qld.gov.au

**From:** Scott McMullen  
**Sent:** Monday, 25 August 2014 3:05 PM  
**To:** Jason Gaudry  
**Subject:** RE: 168 Turbot Steet

Thanks Jason lets hope it's a refit and recurrent spending is minimised.

Regards

Scott

**From:** Jason Gaudry  
**Sent:** Monday, 25 August 2014 2:28 PM  
**To:** Scott McMullen  
**Cc:** Kate Fleming; Eugene McAteer; Malcolm Stamp  
**Subject:** RE: 168 Turbot Steet

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section 73 - irrelevant section 73 - irrelevant

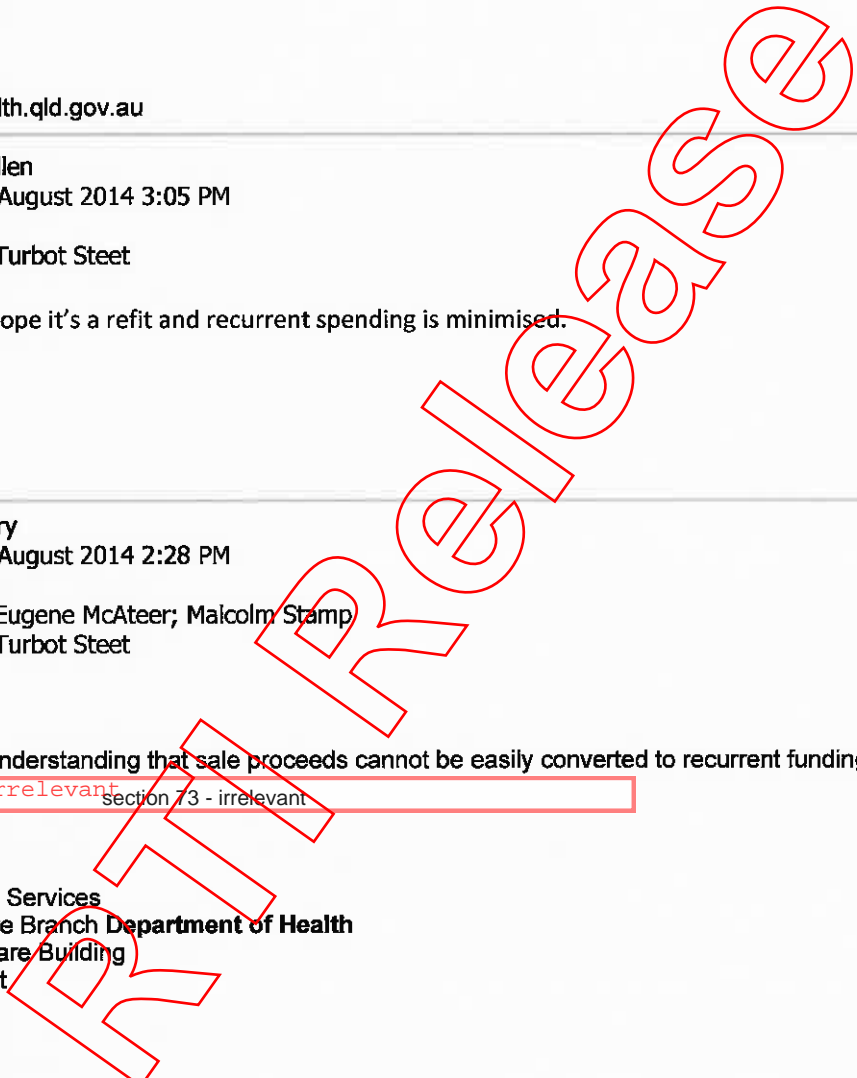
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**From:** Scott McMullen  
**Sent:** Thursday, 21 August 2014 2:01 PM  
**To:** Jason Gaudry; Glenn Rashleigh; Malcolm Stamp  
**Cc:** Pip McGlinn; Kate Fleming; Adrian Duff  
**Subject:** RE: 168 Turbot Steet

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FY!

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**From:** Natalie Wilde [mailto:Natalie.Wilde@dndip.qld.gov.au]  
**Sent:** Thursday, 21 August 2014 11:19 AM  
**To:** Glenn Rashleigh; Jason Gaudry  
**Cc:** Scott McMullen; Pip McGlinn  
**Subject:** RE: 168 Turbot Steet

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Please feel free to give me a call to discuss further.

Kind regards

Natalie Wilde  
General Manager  
Government Land and Asset Management  
Planning and Property Group  
Department of State Development, Infrastructure and Planning  
Tel - +61 7 3452 7631  
Post - PO Box 15009 City East Qld 4002  
Visit - Level 3, 63 George Street, Brisbane  
<http://www.dlgp.qld.gov.au>  
Please consider the environment before printing this email

**From:** Glenn Rashleigh [mailto:Glenn.Rashleigh@health.qld.gov.au]  
**Sent:** Thursday, 21 August 2014 10:21 AM  
**To:** Jason Gaudry  
**Cc:** Natalie Wilde; Scott McMullen; Pip McGlenn  
**Subject:** 168 Turbot Steet

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RAFT Release



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RTI REQUEST

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**Attachments:** BN DG approval to dispose.doc

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2. If these services have to be moved and or have to be leased back as per the DG instruction MNHHS should not be expected to bear these costs as currently all it owns (actually QH does) the buildings and only has budget for utilities etc

Regards

Scott

**From:** Jason Gaudry  
**Sent:** Friday, 22 August 2014 11:43 AM  
**To:** Scott McMullen  
**Cc:** Kate Fleming  
**Subject:** RE: 168 Turbot Steet

No problems Scott. I have asked Kate Fleming to provide our draft brief (approval to dispose) to you for comments. We are aiming to have this to you today.

Jason Gaudry  
 Manager Property  
 Asset and Property Services  
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M:

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---

**From:** Scott McMullen  
**Sent:** Thursday, 21 August 2014 2:01 PM  
**To:** Jason Gaudry; Glenn Rashleigh; Malcolm Stamp  
**Cc:** Pip McGlinn; Kate Fleming; Adrian Duff  
**Subject:** RE: 168 Turbot Steet

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**Sent:** Thursday, 21 August 2014 12:27 PM  
**To:** Glenn Rashleigh  
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FYI

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---

**From:** Natalie Wilde [mailto:[Natalie.Wilde@dndip.qld.gov.au](mailto:Natalie.Wilde@dndip.qld.gov.au)]  
**Sent:** Thursday, 21 August 2014 11:19 AM  
**To:** Glenn Rashleigh; Jason Gaudry  
**Cc:** Scott McMullen; Pip McGlinn  
**Subject:** RE: 168 Turbot Steet

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Please feel free to give me a call to discuss further.

Kind regards

Natalie Wilde

General Manager  
Government Land and Asset Management  
Planning and Property Group  
Department of State Development, Infrastructure and Planning  
Tel - +61 7 3452 7631  
Post - PO Box 15009 City East Qld 4002  
Visit - Level 3, 63 George Street, Brisbane  
<http://www.dlqp.qld.gov.au>  
Please consider the environment before printing this email

**From:** Glenn Rashleigh [mailto:Glenn.Rashleigh@health.qld.gov.au]  
**Sent:** Thursday, 21 August 2014 10:21 AM  
**To:** Jason Gaudry  
**Cc:** Natalie Wilde; Scott McMullen; Pip McGlenn  
**Subject:** 168 Turbot Steet

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As such, I understand that the property needs to be registered on the GLR as surplus.

Would you kindly prepare the Brief for approval for this to occur. I would appreciate it if this was done urgently as it may take a little time to walk through the DG office.

Would you advise a status of the progress of this next week please. (Natalie, we will provide this update to you also.)

Regards

**Glenn Rashleigh**  
**Chief Health Infrastructure Officer**  
**Health Infrastructure Branch | System Support Services Division**  
**Department of Health | Queensland Government**  
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\*\*\*\*\*

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\*\*\*\*\*

**Brief for Approval**

Requested by:

 Department  Minister's office

Department RecFind No:	
Division/HHS:	
File Ref No:	

**SUBJECT:** Approval to dispose: Brisbane Dental Hospital, 168 Turbot Street, Brisbane City**Recommendation/s**

It is recommended that the Director-General:

**DRAFT**

1. **Approve** the disposal of the Brisbane Dental Hospital at 168 Turbot Street, Brisbane City, described as Lots 86 and 88 on SP169883.

**Headline Issues**

2. 168 Turbot Street is the operational Brisbane Dental Hospital. The building is heritage listed; constrained by underground railway corridors; land locked; and shares a pedestrian air-bridge link with the adjoining property at 200 Turbot Street, owned by the Department of State Development, Infrastructure and Planning (DSDIP).
3. DSDIP is disposing of 200 Turbot Street, formerly occupied by the University of Queensland Oral Health services, through an Expression of Interest campaign commencing in late 2014.
4. In June 2014, the Director-General approved including 168 Turbot Street in the Expression of Interest campaign as it presents a unique opportunity for the market to leverage the property as an integrated redevelopment with 200 Turbot Street (BR059216).
5. Under instruction from DSDIP, XX assessed the current market value of 168 Turbot Street in August 2014 at \$XX (GST exclusive) (attachment 1).
6. 168 Turbot Street is an operational and highly specialised facility for statewide oral health services; including a dental laboratory, oral surgery and clinical sterilisation facilities that service other clinics.
7. Department of Health and Metro North Hospital and Health Service (HHS) do not currently own or lease premises suitable for the service to relocate to. The HHS is not funded to relocate the service; acquire or lease new premises; nor fitout new premises.
8. Health Infrastructure Branch is preparing a submission to address the lack of funding for relocation and rental for new premises.
9. DSDIP are aware of the specialised fitout needs of the facility and, in the event of a sale, will incorporate requirements for any necessary leaseback of the property until occupancy of new premises is taken up.

**Background**

10. The property will be disposed in accordance with the whole-of-government Transaction Policy.
11. In accordance with the Queensland Health Corporate Real Property Delegations Instrument of Authorisation, Version 11 (February 2013), the Director-General is the delegated authority to approve the disposal of real property assets with a value up to \$5,000,000 (GST inclusive).

**Consultation**

12. Executive Director, Corporate Services, Metro North Hospital and Health Service.

**Attachments**

13. Attachment 1: Current market valuation.

Department RecFind No:	
Division/MHS:	
File Ref No:	

**APPROVED/NOT APPROVED NOTED**

**IAN MAYNARD**  
**Director-General**

/ /

To Minister's Office for Approval   
 for Noting

Director-General's comments


Minister's Office Use Only  
**APPROVED/NOT APPROVED NOTED**

**NOTED**

**LAWRENCE SPRINGBORG**  
**Minister for Health**

**Chief of Staff**

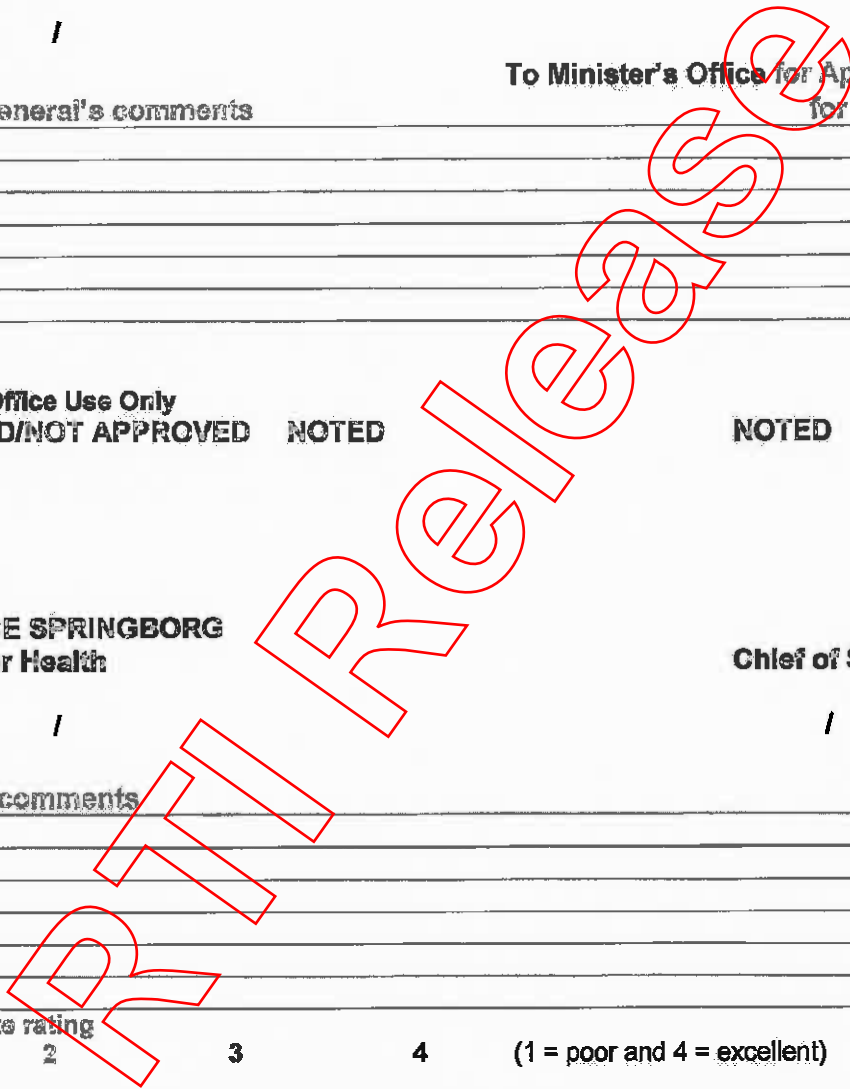
/ /

/ /

Minister's comments


Briefing note rating  
 1                      2                      3                      4                      (1 = poor and 4 = excellent)

Author	Cleared by: (SD/Dir)	Cleared by: (SD/Dir)
Kate Fleming	Jason Gaudry	Adrian Duff
Principal Property Advisor	Manager, Property	A/Director, Asset Services
Asset and Property Services	Asset and Property Services	Asset and Property Services
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<Date>	<Date>	<Date>



Department RecFind No:	
Division/HHS:	
File Ref No:	

Cleared by: (SD/Dir) Nicole Davis	Cleared by: (SD/Dir) Glenn Rashleigh	Content verified by: (CEO/DDG/Div Head) Bill Brett
General Manager	Chief Health Infrastructure Officer	Deputy Director-General
Health Infrastructure Branch	Health Infrastructure Branch	Office of the Director-General
3006 2821	3006 2833	3222 2911
		<Mob number>
<Date>	<Date>	<Date>

RTI Release

**Kate Fleming**

**From:** Jason Gaudry  
**Sent:** Friday, 22 August 2014 4:26 PM  
**To:** Natalie Wilde  
**Cc:** Kate Fleming  
**Subject:** RE: 168 Turbot Steet

Hi Natalie,

Just confirming that 168 Turbot Street was declared surplus on the GLR yesterday.

As you are aware the 168 Turbot Street property is an operational and highly specialised facility for statewide oral health services; including a dental laboratory, oral surgery and clinical sterilisation facilities that service other clinics. The Department of Health and Metro North Hospital and Health Service (HHS) do not currently own or lease premises suitable for the service to relocate to. The HHS is not currently funded to relocate the service; acquire or lease new premises; nor fitout new premises. Therefore, in the event of a sale of this property in the short term, the HHS may require a lease back provision in any contract of sale to ensure continuity of service delivery until occupation of new premises is taken up.

On that basis can GLAM please confirm that it will incorporate any necessary requirements for a short term lease back of the premises with a sale?

Thanks

Jason Gaudry  
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 Asset and Property Services  
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 200 Adelaide Street  
 Brisbane Qld 4000

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 M:   
 jason.gaudry@health.qld.gov.au

---

**From:** Natalie Wilde [mailto:Natalie.Wilde@dsdip.qld.gov.au]  
**Sent:** Thursday, 21 August 2014 11:19 AM  
**To:** Glenn Rashleigh; Jason Gaudry  
**Cc:** Scott McMullen; Pip McGlinn  
**Subject:** RE: 168 Turbot Steet

Thanks Glenn. To ensure we meet the 30 day listing period on the GLR before the property is marketed, the site would need to be registered on the GLR no later than Friday 29 August.

Please feel free to give me a call to discuss further.

Kind regards

Natalie Wilde  
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**From:** Glenn Rashleigh [mailto:Glenn.Rashleigh@health.qld.gov.au]  
**Sent:** Thursday, 21 August 2014 10:21 AM  
**To:** Jason Gaudry  
**Cc:** Natalie Wilde; Scott McMullen; Pip McGlinn

**Subject:** 168 Turbot Steet

Hi Jason,

I confirm that agreement has been reached to proceed with an EOI for disposal of this site.

As such, I understand that the property needs to be registered on the GLR as surplus.

Would you kindly prepare the Brief for approval for this to occur. I would appreciate it if this was done urgently as it may take a little time to walk through the DG office.

Would you advise a status of the progress of this next week please. (Natalie, we will provide this update to you also.)

Regards

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\*\*\*\*\*

RELEASABLE

**Kate Fleming**

---

**From:** Kate Fleming  
**Sent:** Friday, 22 August 2014 4:09 PM  
**To:** Jason Gaudry  
**Subject:** FW: 168 Turbot Steet  
**Attachments:** BN DG approval to dispose.doc

Kate Fleming  
Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government

T: 07 3006 2743 | M:  | F: 07 3006 2770

E: kate.fleming@health.qld.gov.au | W: www.health.qld.gov.au

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200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

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**Sent:** Friday, 22 August 2014 3:34 PM  
**To:** Jason Gaudry  
**Subject:** FW: 168 Turbot Steet

Hi Jason

Draft brief attached for HHS consideration – noting that point 9 needs to be confirmed with SDIP.

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RTI Release

# Brief for Approval

Requested by:

Department  Minister's office

Department RecFind No:	
Division/HHS:	
File Ref No:	

**SUBJECT:** Approval to dispose: Brisbane Dental Hospital, 168 Turbot Street, Brisbane City

## Recommendation/s

It is recommended that the Director-General:

1. **Approve** the disposal of the Brisbane Dental Hospital at 168 Turbot Street, Brisbane City, described as Lots 86 and 88 on SP169883.

## Headline issues

2. 168 Turbot Street is the operational Brisbane Dental Hospital. The building is heritage listed; constrained by underground railway corridors; land locked; and shares a pedestrian air-bridge link with the adjoining property at 200 Turbot Street, owned by the Department of State Development, Infrastructure and Planning (DSDIP).
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9. DSDIP are aware of the specialised fitout needs of the facility and, in the event of a sale, will incorporate requirements for any necessary leaseback of the property until occupancy of new premises is taken up.

## Background

10. The property will be disposed in accordance with the whole-of-government Transaction Policy.
11. In accordance with the Queensland Health Corporate Real Property Delegations Instrument of Authorisation, Version 11 (February 2013), the Director-General is the delegated authority to approve the disposal of real property assets with a value up to \$5,000,000 (GST inclusive).

## Consultation

12. Executive Director, Corporate Services, Metro North Hospital and Health Service.

## Attachments

13. Attachment 1: Current market valuation.

Department RecFind No:	
Division/HHS:	
File Ref No:	

APPROVED/NOT APPROVED NOTED

IAN MAYNARD  
Director-General

/ /

To Minister's Office for Approval   
for Noting

Director-General's comments


Minister's Office Use Only

APPROVED/NOT APPROVED NOTED

NOTED

LAWRENCE SPRINGBORG  
Minister for Health

Chief of Staff

/ /

/ /

Minister's comments


Briefing note rating

1                      2                      3                      4                      (1 = poor and 4 = excellent)

Author	Cleared by: (SD/Dir)	Cleared by: (SD/Dir)
Kate Fleming	Jason Gaudry	Adrian Duff
Principal Property Advisor	Manager, Property	A/Director, Asset Services
Asset and Property Services	Asset and Property Services	Asset and Property Services
3006 2743	3006 2790	3006 2711
<Date>	<Date>	<Date>

<b>Department RecFind No:</b>	
<b>Division/HHS:</b>	
<b>File Ref No:</b>	

<b>Cleared by: (SD/Dir)</b> Nicole Davis	<b>Cleared by: (SD/Dir)</b> Glenn Rashleigh	<b>Content verified by: (CEO/DDG/Div Head)</b> Bill Brett
General Manager	Chief Health Infrastructure Officer	Deputy Director-General
Health Infrastructure Branch	Health Infrastructure Branch	Office of the Director-General
3006 2821	3006 2833	3222 2911
		<Mob number>
<Date>	<Date>	<Date>

RTI Release

**Kate Fleming**

---

**From:** Kate Fleming  
**Sent:** Friday, 22 August 2014 3:34 PM  
**To:** Jason Gaudry  
**Subject:** FW: 168 Turbot Steet  
**Attachments:** BN DG approval to dispose.doc

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Regards

Kate Fleming  
Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government

T: 07 3006 2743 | M:  | F: 07 3006 2770

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**Sent:** Thursday, 21 August 2014 12:27 PM  
**To:** Glenn Rashleigh  
**Cc:** Scott McMullen; Pip McGlinn; Kate Fleming; Adrian Duff  
**Subject:** RE: 168 Turbot Steet

Glenn,

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FYI

Jason Gaudry  
 Manager Property  
 Asset and Property Services  
 Health Infrastructure Branch Department of Health  
 Level 5 Anzac Square Building  
 200 Adelaide Street  
 Brisbane Qld 4000

P: (07) 3006 2790  
 M:   
[jason.gaudry@health.qld.gov.au](mailto:jason.gaudry@health.qld.gov.au)

**From:** Natalie Wilde [mailto:Natalie.Wilde@dndip.qld.gov.au]  
**Sent:** Thursday, 21 August 2014 11:19 AM  
**To:** Glenn Rashleigh; Jason Gaudry  
**Cc:** Scott McMullen; Pip McGlinn  
**Subject:** RE: 168 Turbot Steet

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Please feel free to give me a call to discuss further.

Kind regards

Natalie Wilde  
 General Manager  
 Government Land and Asset Management  
 Planning and Property Group



Department of State Development, Infrastructure and Planning  
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Visit - Level 3, 63 George Street, Brisbane  
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**From:** Glenn Rashleigh [mailto:Glenn.Rashleigh@health.qld.gov.au]  
**Sent:** Thursday, 21 August 2014 10:21 AM  
**To:** Jason Gaudry  
**Cc:** Natalie Wilde; Scott McMullen; Pip McGlinn  
**Subject:** 168 Turbot Steet

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Would you advise a status of the progress of this next week please. (Natalie, we will provide this update to you also.)

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**Health Infrastructure Branch | System Support Services Division**  
**Department of Health | Queensland Government**  
Level 6, Anzac Square, 200 Adelaide Street, Brisbane Qld 4000  
P: (07) 3006 2833  
M: [redacted]  
E: [glenn.rashleigh@health.qld.gov.au](mailto:glenn.rashleigh@health.qld.gov.au)



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\*\*\*\*\*

# Brief for Approval

Requested by:

Department  Minister's office

Department RecFind No:	
Division/HHS:	
File Ref No:	

**SUBJECT:** Approval to dispose: Brisbane Dental Hospital, 168 Turbot Street, Brisbane City

## Recommendation/s

It is recommended that the Director-General:

1. **Approve** the disposal of the Brisbane Dental Hospital at 168 Turbot Street, Brisbane City, described as Lots 86 and 88 on SP169883.

## Headline issues

2. 168 Turbot Street is the operational Brisbane Dental Hospital. The building is heritage listed; constrained by underground railway corridors; land locked; and shares a pedestrian air-bridge link with the adjoining property at 200 Turbot Street, owned by the Department of State Development, Infrastructure and Planning (DSDIP).
3. DSDIP is disposing of 200 Turbot Street, formerly occupied by the University of Queensland Oral Health services, through an Expression of Interest campaign commencing in late 2014.
4. In June 2014, the Director-General approved including 168 Turbot Street in the Expression of Interest campaign as it presents a unique opportunity for the market to leverage the property as an integrated redevelopment with 200 Turbot Street (BR059216).
5. Under instruction from DSDIP, XX assessed the current market value of 168 Turbot Street in August 2014 at \$XX (GST exclusive) (attachment 1).
6. 168 Turbot Street is an operational and highly specialised facility for dental services; including a dental laboratory, oral surgery and clinical sterilisation facilities that service other clinics.
7. Department of Health and Metro North Hospital and Health Service (HHS) do not currently own or lease premises suitable for the service to relocate to. The HHS is not funded to relocate the service; acquire or lease new premises; nor fitout new premises.
8. Health Infrastructure Branch is preparing a submission to address the lack of funding.

## Background

9. The property will be disposed in accordance with the whole-of-government Transaction Policy.
10. In accordance with the Queensland Health Corporate Real Property Delegations Instrument of Authorisation, Version 11 (February 2013), the Director-General is the delegated authority to approve the disposal of real property assets with a value up to \$5,000,000 (GST inclusive).

## Consultation

11. Executive Director, Corporate Services, Metro North Hospital and Health Service.

## Attachments

12. Attachment 1: Current market valuation.

Department RecFind No:	
Division/HHS:	
File Ref No:	

APPROVED/NOT APPROVED NOTED

IAN MAYNARD  
Director-General

/ /

To Minister's Office for Approval   
for Noting

Director-General's comments


Minister's Office Use Only

APPROVED/NOT APPROVED NOTED

NOTED

LAWRENCE SPRINGBORG  
Minister for Health

Chief of Staff

/ /

/ /

Minister's comments


Briefing note rating

1                      2                      3                      4                      (1 = poor and 4 = excellent)

Author Kate Fleming	Cleared by: (SD/Dir) Jason Gaudry	Cleared by: (SD/Dir) Adrian Duff
Principal Property Advisor	Manager, Property	A/Director, Asset Services
Asset and Property Services	Asset and Property Services	Asset and Property Services
3006 2743	3006 2790	3006 2711
<Date>	<Date>	<Date>

<b>Department RecFind No:</b>	
<b>Division/HHS:</b>	
<b>File Ref No:</b>	

<b>Cleared by: (SD/Dir)</b> Nicole Davis	<b>Cleared by: (SD/Dir)</b> Glenn Rashleigh	<b>Content verified by: (CEO/DDG/Div Head)</b> Bill Brett
General Manager	Chief Health Infrastructure Officer	Deputy Director-General
Health Infrastructure Branch	Health Infrastructure Branch	Office of the Director-General
3006 2821	3006 2833	3222 2911
		<Mob number>
<Date>	<Date>	<Date>

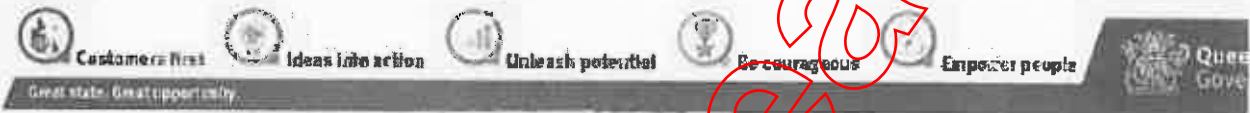
RTI Release

**Kate Fleming**

**From:** Jason Corbet  
**Sent:** Friday, 22 August 2014 1:48 PM  
**To:** Jason Gaudry  
**Cc:** Kate Fleming  
**Subject:** RE: Brief - Turbot Street

Thanks Jason. Have a good weekend.

Jason Corbet  
Manager, Strategic Projects  
Health Infrastructure Branch | System Support Services Division  
Department of Health | Queensland Government  
Level 6, 200 Adelaide Street Brisbane QLD 4000 or  
GPO Box 48 Brisbane QLD 4001  
t. 07 3006 2830  
e. [jason.corbet@health.qld.gov.au](mailto:jason.corbet@health.qld.gov.au) | [www.health.qld.gov.au](http://www.health.qld.gov.au)



**From:** Jason Gaudry  
**Sent:** Friday, 22 August 2014 1:47 PM  
**To:** Jason Corbet  
**Cc:** Kate Fleming  
**Subject:** RE: Brief - Turbot Street

Hi Jason

We hope to have a draft ready to progress early next week. Will send you a copy when we get to that point.

Jason Gaudry  
Manager Property  
Asset and Property Services  
Health Infrastructure Branch Department of Health  
Level 5 Anzac Square Building  
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Brisbane Qld 4000

P: (07) 3006 2790  
M:   
[jason.gaudry@health.qld.gov.au](mailto:jason.gaudry@health.qld.gov.au)

**From:** Jason Corbet  
**Sent:** Friday, 22 August 2014 1:30 PM  
**To:** Jason Gaudry  
**Cc:** Kate Fleming  
**Subject:** Brief - Turbot Street

Hi Jason,

How did you go with your brief re: getting the Turbot Street property onto the GLR as surplus?

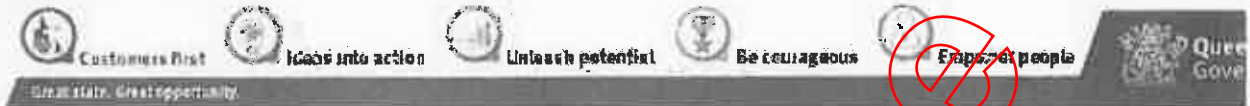
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22/08/2014

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 Public service values

## Kate Fleming

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Public service values

RTI Release



**Kate Fleming**

**From:** Scott McMullen  
**Sent:** Friday, 22 August 2014 11:52 AM  
**To:** Jason Gaudry  
**Cc:** Kate Fleming  
**Subject:** RE: 168 Turbot Steet

Thanks Jason

Happy to have a look the key points to reflect in the brief from a MNHHS point of view are really two:

1. Houses state-wide oral health services which currently have nowhere else to go and
2. If these services have to be moved and or have to be leased back as per the DG instruction MNHHS should not be expected to bear these costs as currently all it owns (actually QH does) the buildings and only has budget for utilities etc

Regards

Scott

---

**From:** Jason Gaudry  
**Sent:** Friday, 22 August 2014 11:43 AM  
**To:** Scott McMullen  
**Cc:** Kate Fleming  
**Subject:** RE: 168 Turbot Steet

No problems Scott. I have asked Kate Fleming to provide our draft brief (approval to dispose) to you for comments. We are aiming to have this to you today.

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**From:** Scott McMullen  
**Sent:** Thursday, 21 August 2014 2:01 PM  
**To:** Jason Gaudry; Glenn Rashleigh; Malcolm Stamp  
**Cc:** Pip McGlinn; Kate Fleming; Adrian Duff  
**Subject:** RE: 168 Turbot Steet

Thank you for keep me in the loop I think we need to be very clear that while this facility is considered surplus, it houses state-wide oral health services with no other place to go at present. MNHHS would respectfully request that any briefing should reflect this and also state the issues in relation to funding any moves or lease back arrangements (as raised at this e=weeks meeting) so that these factors are not lost in the need for speed etc. Happy to review any briefs prior to them being sent etc.

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**From:** Natalie Wilde [mailto:Natalie.Wilde@dssip.qld.gov.au]  
**Sent:** Thursday, 21 August 2014 11:19 AM  
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**Cc:** Scott McMullen; Pip McGlinn  
**Subject:** RE: 168 Turbot Steet

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RTI REQUEST

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**Department of Health | Queensland Government**  
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\*\*\*\*\*

RTI Release

## Kate Fleming

---

**From:** Callum Doull [Callum.Doull@dsdip.qld.gov.au]  
**Sent:** Friday, 22 August 2014 11:00 AM  
**To:** Fiona Grayson  
**Cc:** Kate Fleming  
**Subject:** RE: Dental Hospital, 168 Turbot Street, Brisbane: GLR # 7091  
Many thanks Fiona for the Asbestos Report.

Regards,

Cal.

**Callum Doull**  
Senior Project Officer  
Agency Portfolios – Planning and Property Group  
Department of State Development, Infrastructure and Planning  
Queensland Government  
**Visit:** Level 3 63 George Street Brisbane  
**Mail:** PO Box 15009 City East Qld 4002  
**Phone:** +61 7 345 27914  
**Email:** [callum.doull@dsdip.qld.gov.au](mailto:callum.doull@dsdip.qld.gov.au)  
[www.dsdip.qld.gov.au](http://www.dsdip.qld.gov.au)  
Great state. Great opportunity.  
Please consider the environment before printing this email

---

**From:** Fiona Grayson [mailto:Fiona.Grayson2@health.qld.gov.au]  
**Sent:** Friday, 22 August 2014 10:31 AM  
**To:** Callum Doull  
**Cc:** Kate Fleming  
**Subject:** FW: Dental Hospital, 168 Turbot Street, Brisbane: GLR # 7091  
**Importance:** High

fyi

Fiona Grayson  
Property Advisor  
Property Services Team/Health Infrastructure Branch  
System Support Services Division  
Department of Health  
Level 5, 200 Adelaide Street  
Brisbane QLD 4000  
Ph: 07 3006 2739  
Email: [fiona.grayson2@health.qld.gov.au](mailto:fiona.grayson2@health.qld.gov.au)

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**Sent:** Thursday, 21 August 2014 4:32 PM  
**To:** 'Callum.Doull@dsdip.qld.gov.au'  
**Cc:** Kate Fleming; Jason Gaudry  
**Subject:** FW: Dental Hospital, 168 Turbot Street, Brisbane: GLR # 7091  
**Importance:** High

Hi Callum

Please find the attached asbestos report for the above mentioned property as requested.

Regards

Fiona Grayson  
Property Advisor  
Property Services Team/Health Infrastructure Branch  
System Support Services Division  
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**Importance:** High

Hi Fiona

Can you please assist Callum by providing a copy of the BEMIR asbestos report for the above property asap?

If there isn't one, I will contact the HHS to follow up.

Much appreciated

Kate Fleming  
Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government

T: 07 3006 2743 | M:  | F: 07 3006 2770

E: [kate.fleming@health.qld.gov.au](mailto:kate.fleming@health.qld.gov.au) | W: [www.health.qld.gov.au](http://www.health.qld.gov.au)

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

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\*\*\*\*\*

12/11/2014



## Kate Fleming

---

**From:** Callum Doull [Callum.Doull@dsdip.qld.gov.au]  
**Sent:** Friday, 22 August 2014 10:59 AM  
**To:** Kate Fleming  
**Subject:** RE: Dental Hospital, 168 Turbot Street, Brisbane: GLR # 7091

Kate,

Got it.

Many thanks,

Cal.

### Callum Doull

Senior Project Officer

Agency Portfolios – Planning and Property Group

**Department of State Development, Infrastructure and Planning  
Queensland Government**

**Visit:** Level 3 63 George Street Brisbane

**Mail:** PO Box 15009 City East Qld 4002

**Phone:** +61 7 345 27914

**Email:** [callum.doull@dsdip.qld.gov.au](mailto:callum.doull@dsdip.qld.gov.au)

[www.dsdip.qld.gov.au](http://www.dsdip.qld.gov.au)

Great state. Great opportunity.

Please consider the environment before printing this email

---

**From:** Kate Fleming [mailto:Kate.Fleming@health.qld.gov.au]  
**Sent:** Friday, 22 August 2014 10:55 AM  
**To:** Callum Doull  
**Subject:** RE: Dental Hospital, 168 Turbot Street, Brisbane: GLR # 7091

Hi Callum

The email keeps bouncing. Can you please confirm receipt?

Regards

Kate Fleming

Principal Property Advisor

Property Services Team | Health Infrastructure Branch | System Support Services

Department of Health | Queensland Government

T: 07 3006 2743 | M:  F: 07 3006 2770

E: [kate.fleming@health.qld.gov.au](mailto:kate.fleming@health.qld.gov.au) | W: [www.health.qld.gov.au](http://www.health.qld.gov.au)

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

---

**From:** Callum Doull [mailto:Callum.Doull@dsdip.qld.gov.au]  
**Sent:** Friday, 22 August 2014 10:29 AM  
**To:** Kate Fleming  
**Subject:** RE: Dental Hospital, 168 Turbot Street, Brisbane: GLR # 7091

Kate,

No response yet.

Cal.

**Callum Doull**  
 Senior Project Officer  
 Agency Portfolios – Planning and Property Group  
**Department of State Development, Infrastructure and Planning**  
**Queensland Government**  
**Visit:** Level 3 63 George Street Brisbane  
**Mail:** PO Box 15009 City East Qld 4002  
**Phone:** +61 7 345 27914  
**Email:** [callum.doull@dsdip.qld.gov.au](mailto:callum.doull@dsdip.qld.gov.au)  
[www.dsdip.qld.gov.au](http://www.dsdip.qld.gov.au)  
 Great state. Great opportunity.

Please consider the environment before printing this email

---

**From:** Kate Fleming [<mailto:Kate.Fleming@health.qld.gov.au>]  
**Sent:** Thursday, 21 August 2014 2:21 PM  
**To:** Fiona Grayson  
**Cc:** Callum Doull; Jason Gaudry  
**Subject:** Dental Hospital, 168 Turbot Street, Brisbane: GLR # 7091  
**Importance:** High

Hi Fiona

Can you please assist Callum by providing a copy of the BEMIR asbestos report for the above property asap?

If there isn't one, I will contact the HHS to follow up.

Much appreciated

Kate Fleming  
 Principal Property Advisor  
 Property Services Team | Health Infrastructure Branch | System Support Services  
 Department of Health | Queensland Government

T: 07 3006 2743 | M:  | F: 07 3006 2770

E: [kate.fleming@health.qld.gov.au](mailto:kate.fleming@health.qld.gov.au) | W: [www.health.qld.gov.au](http://www.health.qld.gov.au)

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## Kate Fleming

---

**From:** Fiona Grayson  
**Sent:** Friday, 22 August 2014 10:31 AM  
**To:** Callum.doull@dsdip.qld.gov.au  
**Cc:** Kate Fleming  
**Subject:** FW: Dental Hospital, 168 Turbot Street, Brisbane: GLR # 7091  
**Importance:** High  
**Attachments:** BEMIR Asbestos report 168 Turbot St Brisbane.pdf

fyi

Fiona Grayson  
Property Advisor  
Property Services Team/Health Infrastructure Branch  
System Support Services Division  
Department of Health  
Level 5, 200 Adelaide Street,  
Brisbane QLD 4000  
Ph: 07 3006 2739  
Email: [fiona.grayson2@health.qld.gov.au](mailto:fiona.grayson2@health.qld.gov.au)

---

**From:** Fiona Grayson  
**Sent:** Thursday, 21 August 2014 4:32 PM  
**To:** 'Callum.Doull@dsdip.qld.gov.au'  
**Cc:** Kate Fleming; Jason Gaudry  
**Subject:** FW: Dental Hospital, 168 Turbot Street, Brisbane: GLR # 7091  
**Importance:** High

Hi Callum

Please find the attached asbestos report for the above mentioned property as requested.

Regards

Fiona Grayson  
Property Advisor  
Property Services Team/Health Infrastructure Branch  
System Support Services Division  
Department of Health  
Level 5, 200 Adelaide Street,  
Brisbane QLD 4000  
Ph: 07 3006 2739  
Email: [fiona.grayson2@health.qld.gov.au](mailto:fiona.grayson2@health.qld.gov.au)

---

**From:** Kate Fleming  
**Sent:** Thursday, 21 August 2014 2:21 PM  
**To:** Fiona Grayson  
**Cc:** Callum Doull; Jason Gaudry  
**Subject:** Dental Hospital, 168 Turbot Street, Brisbane: GLR # 7091  
**Importance:** High

Hi Fiona

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Much appreciated

Kate Fleming

Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
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200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

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View site

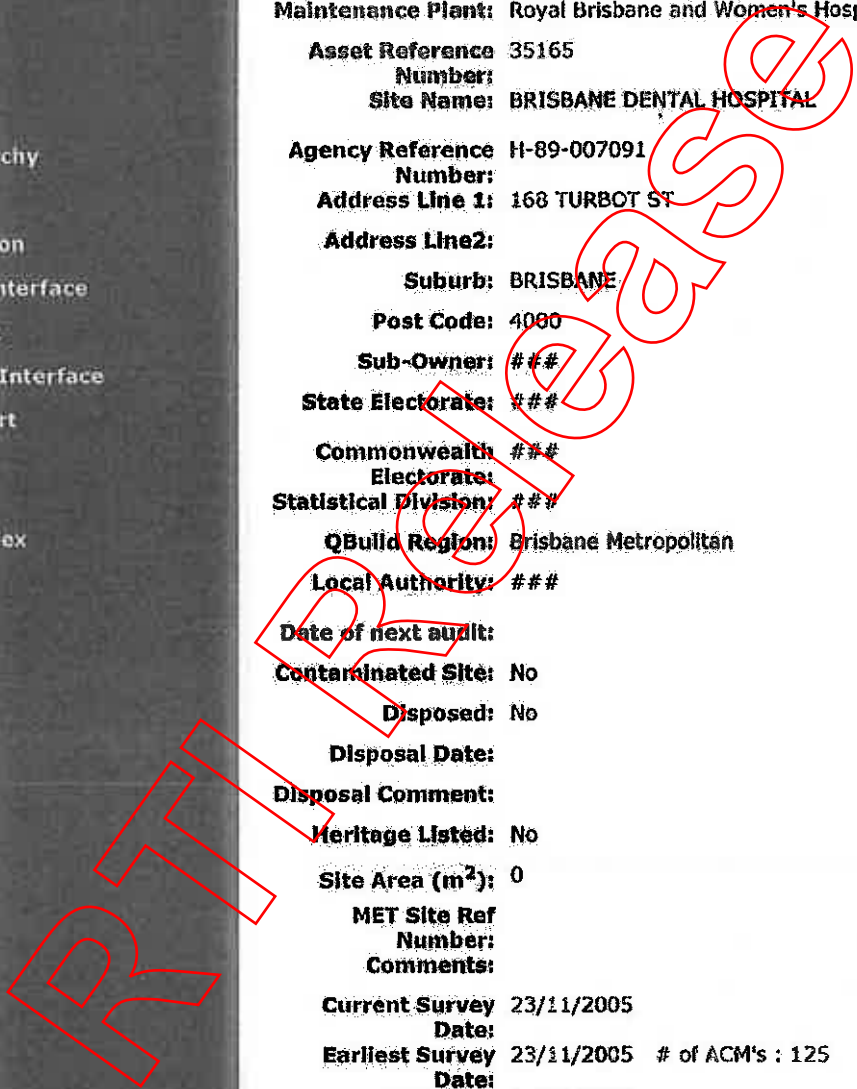
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  - Asset Export
- Agency Survey Interface
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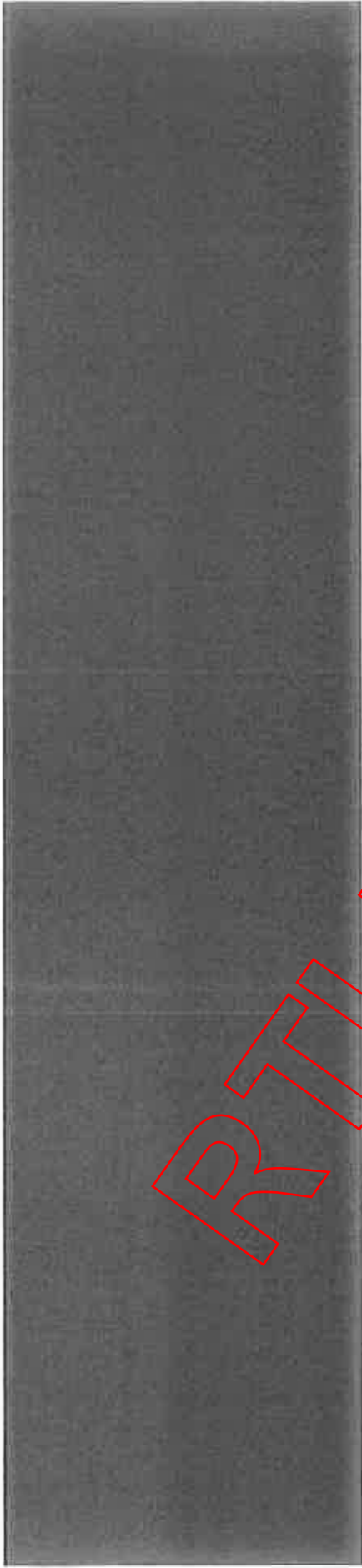
Site Details

**Department:** Department of Health  
**HHS:** Metro North  
**Maintenance Plant:** Royal Brisbane and Women's Hospital  
**Asset Reference Number:** 35165  
**Site Name:** BRISBANE DENTAL HOSPITAL  
**Agency Reference Number:** H-89-007091  
**Address Line 1:** 168 TURBOT ST  
**Address Line2:**  
**Suburb:** BRISBANE  
**Post Code:** 4000  
**Sub-Owner:** ###  
**State Electorate:** ###  
**Commonwealth Electorate:** ###  
**Statistical Division:** ###  
**QBuild Region:** Brisbane Metropolitan  
**Local Authority:** ###  
**Date of next audit:**  
**Contaminated Site:** No  
**Disposed:** No  
**Disposal Date:**  
**Disposal Comment:**  
**Heritage Listed:** No  
**Site Area (m<sup>2</sup>):** 0  
**MET Site Ref Number:**  
**Comments:**  
**Current Survey Date:** 23/11/2005  
**Earliest Survey Date:** 23/11/2005 # of ACM's : 125  
**Last ACM Date:** 19/11/2012  
**Modified/Entry Date:**  
**Asset Update:**

Land Detail

No records found





Improvements		
Improvement	Facility Name	Improvement Type
** Site - Grounds	BRISBANE DENTAL HOSPITAL	GG - General Grounds
DENTAL	BRISBANE DENTAL HOSPITAL	BU - Building
OFF SITE BUILDINGS	BRISBANE DENTAL HOSPITAL	AA - Other (refer to description)

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Site: BRISBANE DENTAL HOSPITAL  
 Facility: BRISBANE DENTAL HOSPITAL

[Back to List](#)

### Improvement Detail

**Asset Reference Number:** 35165000  
**Improvement Type:** GG - General Grounds  
**Improvement Name:** \*\* Site - Grounds  
**Improvement Other Name:** \*\* Site - Grounds  
**Agency Reference Number:** H-89-007091-000  
**Improvement Owner:** Department of Health  
**Facility:** BRISBANE DENTAL HOSPITAL

**Improvement Group:** ###  
**Gross Floor Area:** 0  
**Number of Floors/Levels:** 0  
**Building Status:** Used

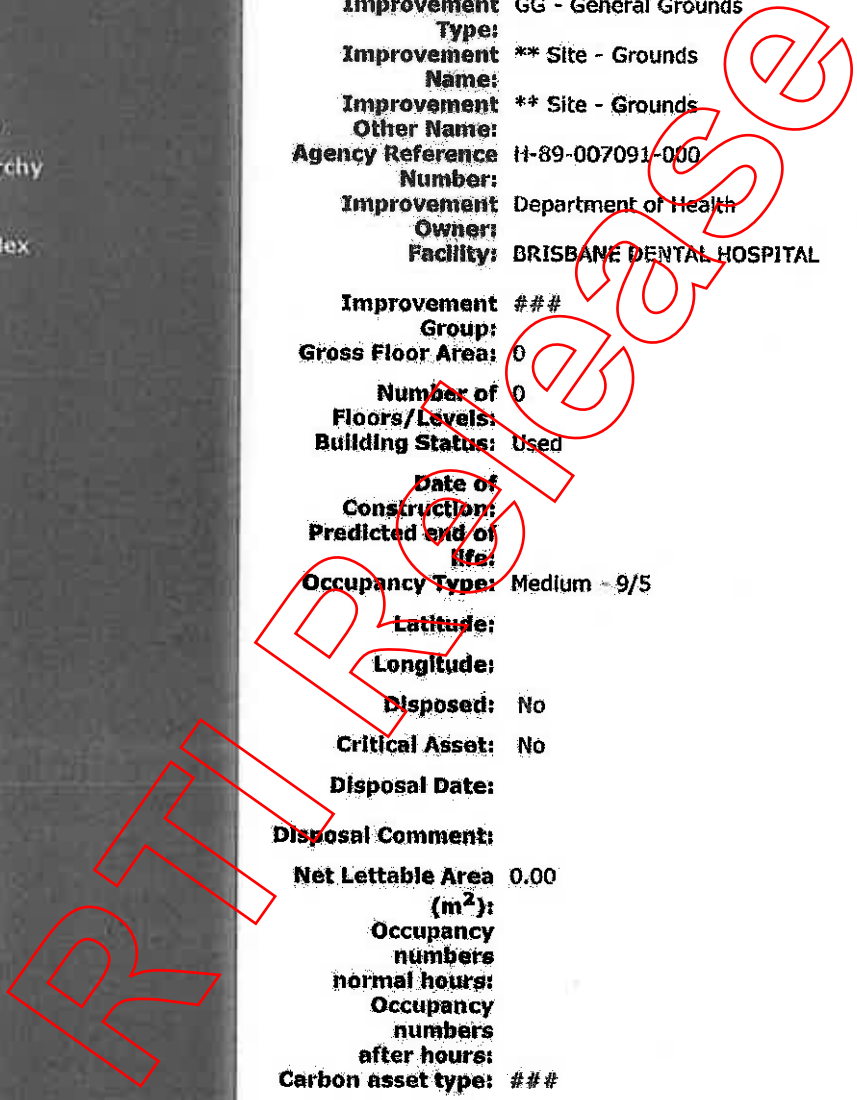
**Date of Construction:**  
**Predicted end of life:**  
**Occupancy Type:** Medium - 9/5

**Latitude:**  
**Longitude:**  
**Disposed:** No  
**Critical Asset:** No  
**Disposal Date:**

**Disposal Comment:**

**Net Lettable Area (m<sup>2</sup>):** 0.00  
**Occupancy numbers normal hours:**  
**Occupancy numbers after hours:**

**Carbon asset type:** ###  
**Baseline category:** Category 1  
**Site/Grounds details:** Yes  
**Baseline value:** 0.00  
**Indicator unit:** Sqm  
**Function:**  
**Operational hours:**  
**Operational days:**







**Operational days of year:**  
**Unit Rate:** ###  
**Unit Rate Quantity:** 0.00  
**WEMP Policy Number:**  
**ANZSIC Code:**  
**Commercial Activity Measure:**  
**Comments:**  
**Asset Date:** 26/11/2008 10:26:18 AM

**Improvement Material Status:**  
**Improvement Status:** Not Present (Not Tested)

<b>Component:</b>			
<b>Specific Location</b>	<b>Floor/Level</b>	<b>Internal or External Location</b>	<b>Location 1</b>
GROUNDS	SG - Site / Grounds	External	XE - Extern

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  - Digital Photos
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  - Other
- Online Help Index
- Logout

**Site:** BRISBANE DENTAL HOSPITAL  
**Facility:** BRISBANE DENTAL HOSPITAL  
**Improvement:** \*\* Site - Grounds  
**Specific Location:** GROUNDS

Asbestos Containing Material Profile

**ACM ID:** 385216

**Description:** NO ASBESTOS SITUATION

**Item:** AA - Other (refer to description)

**Status:** Not Present(Not Tested)

**Form:** AA - Other (refer to description)

**Physical State:** NA - Not Applicable

**Likelihood of ACM damage before next inspection:** L (Low) - possible

**Estimated Quantity:** 0

**Units:** m2

**Quantity Remaining:** 0

**ACM Identification Date:** 10/06/2010

**Date of Survey:**

**Last ACM Modified/Entry Date:** 10/06/2010

**Surveying Organisation:** EIAS PTY LTD

**Name of Surveyor:** A.BAYLY

**ACM Photo Reference:**

**Attention Recommended:** No

**Comments:**

**BEMIR Score:** 0

**ACM Removed:** No

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Built Environment Materials Information Reg

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Home

### ACM Log Listing

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Site/Facility

Client Hierarchy

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Entity ID	Entity Name	Details	Old Value	New Value	User (User)	Insert Date
385216	tblHazMat	LastSurveyDate Modified	Jan 1 1900 12:00AM		Esther Toomaga	10/06/2 12:00:0 AM
385216	tblHazMat	EstimatedCost Modified		0	Esther Toomaga	10/06/2 12:00:0 AM
385216	tblHazMat	Var_Date_1 Modified		Jun 10 2010 12:00AM	Esther Toomaga	10/06/2 12:00:0 AM
385216	tblHazMat	Location Modified	NO ASBESTOS SITUATION	NO ASBESTOS SITUATION	Esther Toomaga	10/06/2 12:00:0 AM

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- Asbestos Module
  - Asbestos Policy/Guidance
  - Access Permits
  - Incident Management
  - Asbestos Management Plan
  - Asbestos Awareness/Training
- Facility Contacts
- Maintain Asset Data
- Online Help Index
- Logout

Facility | Improvements | Environmental St

Facility: BRISBANE DENTAL HOSPITAL  
 Site: BRISBANE DENTAL HOSPITAL  
 168 TURBOT ST BRISBANE 4000

Improvement Type: -- Select --

Improvements				
Description	Site	Improvement Type	Asbestos Presence	Improve Group
DENTAL	BRISBANE DENTAL HOSPITAL	BU - Building	Confirmed	###
OFF SITE BUILDINGS	BRISBANE DENTAL HOSPITAL	AA - Other (refer to description)	Unknown	###
** Site - Grounds	BRISBANE DENTAL HOSPITAL	GG - General Grounds	Not Present (Not Tested)	###

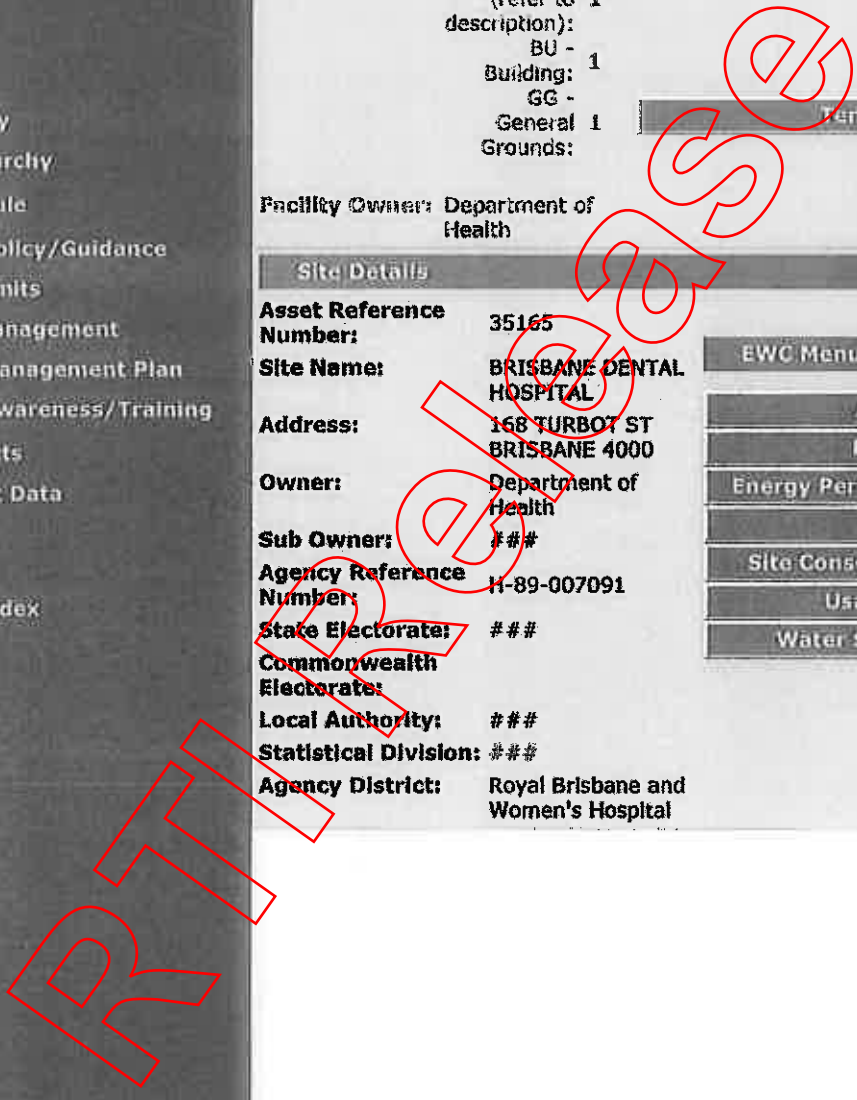
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  - Incident Management
  - Asbestos Management Plan
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- Facility Contacts
- Maintain Asset Data
- Reporting
- Online Help Index
- Logout

Facility	Improvements	Environmental S
<b>Facility:</b> BRISBANE DENTAL HOSPITAL	<a href="#">Facility Contacts</a>	
<b>Land Description:</b>		
<b>Improvements:</b> AA - Other (refer to 1 description): 1 BU - 1 Building: 1 GG - 1 General: 1 Grounds:	<a href="#">Tenancies &gt;&gt;</a>	
<b>Facility Owner:</b> Department of Health		
Site Details		
<b>Asset Reference Number:</b> 35165	<a href="#">EWC Menu</a>	
<b>Site Name:</b> BRISBANE DENTAL HOSPITAL	<a href="#">Accounts &gt;&gt;</a>	
<b>Address:</b> 168 TURBOT ST BRISBANE 4000	<a href="#">Baselines &gt;&gt;</a>	
<b>Owner:</b> Department of Health	<a href="#">Energy Performance Contract</a>	
<b>Sub Owner:</b> ###	<a href="#">Meters &gt;&gt;</a>	
<b>Agency Reference Number:</b> H-89-007091	<a href="#">Site Conservation Measure</a>	
<b>State Electorate:</b> ###	<a href="#">Usage Devices &gt;&gt;</a>	
<b>Commonwealth Electorate:</b>	<a href="#">Water Storage Devices &gt;</a>	
<b>Local Authority:</b> ###		
<b>Statistical Division:</b> ###		
<b>Agency District:</b> Royal Brisbane and Women's Hospital		





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- Asbestos Module
  - Asbestos Policy/Guidance
  - Access Permits
  - Incident Management
  - Asbestos Management Plan
  - Asbestos Awareness/Training
- Facility Contacts
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- Online Help Index
- Logout

Facility	Improvements	Environmental St
<b>Facility: BRISBANE DENTAL HOSPITAL</b>		<b>Environmental Status</b>
<b>Site: BRISBANE DENTAL HOSPITAL 168 TURBOT ST BRISBANE 4000</b>		<b>Status: Confirmed</b>

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**Environmental Details**

**Facility:** BRISBANE DENTAL HOSPITAL

**Site:** BRISBANE DENTAL HOSPITAL  
168 TURBOT ST BRISBANE 4000

**Module:** Asbestos Containing Material

**Improvement:** DENTAL - Confirmed

Include Asbestos Containing Material that has t

Asbestos Containing Materials				
Floor/Level	Specific Location	Description	Form	Physic State
L01 - Level 1	ADMIN OFFICE	VINYL TILES UNDER CARPET	VT - Vinyl Tiles	4
VS - Vertical Shaft (Internal)	AIR CON DUCT	INTERNAL LINING TO AIR CONDITIONING DUCT	MI - Millboard	4
GF - Ground Floor	BARRIER LAB	VINYL FLOOR TILES	VT - Vinyl Tiles	4
B1 - Basement 1	BASEMENT	VINYL FLOOR TILES ON BENCH ADJ TO ENTRANCE OF PLANT ROOM	VT - Vinyl Tiles	4
B1 - Basement 1	BASEMENT	LOOSE INSULATION AROUND INTERNAL TANK OF THE HEATER BOILER UNIT	AA - Other (refer to description)	4
B1 - Basement 1	BASEMENT	VINYL SHEETING TO TOP OF WORK BENCH ADJ TO PLANT ROOM ENTRANCE	AA - Other (refer to description)	4
L01 - Level 1	CASHIER	VINYL TILES UNDER CARPET	VT - Vinyl Tiles	4
GF - Ground Floor	CLEANING NO 15	GREEN PATTERN VINYL FLOOR TILE	VT - Vinyl Tiles	4
GF - Ground Floor	CLEANING NO 15	YELLOW VINYL FLOOR TILE	VT - Vinyl Tiles	4
L01 - Level 1	CLINIC NO 1	BLUE VINYL CLADDING TO WALL SECTIONS BETWEEN WINDOWS NTH EST SIDE	AA - Other (refer to description)	4
		SHEET VINYL THROUGH OUT. SHEET VINYL	VS - Vinyl	

L01 - Level 1	CLINIC NO 1	INSTALLED IN MID 1990'S UNLIKELY TO CONTAIN ASBESTOS.	Sheeting (includes backing)	4
L01 - Level 1	CLINIC NO 1	AC SHEETING TO PARTITION WALL EASTERN END OF CLINIC CLOCK ON IT	CB - Cement Based	4
L01 - Level 1	CLINIC NO 1 SWITCHBOARD	AC INTERNAL LINING TO SWITCH BOX LOCATED ON THE WALL WEST END OF CLINIC	CB - Cement Based	4
L01 - Level 1	CLINIC NO 1 SWITCHBOARD	BLACK ZELEMITE BACKING BOARD FOR SWITCH BOARD	PB - Polymer Bound	4
L01 - Level 1	CLINIC NO 2	BLUE SHEET VINYL	AA - Other (refer to description)	4
L01 - Level 1	CLINIC NO 3	SHEET VINYL COVERING	VS - Vinyl Sheeting (includes backing)	4
L01 - Level 1	CLINIC NO 4	WALL SHEETING - AIR CONDITIONER INFILL PANEL	CB - Cement Based	4
GF - Ground Floor	COMPUTER RM	GREY VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	CONFERENCE RM	CREAM VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	CONFERENCE RM	GREEN PATTERN VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	COURT YARD	SHEETING TO DOORS OF GAS ENCLOSURE LOCATED NORTH WEST CNR	CB - Cement Based	4
GF - Ground Floor	COURT YARD	SHEETING TO DOORS OF STORAGE ENCLOSURE LOCATED 5TH EST CNR	CB - Cement Based	4
L02 - Level 2	COVERED WALKWAY	AC SHEETING TO EXTERNAL WALLS	CB - Cement Based	4
GF - Ground Floor	CROWN/BRIDGE RM	VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	CROWN/BRIDGE RM	VINYL FLOOR TILES SOUTH END OF LEVEL	VT - Vinyl Tiles	4
GF - Ground	DARK ROOM	GREY SHEET VINYL TO FLOOR	AA - Other (refer to	4

Floor			description)	
GF - Ground Floor	DENTISTRY CLIN	DARK BLUE PATTERN VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	DENTISTRY CLIN	DARK GREEN PATTERN VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	DENTISTRY CLIN	LIGHT BLUE PATTERN VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	DENTISTRY CLIN	LIGHT GREEN PATTERN VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	DENTISTRY CLIN	WHITE PATTERNED VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	DENTISTRY CLIN	YELLOW PATTERN VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	DEPUTY SUPER 25	SHEET VINYL UNDER CARPET FLOOR COVERING	AA - Other (refer to description)	4
GF - Ground Floor	ENDODONTICS RM	VINYL FLOOR TILES	VT - Vinyl Tiles	4
B1 - Basement 1	EXTERNAL	AC SHEETING TO EXTERNAL WALLS OF PLANT ROOM	CB - Cement Based	4
L02 - Level 2	EXTERNAL	AC COVER STRIPS TO ALL EXTERNAL WALLS	CB - Cement Based	4
L02 - Level 2	EXTERNAL	AC PIPE FINNEAL ON PARAPET WALL ADJ TO FAN EXTRACT RM CRT YRD NTH SIDE	CB - Cement Based	4
L02 - Level 2	EXTERNAL	AC SHEETING TO ALL EXTERNAL WALLS COMPLETE	CB - Cement Based	4
L02 - Level 2	EXTERNAL	AC SHEETING TO VENT FAN RM LOCATED S NTH WST SIDE OF BLD ADJ TO WATER TANK	CB - Cement Based	4
L02 - Level 2	EXTERNAL	PIPE IN GUTTER OF CONCRETE PARAPET COURTYARD SIDE NORTH WEST CNR	CB - Cement Based	4
L02 - Level 2	EXTERNAL	PIPE STACK RISING FROM CONCRETE PARAPET COURT YARD SIDE NTH	CB - Cement Based	4

		WST CNR		
L02 - Level 2	EXTERNAL	MASTIC JOINT SEALANT TO CONCRETE PARAPET FLR SURR/DINGBLD	PB - Polymer Bound	4
Various levels External	EXTERNAL	PUTTY TO ALL EXTERNAL WINDOWS & GLAZING BARS	AA - Other (refer to description)	4
L02 - Level 2	EXTERNAL	INTERNAL INSULT LINING TO HOT WATER SYS LOCATED UNDER UNISEX TOILET STH SIDE CRT YRD	AA - Other (refer to description)	4
L01 - Level 1	EXTRACTION SURG	VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	FEMALE STAFF RM	YELLOW VINYL FLOOR TILES	VT - Vinyl Tiles	4
L02 - Level 2	FEMALE TOILET	VINYL FLOOR TILES	VT - Vinyl Tiles	4
L01 - Level 1	FILES RM NO 7	SHEET VINYL TO FLOOR	AA - Other (refer to description)	4
GF - Ground Floor	FIRE DOOR ORNATE	FIRE DOOR ORNATE- FIRE DOOR CORE	CB - Cement Based	5
GF - Ground Floor	INTERVIEW RM	VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	LABORATORY	SHEET VINYL TO FLOOR	AA - Other (refer to description)	4
GF - Ground Floor	LABORATORY	SHEET VINYL TO WALLS	AA - Other (refer to description)	4
L02 - Level 2	LABORATORY NO 2	VINYL FLOOR TILES	VT - Vinyl Tiles	4
L02 - Level 2	LABORATORY NO 2	VINYL RUBBER PREPARATION MAT ON BENCH TOP NORTHERN SIDE OF LAB.	AA - Other (refer to description)	4
L02 - Level 2	LABORATORY NO 2	AC SHEETING TO PARTITION WALL WHICH DIVIDES PLASTER RM & LAB	CB - Cement Based	4
L02 - Level 2	LABORATORY NO 2	AC SHEETING TO WALLS NORTH SIDE OF LAB	CB - Cement Based	4
L02 - Level 2	LECTURE THEATRE	FLOORING - VINYL TILES UNDER CARPET	VT - Vinyl Tiles	4
L01 - Level 1	LECTURE THEATRE	WALL SHEETING - BULKHEAD	CB - Cement	5

		LIVING	Based	
L01 - Level 1	LECTURE THEATRE	SHEET VINYL TO FLOOR	AA - Other (refer to description)	4
GF - Ground Floor	MAIN PASSAGE	GREEN PATTERN VINYL FLOOR TILE THROUGH ALL PASSAGES & WALKWAYS	VT - Vinyl Tiles	4
GF - Ground Floor	MAIN PASSAGE	WHITE VINYL FLOOR TILES THROUGH ALL PASSAGES & WALKWAYS	VT - Vinyl Tiles	4
GF - Ground Floor	MAINSWITCH RM	BLACK ZELEMITE PANEL TO BACK OF SWITCHBOARD METERS	PR - Polymer Bound	4
GF - Ground Floor	MALE ROOM	COMPRESSED AC PRIVACY WALL END OF THE URINAL	CB - Cement Based	4
L02 - Level 2	MALE TOILET	PC sheeting to internal walls	CB - Cement Based	3
L02 - Level 2	MALE TOILET	VINYL FLOOR TILES	VT - Vinyl Tiles	4
L03 - Level 3	Male Toilet	Vinyl floor tiles	VT - Vinyl Tiles	3
L01 - Level 1	MALE TOILET	WALL SHEETING PANELS ABOVE TERRAZZO PANELS WHICH LINE THE TOILET WALLS NEAR CUBICLES	AA - Other (refer to description)	4
M1 - Mezzanine 1	MEZZANINE	AC PIPE RUNNING FROM NORTH DIRECTION ACROSS MEZZANINE FLR & INTO FLR PENETRATION PH 1-23	CB - Cement Based	4
GF - Ground Floor	OFFICE	BONE VINYL FLOOR TILES	VT - Vinyl Tiles	4
L01 - Level 1	OFFICE	BLUE VINYL FLOORING UNDER CARPET	AA - Other (refer to description)	4
GF - Ground Floor	ORAL DIAGNOSTIC	GREY VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	ORAL SURGERY	SHEET VINYL TO FLOOR	AA - Other (refer to description)	4
L01 - Level 1	ORAL SURGERY	VINYL FLOOR TILES	VT - Vinyl Tiles	4
L01 - Level 1	PABX ROOMS	SHEET VINYL TO FLOOR	VS - Vinyl Sheeting (includes backing)	4



GF - Ground Floor	PACKING ROOM	HEAT RESTING BLOCK IN BOILING OUT FURNACE	AA - Other (refer to description)	4
GF - Ground Floor	PACKING ROOM	INTERNAL LINING TO THE BIFATHERM BOILING OUT FURNACE	AA - Other (refer to description)	4
L01 - Level 1	PHOTO COPY NO10	SHEET VINYL TO FLOOR	VS - Vinyl Sheeting (includes backing)	4
L01 - Level 1	PHOTO COPY RM	VINYL TO TOP OF WORK DESK	AA - Other (refer to description)	4
B1 - Basement 1	PLANT ROOM	ROLL SHEET VINYL BEHIND ENTRANCE DOORS ABOVE SINK IN CAGED AREA	AA - Other (refer to description)	4
R2 - Roof Level 2	PLANT ROOM	CEILING AC SHEETING	CB - Cement Based	4
GF - Ground Floor	PROSTHETICS DEP	AC SHEETING TO UNDERSIDE OF STAINLESS STEEL BENCH TOPS OF DENTAL CUPBOARDS X 4 PH 1-28	CB - Cement Based	4
GF - Ground Floor	PROSTHETICS DEP	VINYL FLOOR TILES IN THE CROWN & BRIDGE UNIT	VT - Vinyl Tiles	4
GF - Ground Floor	PROSTHETICS DEP	SHEET VINYL TO RECEPTION COUNTER TOP	AA - Other (refer to description)	4
GF - Ground Floor	PROSTHETICS DEP	VINYL CLADDING TO WORK CUPBOARDS IN SURGERY NO 2 NEXT DEPT HEAD OFFICE	AA - Other (refer to description)	4
GF - Ground Floor	PROSTHETICS DEP	BONE VINYL FLOOR TILES	VT - Vinyl Tiles	4
L01 - Level 1	READERS RM NO15	SHEET VINYL TO FLOOR	VS - Vinyl Sheeting (includes backing)	4
GF - Ground Floor	RECOVERY RM	SHEET VINYL TO FLOOR	VS - Vinyl Sheeting (includes backing)	4
L01 - Level 1	RECOVERY RM	CREAM VINYL FLOOR TILES	VT - Vinyl Tiles	4
L02 - Level 2	RESEARCH LAB 55	WALLS AC SHEETING TO INTERNAL WALLS	CB - Cement Based	4

R1 - Roof Level 1	ROOF	AC SUPER SIX ROOF SHEETING PLANT ROOM	CB - Cement Based	4
R1 - Roof Level 1	ROOF	AC SUPER SIX ROOF LECTURE THEATRE	CB - Cement Based	4
L01 - Level 1	ROOM NO 14	SHEET VINYL TO FLOOR	VS - Vinyl Sheeting (includes backing)	4
GF - Ground Floor	ROOM NO 18	VINYL FLOOR TILES	VT - Vinyl Tiles	4
L01 - Level 1	ROOM NO 8	FLOOR COVERING - VINYL THROUGHOUT	VS - Vinyl Sheeting (includes backing)	4
L01 - Level 1	SECRETARY NO16	SHEET VINYL TO FLOOR	AA - Other (refer to description)	4
L01 - Level 1	SECRETARY OFFICE	FLOORING IS BLUE VINYL UNDER CARPET	VS - Vinyl Sheeting (includes backing)	4
L01 - Level 1	SENIOR LEC NO13	SHEET VINYL TO FLOOR	VS - Vinyl Sheeting (includes backing)	4
GF - Ground Floor	STAFFROOM - FEMALE	FLOOR - YELLOW VINYL FLOOR TILES	CB - Cement Based	4
GF - Ground Floor	STAFFROOM KITCHEN	CEILING LINING	CB - Cement Based	5
L01 - Level 1	STERILIZATION	VINYL FLOOR TILES	VT - Vinyl Tiles	4
L01 - Level 1	STERILIZATION	FIBROUS PLASTER WALL DIVIDING STORE/PREP ROOM	AA - Other (refer to description)	4
L01 - Level 1	STERILIZATION	GREY SHEET VINYL TO FLOOR	AA - Other (refer to description)	4
GF - Ground Floor	STORE ROOM	VINYL FLOOR TILES	VT - Vinyl Tiles	4
L01 - Level 1	STORE ROOM NO 8	SHEET VINYL TO FLOOR	VS - Vinyl Sheeting (includes backing)	4
B1 - Basement 1	SUB FLOOR	LOOSE DEBRIS ON FLOOR - SOUTHERN SIDE NEAR BRICK WALL	AA - Other (refer to description)	NA
B1 - Basement 1	SUB FLOOR	LOOSE DEBRIS ON FLOOR - SOUTH EAST SIDE	AA - Other (refer to description)	NA
B1 - Basement	SUB FLOOR	LOOSE DEBRIS IN SMALL PILE ON FLOOR -	AA - Other (refer to	NA

1		SOUTH WEST SIDE	(description)	
B1 - Basement 1	SUB FLOOR	LOOSE WOVEN DEBRIS ON FLOOR - SOUTHERN SIDE	AA - Other (refer to description)	NA
B1 - Basement 1	SUB FLOOR	ROLL OF VINYL SHEETING ON TOP OF DUCT STH WEST SIDE NEAR EXTERNAL WALL	AA - Other (refer to description)	4
B1 - Basement 1	SUB FLOOR	WOVEN MATERIAL AS INSULATION ON ELECTRICAL WIRING	AA - Other (refer to description)	4
B1 - Basement 1	SUB STATION	BLACK WRAPPING AROUND CABLING IN DISUSED SUB MAIN LOCATED SOUTH EAST SIDE	AA - Other (refer to description)	4
B1 - Basement 1	SUB STATION	BLACK ZELEMITE BACKING BOARD TO SUB MAIN TERMINALS LOCATED SOUTH EAST SIDE	PB - Polymer Bound	4
B1 - Basement 1	SUB STATION	AC INTERNAL LINING TO DISUSED SUB MAIN STRUCTURE LOCATED SOUTH EAST SIDE	CB - Cement Based	4
GF - Ground Floor	SURGERY EXTRACT	AC SHEETING TO DIVIDING PARTITION WALL OF THE 2 SURGERIES NO 16	CB - Cement Based	4
GF - Ground Floor	SURGERY EXTRACT	SHEET VINYL TO FLOOR	VS - Vinyl Sheeting (includes backing)	4
L01 - Level 1	SURGICAL ROOM 10	FLOOR COVERINGS THROUGHOUT IS VINYL	CB - Cement Based	4
M1 - Mezzanine 1	SWITCHBOARD	BLACK ZELEMITE SWITCH BOARD PANEL	PB - Polymer Bound	4
B1 - Basement 1	SWITCHBOARD	LINING TO 2 TERMINAL BOXES LOCATED ON THE SIDE OF THE HEATER BOILER UNIT IN BASEMENT	M1 - Millboard	4

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GF - Ground Floor	TELECOM RM	CREAM VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	WAITING RM	BONE PATTERN VINYL FLOOR TILE	VT - Vinyl Tiles	4
GF - Ground Floor	WAITING RM	GREEN VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	XRAY RM 20	GREY SHEET VINYL TO FLOOR	VS - Vinyl Sheeting (includes backing)	4

RTI Release

**ASBESTOS REGISTER FOR BRISBANE DENTAL HOSPITAL  
(35165)**

**Owner:** Department of Health

**Improvements:** AA - Other (refer to description): 1  
BU - Building: 1  
GG - General Grounds: 1

**Date Printed:**

21/08/2014 04:24:37 PM

**Warning Notice:** Do not rely solely on the completeness of this Asbestos Register as all asbestos containing material may not be identified and listed, particularly in inaccessible locations and other areas not readily accessed e.g. wall cavities and ceiling spaces. If there is any doubt, presume the material contains asbestos and take appropriate precautions prior to undertaking work. Please read the information contained in the Legends at the end of the Asbestos Register

Record of Asbestos Containing Material printed on 21/08/2014

**Agency Name:** Department of Health  
**Facility Name:** BRISBANE DENTAL HOSPITAL  
**Address:** 168 TURBOT ST BRISBANE 4000

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**Kate Fleming**

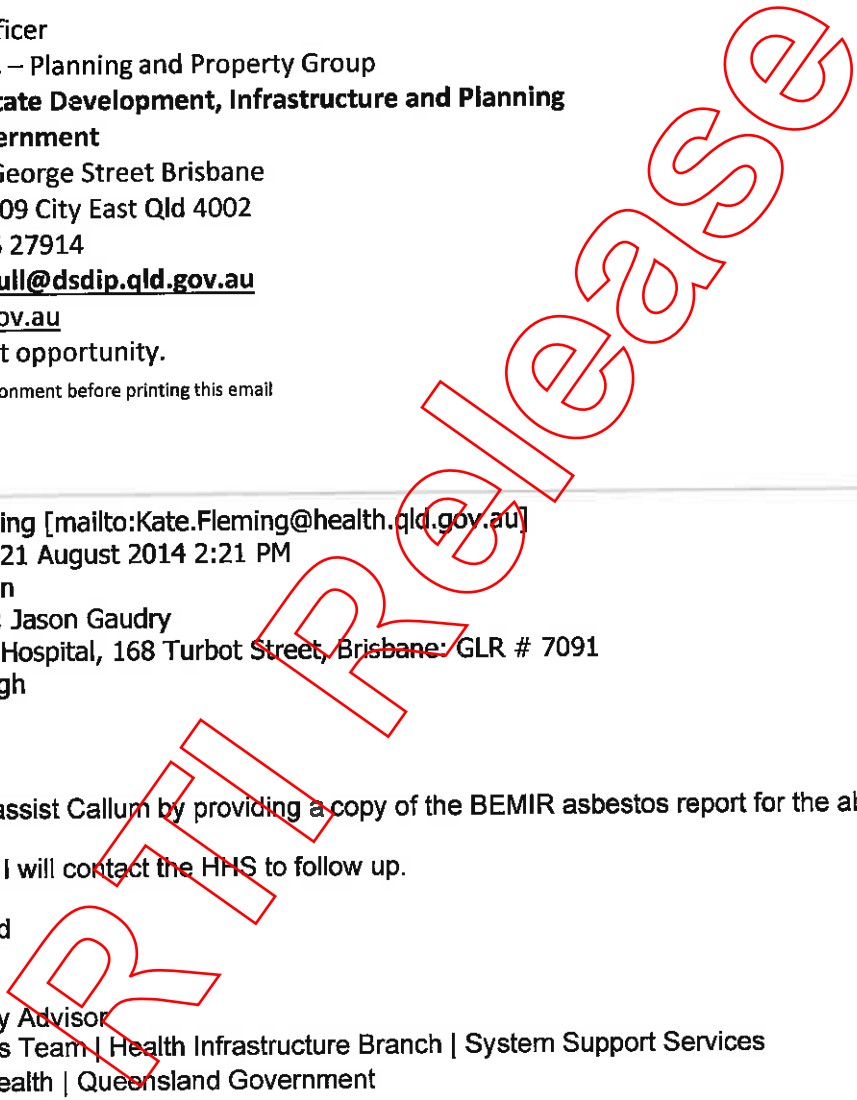
---

**From:** Callum Doull [Callum.Doull@dsdip.qld.gov.au]  
**Sent:** Friday, 22 August 2014 10:29 AM  
**To:** Kate Fleming  
**Subject:** RE: Dental Hospital, 168 Turbot Street, Brisbane: GLR # 7091

Kate,  
No response yet.

Cal.

**Callum Doull**  
Senior Project Officer  
Agency Portfolios – Planning and Property Group  
**Department of State Development, Infrastructure and Planning**  
**Queensland Government**  
**Visit:** Level 3 63 George Street Brisbane  
**Mail:** PO Box 15009 City East Qld 4002  
**Phone:** +61 7 345 27914  
**Email:** [callum.doull@dsdip.qld.gov.au](mailto:callum.doull@dsdip.qld.gov.au)  
[www.dsdip.qld.gov.au](http://www.dsdip.qld.gov.au)  
Great state. Great opportunity.  
Please consider the environment before printing this email



---

**From:** Kate Fleming [mailto:Kate.Fleming@health.qld.gov.au]  
**Sent:** Thursday, 21 August 2014 2:21 PM  
**To:** Fiona Grayson  
**Cc:** Callum Doull; Jason Gaudry  
**Subject:** Dental Hospital, 168 Turbot Street, Brisbane: GLR # 7091  
**Importance:** High

Hi Fiona

Can you please assist Callum by providing a copy of the BEMIR asbestos report for the above property asap?

If there isn't one, I will contact the HHS to follow up.

Much appreciated

Kate Fleming  
Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government

T: 07 3006 2743 | M:  F: 07 3006 2770

E: [kate.fleming@health.qld.gov.au](mailto:kate.fleming@health.qld.gov.au) | W: [www.health.qld.gov.au](http://www.health.qld.gov.au)

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

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**Kate Fleming**

---

**From:** Fiona Grayson  
**Sent:** Thursday, 21 August 2014 4:32 PM  
**To:** Callum.Doull@dsdip.qld.gov.au  
**Cc:** Kate Fleming; Jason Gaudry  
**Subject:** FW: Dental Hospital, 168 Turbot Street, Brisbane: GLR # 7091  
**Importance:** High  
**Attachments:** BEMIR Asbestos report 168 Turbot St Brisbane.pdf

Hi Callum

Please find the attached asbestos report for the above mentioned property as requested.

Regards

Fiona Grayson  
Property Advisor  
Property Services Team/Health Infrastructure Branch  
System Support Services Division  
Department of Health  
Level 5, 200 Adelaide Street,  
Brisbane QLD 4000  
Ph: 07 3006 2739  
Email: fiona.grayson2@health.qld.gov.au

---

**From:** Kate Fleming  
**Sent:** Thursday, 21 August 2014 2:21 PM  
**To:** Fiona Grayson  
**Cc:** Callum Doull; Jason Gaudry  
**Subject:** Dental Hospital, 168 Turbot Street, Brisbane: GLR # 7091  
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Kate Fleming  
Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government

T: 07 3006 2743 | M:  | F: 07 3006 2770

E: kate.fleming@health.qld.gov.au | W: www.health.qld.gov.au

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

22/08/2014

DOH-DL 14/15-016  Document 133



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Site Details

**Department:** Department of Health  
**HHS:** Metro North  
**Maintenance Plant:** Royal Brisbane and Women's Hospital  
**Asset Reference Number:** 35165  
**Site Name:** BRISBANE DENTAL HOSPITAL  
**Agency Reference Number:** H-89-007091  
**Address Line 1:** 168 TURBOT ST  
**Address Line 2:**  
**Suburb:** BRISBANE  
**Post Code:** 4000  
**Sub-Owner:** ###  
**State Electorate:** ###  
**Commonwealth Electorate:** ###  
**Statistical Division:** ###  
**Build Region:** Brisbane Metropolitan  
**Local Authority:** ###  
**Date of next audit:**  
**Contaminated Site:** No  
**Disposed:** No  
**Disposal Date:**  
**Disposal Comment:**  
**Heritage Listed:** No  
**Site Area (m<sup>2</sup>):** 0  
**MET Site Ref Number:**  
**Comments:**  
**Current Survey Date:** 23/11/2005  
**Earliest Survey Date:** 23/11/2005 # of ACM's : 125  
**Last ACM:** 19/11/2012  
**Modified/Entry Date:**  
**Asset Update:**

Asset Details

No records found



Improvements		
Improvement	Facility Name	Improvement Type
** Site - Grounds	BRISBANE DENTAL HOSPITAL	GG - General Grounds
DENTAL	BRISBANE DENTAL HOSPITAL	BU - Building
OFF SITE BUILDINGS	BRISBANE DENTAL HOSPITAL	AA - Other (refer to description)

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Site: BRISBANE DENTAL HOSPITAL  
Facility: BRISBANE DENTAL HOSPITAL

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**Improvement Details**

**Asset Reference Number:** 35165000

**Improvement Type:** GG - General Grounds

**Improvement Name:** \*\* Site - Grounds

**Improvement Other Name:** \*\* Site - Grounds

**Agency Reference Number:** H-89-007091-000

**Improvement Owner:** Department of Health

**Facility:** BRISBANE DENTAL HOSPITAL

**Improvement Group:** ###

**Gross Floor Area:** 0

**Number of Floors/Levels:** 0

**Building Status:** Used

**Date of Construction:**

**Predicted end of life:**

**Occupancy Type:** Medium - 9/5

**Latitude:**

**Longitude:**

**Disposed:** No

**Critical Asset:** No

**Disposal Date:**

**Disposal Comments:**

**Net Lettable Area (m<sup>2</sup>):** 0.00

**Occupancy numbers normal hours:**

**Occupancy numbers after hours:**

**Carbon asset type:** ###

**Baseline category:** Category 1

**Site/Grounds details:** Yes

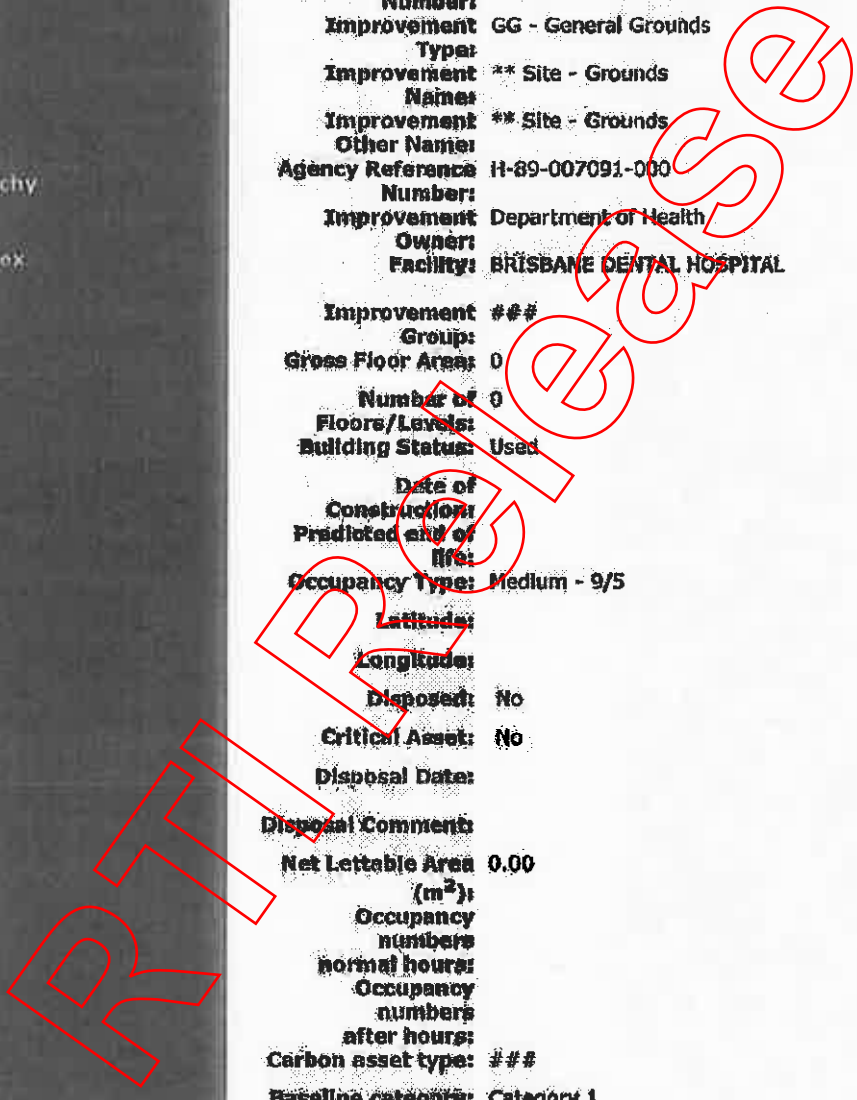
**Baseline values:** 0.00

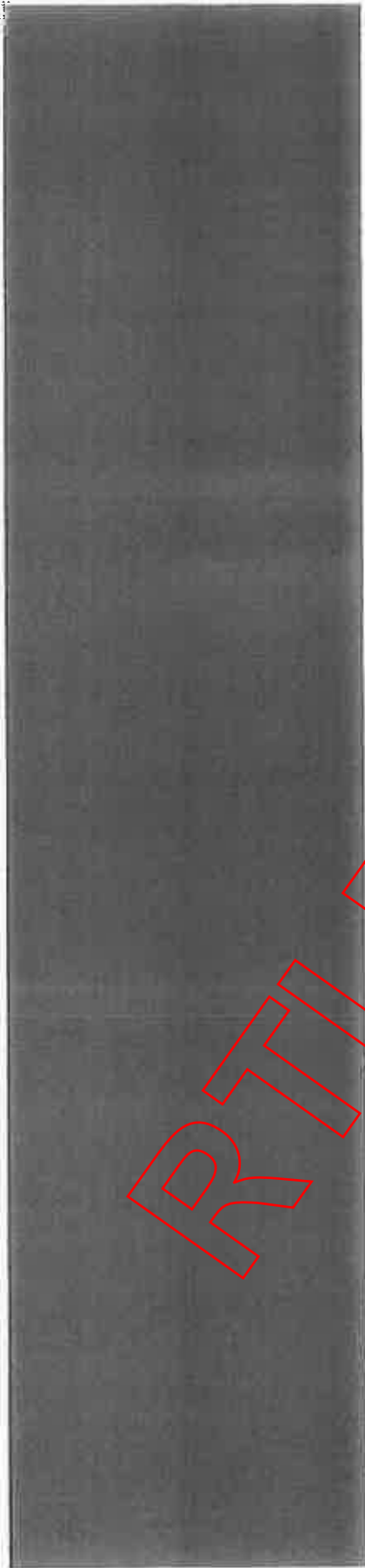
**Indicator unit:** Sqm

**Functions:**

**Operational hours:**

**Operational days:**





Operational days of year:   
 Unit (rate): ###

Unit Rate Quantity: 0.00

WEMP Policy Number:   
 ANZSIC Code:

Commercial Activity Measure:   
 Comments:

Asset Date: 26/11/2008 10:26:18 AM

Improvement Status: Not Present (Not Tested)

Specific Location	Floor/Level	Internal or External Location 1
GROUNDS	SG - Site / Grounds	External XE - Extern

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**Site:** BRISBANE DENTAL HOSPITAL  
**Facility:** BRISBANE DENTAL HOSPITAL  
**Improvement:** Site - Grounds  
**Specific Location:** GROUPS

---

**ACM ID: 385216**

**Description:** NO ASBESTOS SITUATION  
**Item:** AA - Other (refer to description)  
**Status:** Not Present (Not Tested)  
**Form:** AA - Other (refer to description)

**Physical State:** NA - Not Applicable  
**Likelihood of ACM damage before next inspection:** L (Low) - possible  
**Estimated Quantity:** 0  
**Units:** m2  
**Quantity Remaining:** 0  
**ACM:** 10/06/2010

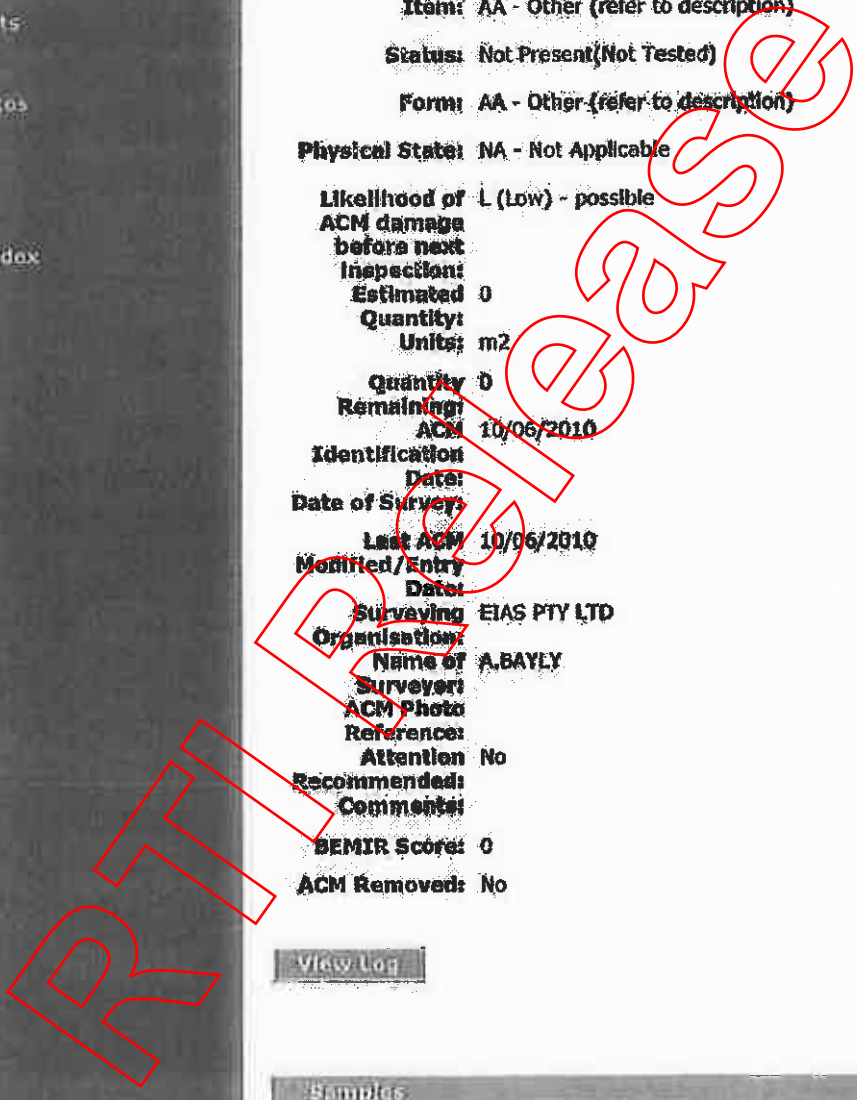
**Identification Date:**  
**Date of Survey:**  
**Last ACM Modified/Entry Date:** 10/06/2010  
**Surveying Organisation:** EIAS PTY LTD  
**Name of Surveyor:** A.BAYLY  
**ACM Photo Reference:**  
**Attention Recommended:** No  
**Comments:**  
**BEMIR Score:** 0  
**ACM Removed:** No

---

**Samples**

---

**Disposal**



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Built Environment Materials Information Reg  
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Entity ID	Entity Name	Field Name	Old Value	New Value	User Name	Timestamp
385216	tblHazMat	LastSurveyDate Modified	Jan 1 1900 12:00AM		Esther Toomaga	10/06/2 12:00:0 AM
385216	tblHazMat	EstimatedCost Modified		0	Esther Toomaga	10/06/2 12:00:0 AM
385216	tblHazMat	Var_Date_1 Modified		Jun 10 2010 12:00AM	Esther Toomaga	10/06/2 12:00:0 AM
385216	tblHazMat	Location Modified	NO ASBESTOS SITUATION	NO ASBESTOS SITUATION	Esther Toomaga	10/06/2 12:00:0 AM

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Facility
Improvements
Environmental

**Facility:** BRISBANE DENTAL HOSPITAL  
**Site:** BRISBANE DENTAL HOSPITAL  
 168 TURBOT ST BRISBANE 4000

**Improvement Type:** -- Select --

Improvements				
Description	Site	Improvement Type	Asbestos Presence	Improve Group
DENTAL	BRISBANE DENTAL HOSPITAL	BU - Building	Confirmed	###
OFF SITE BUILDINGS	BRISBANE DENTAL HOSPITAL	AA - Other (refer to description)	Unknown	###
Site Grounds	BRISBANE DENTAL HOSPITAL	GG - General Grounds	Not Present (Not Tested)	###

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Facility	Improvements	Environmental S
<b>Facility:</b> BRISBANE DENTAL HOSPITAL		
<b>Land Description:</b>		
<b>Improvements:</b>	AA - Other (refer to description): 1	
	BU - Building: 1	
	GG - General Grounds: 1	
<b>Facility Owner:</b> Department of Health		
<b>Site Details</b>		
<b>Asset Reference Number:</b>	35165	
<b>Site Name:</b>	BRISBANE DENTAL HOSPITAL	
<b>Address:</b>	166 TURBOT ST BRISBANE 4000	
<b>Owners:</b>	Department of Health	
<b>Sub Owners:</b>	###	
<b>Agency Reference Number:</b>	H-89-007091	
<b>State Electorate:</b>	###	
<b>Commonwealth Electorate:</b>		
<b>Local Authority:</b>	###	
<b>Statistical Division:</b>	###	
<b>Agency District:</b>	Royal Brisbane and Women's Hospital	

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- Maintain Asset Data
- Online Help Index
- Logout

Facility	Improvements	Environmental St
<b>Facility: BRISBANE DENTAL HOSPITAL</b> <b>Site: BRISBANE DENTAL HOSPITAL</b> <b>158 TURBOT ST BRISBANE 4000</b>		<b>Environmental Status</b> <b>Status: Confirmed</b>

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Queensland Government

BEMIR Help Desk Phone: Email: [asbestos@bemir.qld.gov.au](mailto:asbestos@bemir.qld.gov.au)

- Home
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- Asbestos Module
  - Asbestos Policy/Guidance
  - Access Permits
  - Incident Management
  - Asbestos Management Plan
  - Asbestos Awareness/Training
- Facility Contacts
- Maintain Asset Data
- Online Help Index
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Environmental Details				
Facility:	BRISBANE DENTAL HOSPITAL			
Site:	BRISBANE DENTAL HOSPITAL 168 TURBOT ST BRISBANE 4000			
Module:	Asbestos Containing Material			
Improvement:	DENTAL - Confirmed			
	<input type="checkbox"/> Include Asbestos Containing Material that has t			
Asbestos Containing Materials				
Floor/Level	Specific Location	Description	Form	Physic State
L01 - Level 1	ADMIN OFFICE	VINYL TILES UNDER CARPET	VT - Vinyl Tiles	4
VS - Vertical Shaft (internal)	AIR CON DUCT	INTERNAL LINING TO AIR CONDITIONING DUCT	MI - Millboard	4
GF - Ground Floor	BARRIER LAB	VINYL FLOOR TILES	VT - Vinyl Tiles	4
B1 - Basement 1	BASEMENT	VINYL FLOOR TILES ON BENCH ADJ TO ENTRANCE OF PLANT ROOM	VT - Vinyl Tiles	4
B1 - Basement 1	BASEMENT	LOOSE INSULATION AROUND INTERNAL TANK OF THE HEATER BOILER UNIT	AA - Other (refer to description)	4
B1 - Basement 1	BASEMENT	VINYL SHEETING TO TOP OF WORK BENCH ADJ TO PLANT ROOM ENTRANCE	AA - Other (refer to description)	4
L01 - Level 1	CASHIER	VINYL TILES UNDER CARPET	VT - Vinyl Tiles	4
GF - Ground Floor	CLEANING NO 15	GREEN PATTERN VINYL FLOOR TILE	VT - Vinyl Tiles	4
GF - Ground Floor	CLEANING NO 15	YELLOW VINYL FLOOR TILE	VT - Vinyl Tiles	4
L01 - Level 1	CLINIC NO 1	BLUE VINYL CLADDING TO WALL SECTIONS BETWEEN WINDOWS NTH EST SIDE	AA - Other (refer to description)	4
		SHEET VINYL THROUGH OUT.	VS - Vinyl	



L01 - Level 1	CLINIC NO 1	INSTALLED IN MID 1990'S UNLIKELY TO CONTAIN ASBESTOS.	Sheeting (includes backing)	4
L01 - Level 1	CLINIC NO 1	AC SHEETING TO PARTITION WALL EASTERN END OF CLINIC CLOCK ON IT	CB - Cement Based	4
L01 - Level 1	CLINIC NO 1 SWITCHBOARD	AC INTERNAL LINING TO SWITCH BOX LOCATED ON THE WALL WEST END OF CLINIC	CB - Cement Based	4
L01 - Level 1	CLINIC NO 1 SWITCHBOARD	BLACK ZELEMITE BACKING BOARD FOR SWITCH BOARD	PB - Polymer Bound	4
L01 - Level 1	CLINIC NO 2	BLUE SHEET VINYL	AA - Other (refer to description)	4
L01 - Level 1	CLINIC NO 3	SHEET VINYL COVERING	VS - Vinyl Sheeting (includes backing)	4
L01 - Level 1	CLINIC NO 4	WALL SHEETING - AIR CONDITIONER INFILL PANEL	CB - Cement Based	4
GF - Ground Floor	COMPUTER RM	GREY VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	CONFERENCE RM	CREAM VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	CONFERENCE RM	GREEN PATIERN VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	COURT YARD	SHEETING TO DOORS OF GAS ENCLOSURE LOCATED NORTH WEST CNR	CB - Cement Based	4
GF - Ground Floor	COURT YARD	SHEETING TO DOORS OF STORAGE ENCLOSURE LOCATED STH EST CNR	CB - Cement Based	4
L02 - Level 2	COVERED WALKWAY	AC SHEETING TO EXTERNAL WALLS	CB - Cement Based	4
GF - Ground Floor	CROWN/BRIDGE RM	VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	CROWN/BRIDGE RM	VINYL FLOOR TILES SOUTH END OF LEVEL	VT - Vinyl Tiles	4
GF - Ground	DARK ROOM	GREY SHEET VINYL TO FLOOR	AA - Other (refer to	4

Floor				description)	
GF - Ground Floor	DENTISTRY CLIN		DARK BLUE PATTERN VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	DENTISTRY CLIN		DARK GREEN PATTERN VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	DENTISTRY CLIN		LIGHT BLUE PATTERN VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	DENTISTRY CLIN		LIGHT GREEN PATTERN VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	DENTISTRY CLIN		WHITE PATTERNED VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	DENTISTRY CLIN		YELLOW PATTERN VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	DEPUTY SUPER 25		SHEET VINYL UNDER CARPET FLOOR COVERING	AA - Other (refer to description)	4
GF - Ground Floor	ENDODONTICS RM		VINYL FLOOR TILES	VT - Vinyl Tiles	4
B1 - Basement 1	EXTERNAL		AC SHEETING TO EXTERNAL WALLS OF PLANT ROOM	CB - Cement Based	4
L02 - Level 2	EXTERNAL		AC COVER STRIPS TO ALL EXTERNAL WALLS	CB - Cement Based	4
L02 - Level 2	EXTERNAL		AC PIPE FINNEAL ON PARAPET WALL ADJ TO FAN EXTRACT RM CRT YRD NTH SIDE	CB - Cement Based	4
L02 - Level 2	EXTERNAL		AC SHEETING TO ALL EXTERNAL WALLS COMPLETE	CB - Cement Based	4
L02 - Level 2	EXTERNAL		AC SHEETING TO VENT FAN RM LOCATED S NTH WST SIDE OF BLD ADJ TO WATER TANK	CB - Cement Based	4
L02 - Level 2	EXTERNAL		PIPE IN GUTTER OF CONCRETE PARAPET COURTYARD SIDE NORTH WEST CNR	CB - Cement Based	4
L02 - Level 2	EXTERNAL		PIPE STACK RISING FROM CONCRETE PARAPET COURT YARD SIDE NTH	CB - Cement Based	4

RTI

			WST CNR	
L02 - Level 2	EXTERNAL		MASTIC JOINT SEALANT TO CONCRETE PARAPET FLR SURR/DINGBLO	PB - Polymer Bound 4
Various levels External	EXTERNAL		PUTTY TO ALL EXTERNAL WINDOWS & GLAZING BARS	AA - Other (refer to description) 4
L02 - Level 2	EXTERNAL		INTERNAL INSULT LINING TO HOT WATER SYS LOCATED UNDER UNISEX TOILET 5TH SIDE CRT YRD	AA - Other (refer to description) 4
L01 - Level 1	EXIRACTION SURG		VINYL FLOOR TILES	VT - Vinyl Tiles 4
GF - Ground Floor	FEMALE STAFF RM		YELLOW VINYL FLOOR TILES	VT - Vinyl Tiles 4
L02 - Level 2	FEMALE TOILET		VINYL FLOOR TILES	VT - Vinyl Tiles 4
L01 - Level 1	TILES RM 6/7		SHEET VINYL TO FLOOR	AA - Other (refer to description) 4
GF - Ground Floor	ORNAATE		FIRE DOOR ORNATE- FIRE DOOR CORE	CB - Cement Based 5
GF - Ground Floor	INTERVIEW RM 1		VINYL FLOOR TILES	VT - Vinyl Tiles 4
GF - Ground Floor	LABORATORY		SHEET VINYL TO FLOOR	AA - Other (refer to description) 4
GF - Ground Floor	LABORATORY		SHEET VINYL TO WALLS	AA - Other (refer to description) 4
L02 - Level 2	LABORATORY NO 2		VINYL FLOOR TILES	VT - Vinyl Tiles 4
L02 - Level 2	LABORATORY NO 2		VINYL RUBBER PREPARATION MAT ON BENCH TOP NORTHERN SIDE OF LAB.	AA - Other (refer to description) 4
L02 - Level 2	LABORATORY NO 2		AC SHEETING TO PARTITION WALL WHICH DIVIDES PLASTER RM & LAB	CB - Cement Based 4
L02 - Level 2	LABORATORY NO 2		AC SHEETING TO WALLS NORTH SIDE OF LAB	CB - Cement Based 4
L02 - Level 2	LECTURE THEATRE		FLOORING - VINYL TILES UNDER CARPET	VT - Vinyl Tiles 4
L01 - Level 1	LECTURE THEATRE		WALL SHEETING - BULKHEAD	CB - Cement 5

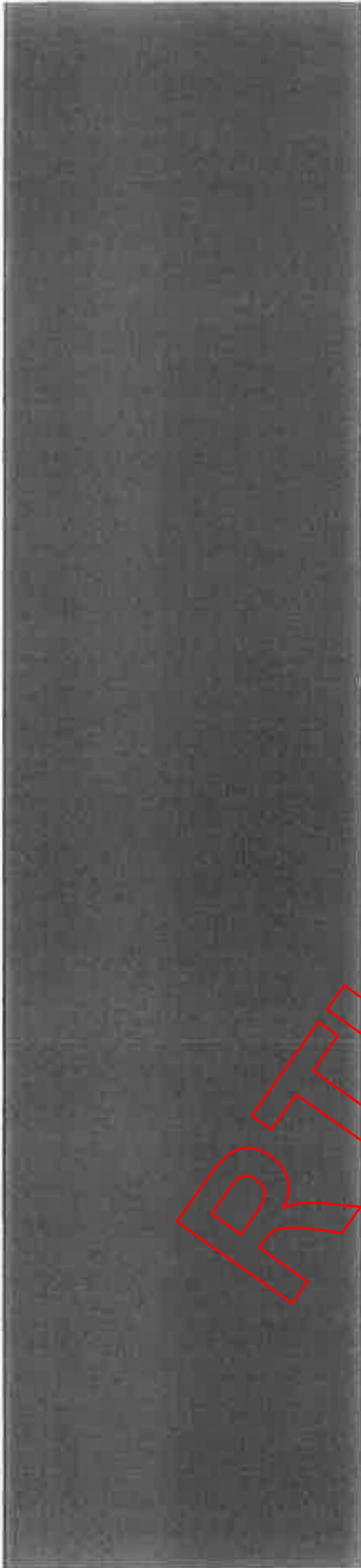
		LINING	Based	
L01 - Level 1	LECTURE THEATRE	SHEET VINYL TO FLOOR	AA - Other (refer to description)	4
GF - Ground Floor	MAIN PASSAGE	GREEN PATTERN VINYL FLOOR TILE THROUGH ALL PASSAGES & WALKWAYS	VT - Vinyl Tiles	4
GF - Ground Floor	MAIN PASSAGE	WHITE VINYL FLOOR TILES THROUGH ALL PASSAGES & WALKWAYS	VT - Vinyl Tiles	4
GF - Ground Floor	MAINSWITCH RM	BLACK ZELEMITE PANEL TO BACK OF SWITCHBOARD METERS	PP - Polymer Board	4
GF - Ground Floor	MALE ROOM	COMPRESSED AC PRIVACY WALL END OF THE URINAL	CB - Cement Based	4
L02 - Level 2	MALE TOILET	PC sheeting to internal walls	CB - Cement Based	3
L02 - Level 2	MALE TOILET	VINYL FLOOR TILES	VT - Vinyl Tiles	4
L03 - Level 3	Male Toilet	Vinyl floor tiles	VT - Vinyl Tiles	3
L01 - Level 1	MALE TOILET	WALL SHEETING PANELS ABOVE TERRAZZO PANELS WHICH LINE THE TOILET WALLS NEAR CUBICLES	AA - Other (refer to description)	4
M1 - Mezzanine 1	MEZZANINE	AC PIPE RUNNING FROM NORTH DIRECTION ACROSS MEZZANINE FLR & INTO FLR PENETRATION PH 1-23	CB - Cement Based	4
GF - Ground Floor	OFFICE	BONE VINYL FLOOR TILES	VT - Vinyl Tiles	4
L01 - Level 1	OFFICE	BLUE VINYL FLOORING UNDER CARPET	AA - Other (refer to description)	4
GF - Ground Floor	ORAL DIAGNOSTIC	GREY VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	ORAL SURGERY	SHEET VINYL TO FLOOR	AA - Other (refer to description)	4
L01 - Level 1	ORAL SURGERY	VINYL FLOOR TILES	VT - Vinyl Tiles	4
L01 - Level 1	PABX ROOMS	SHEET VINYL TO FLOOR	VS - Vinyl Sheeting (includes backing)	4

RTI REQUEST

GF - Ground Floor	PACKING ROOM	HEAT RESTING BLOCK IN BOILING OUT FURNACE	AA - Other (refer to description)	4
GF - Ground Floor	PACKING ROOM	INTERNAL LINING TO THE BIFATHERM BOILING OUT FURNACE	AA - Other (refer to description)	4
L01 - Level 1	PHOTO COPY NO10	SHEET VINYL TO FLOOR	VS - Vinyl Sheeting (includes backing)	4
L01 - Level 1	PHOTO COPY RM	VINYL TO TOP OF WORK DESK	AA - Other (refer to description)	4
B1 - Basement 1	PLANT ROOM	ROLL SHEET VINYL BEHIND ENTRANCE DOORS ABOVE SINK IN CAGED AREA	AA - Other (refer to description)	4
R2 - Roof Level 2	PLANT ROOM	CEILING AC SHEETING	CB - Cement Based	4
GF - Ground Floor	PROSTHETICS DEP	AC SHEETING TO UNDERSIDE OF STAINLESS STEEL BENCH TOPS OF DENTAL CUPBOARDS X 4 PH 1-28	CB - Cement Based	4
GF - Ground Floor	PROSTHETICS DEP	VINYL FLOOR TILES IN THE CROWN & BRIDGE UNIT	VT - Vinyl Tiles	4
GF - Ground Floor	PROSTHETICS DEP	SHEET VINYL TO RECEPTION COUNTER TOP	AA - Other (refer to description)	4
GF - Ground Floor	PROSTHETICS DEP	VINYL CLADDING TO WORK CUPBOARDS IN SURGERY NO 2 NEXT DEPT HEAD OFFICE	AA - Other (refer to description)	4
GF - Ground Floor	PROSTHETICS DEP	BONE VINYL FLOOR TILES	VT - Vinyl Tiles	4
L01 - Level 1	READERS RM NO15	SHEET VINYL TO FLOOR	VS - Vinyl Sheeting (includes backing)	4
GF - Ground Floor	RECOVERY RM	SHEET VINYL TO FLOOR	VS - Vinyl Sheeting (includes backing)	4
L01 - Level 1	RECOVERY RM	CREAM VINYL FLOOR TILES	VT - Vinyl Tiles	4
L02 - Level 2	RESEARCH LAB 55	WALLS AC SHEETING TO INTERNAL WALLS	CB - Cement Based	4

R1 - Roof Level 1	ROOF	AC SUPER SIX ROOF SHEETING PLANT ROOM	CB - Cement Based	4
R1 - Roof Level 1	ROOF	AC SUPER SIX ROOF LECTURE THEATRE	CB - Cement Based	4
L01 - Level 1	ROOM NO 14	SHEET VINYL TO FLOOR	VS - Vinyl Sheeting (Includes backing)	4
GF - Ground Floor	ROOM NO 18	VINYL FLOOR TILES	VT - Vinyl Tiles	4
L01 - Level 1	ROOM NO 8	FLOOR COVERING - VINYL THROUGHOUT	VS - Vinyl Sheeting (Includes backing)	4
L01 - Level 1	SECRETARY NO16	SHEET VINYL TO FLOOR	AA - Other (refer to description)	4
L01 - Level 1	SECRETARY OFFICE	FLOORING IS BLUE VINYL UNDER CARPET	VS - Vinyl Sheeting (Includes backing)	4
L01 - Level 1	SENIOR LEC NO13	SHEET VINYL TO FLOOR	VS - Vinyl Sheeting (Includes backing)	4
GF - Ground Floor	STAFFROOM FEMALE	FLOOR - YELLOW VINYL FLOOR TILES	CB - Cement Based	4
GF - Ground Floor	STAFFROOM KITCHEN	CEILING LINING	CB - Cement Based	5
L01 - Level 1	STERILIZATION	VINYL FLOOR TILES	VT - Vinyl Tiles	4
L01 - Level 1	STERILIZATION	FIBROUS PLASTER WALL DIVIDING STORE/PREP ROOM	AA - Other (refer to description)	4
L01 - Level 1	STERILIZATION	GREY SHEET VINYL TO FLOOR	AA - Other (refer to description)	4
GF - Ground Floor	STORE ROOM	VINYL FLOOR TILES	VT - Vinyl Tiles	4
L01 - Level 1	STORE ROOM NO 8	SHEET VINYL TO FLOOR	VS - Vinyl Sheeting (Includes backing)	4
B1 - Basement 1	SUB FLOOR	LOOSE DEBRIS ON FLOOR - SOUTHERN SIDE NEAR BRICK WALL	AA - Other (refer to description)	NA
B1 - Basement 1	SUB FLOOR	LOOSE DEBRIS ON FLOOR - SOUTH EAST SIDE	AA - Other (refer to description)	NA
B1 - Basement	SUB FLOOR	LOOSE DEBRIS IN SMALL PILE ON FLOOR -	AA - Other (refer to	NA

ID	Location	Area	Description	Material	Quantity
			SEARCH WEST SIDE	description)	
B1 - Basement 1		SUB FLOOR	LOOSE WOVEN DEBRIS ON FLOOR - SOUTHERN SIDE	AA - Other (refer to description)	NA
B1 - Basement 1		SUB FLOOR	ROLL OF VINYL SHEETING ON TOP OF DUCT STH WEST SIDE NEAR EXTERNAL WALL	AA - Other (refer to description)	4
B1 - Basement 1		SUB FLOOR	WOVEN MATERIAL AS INSULATION ON ELECTRICAL WIRING	AA - Other (refer to description)	4
B1 - Basement 1		SUB STATION	BLACK WRAPPING AROUND CABLING IN DISUSED SUB MAIN LOCATED SOUTH EAST SIDE	AA - Other (refer to description)	4
B1 - Basement 1		SUB STATION	BLACK ZELEMITE BACKING BOARD TO SUB MAIN TERMINALS LOCATED SOUTH EAST SIDE	PB - Polymer Bound	4
B1 - Basement 1		SUB STATION	AC INTERNAL LINING TO DISUSED SUB MAIN STRUCTURE LOCATED SOUTH EAST SIDE	CB - Cement Based	4
GF - Ground Floor		SURGERY EXTRACT	AC SHEETING TO DIVIDING PARTITION WALL OF THE 2 SURGERIES NO 16	CB - Cement Based	4
GF - Ground Floor		SURGERY EXTRACT	SHEET VINYL TO FLOOR	VS - Vinyl Sheeting (includes backing)	4
L01 - Level 1		SURGICAL ROOM 10	FLOOR COVERINGS THROUGHOUT IS VINYL	CB - Cement Based	4
M1 - Mezzanine 1		SWITCHBOARD	BLACK ZELEMITE SWITCH BOARD PANEL	PB - Polymer Bound	4
B1 - Basement 1		SWITCHBOARD	LINING TO 2 TERMINAL BOXES LOCATED ON THE SIDE OF THE HEATER BOILER UNIT IN BASEMENT	MI - Millboard	4



GF - Ground Floor	TELECOM RM	CREAM VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	WAITING RM	BONE PATTERN VINYL FLOOR TILE	VT - Vinyl Tiles	4
GF - Ground Floor	WAITING RM	GREEN VINYL FLOOR TILES	VT - Vinyl Tiles	4
GF - Ground Floor	XRAY RM 20	GREY SHEET VINYL TO FLOOR	VS - Vinyl Sheeting (Includes backing)	4

RTI Release



**ASBESTOS REGISTER FOR BRISBANE DENTAL HOSPITAL  
(35165)**

**Owner:** Department of Health  
**Improvements:** AA - Other (refer to description): 1  
BU - Building: 1  
GG - General Grounds: 1

**Date Printed:**

21/08/2014 04:24:37 PM

**Warning Notice:** Do not rely solely on the completeness of this Asbestos Register as all asbestos containing material may not be identified and listed, particularly in inaccessible locations and other areas not readily accessed e.g. wall cavities and ceiling spaces. If there is any doubt, presume the material contains asbestos and take appropriate precautions prior to undertaking work. Please read the information contained in the Legends at the end of the Asbestos Register

**Record of Asbestos Containing Material printed on 21/08/2014**

**Agency Name:** Department of Health  
**Facility Name:** BRISBANE DENTAL HOSPITAL  
**Address:** 168 TURBOT ST BRISBANE 4000

RTI REQUEST



RTI Release

**Kate Fleming**

---

**From:** Jason Gaudry  
**Sent:** Thursday, 21 August 2014 2:36 PM  
**To:** Kate Fleming  
**Subject:** RE: 168 Turbot Steet  
Excellent thanks Kate

Jason Gaudry  
Manager Property  
Asset and Property Services  
Health Infrastructure Branch **Department of Health**  
Level 5 Anzac Square Building  
200 Adelaide Street  
Brisbane Qld 4000

P: (07) 3006 2790  
M: [REDACTED]  
jason.gaudry@health.qld.gov.au

---

**From:** Kate Fleming  
**Sent:** Thursday, 21 August 2014 2:31 PM  
**To:** Jason Gaudry  
**Subject:** RE: 168 Turbot Steet

Hi Jason

Please see attached confirmation that the property has been listed as surplus on the GLR.

Regards

Kate Fleming  
Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government

T: 07 3006 2743 | M: [REDACTED] | F: 07 3006 2770  
E: kate.fleming@health.qld.gov.au | W: www.health.qld.gov.au

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

---

**From:** Jason Gaudry  
**Sent:** Thursday, 21 August 2014 12:27 PM  
**To:** Glenn Rashleigh  
**Cc:** Scott McMullen; Pip McGlinn; Kate Fleming; Adrian Duff  
**Subject:** RE: 168 Turbot Steet

Glenn,

As per attached email DNRM has indicated agreement for the Department to declare the property surplus on the GLR, in advance of the Minister or delegates approval, with a notation that the Min / delegate approval to sell is pending. On that basis the property will be declared surplus today.

An urgent briefing note to obtain the approval is being prepared now. We have advised Kerry Riethmuller of GLAM today that the valuation may be requested to accompany the briefing (as is usually the case) - GLAM is obtaining a valuation of both 168 & 200 Turbot St properties and Kerry will follow up on this.

FYI

Jason Gaudry  
Manager Property  
Asset and Property Services  
Health Infrastructure Branch **Department of Health**

Level 5 Anzac Square Building  
200 Adelaide Street  
Brisbane Qld 4000

P: (07) 3006 2790

M: [REDACTED]  
jason.gaudry@health.qld.gov.au

---

**From:** Natalie Wilde [mailto:Natalie.Wilde@dssip.qld.gov.au]  
**Sent:** Thursday, 21 August 2014 11:19 AM  
**To:** Glenn Rashleigh; Jason Gaudry  
**Cc:** Scott McMullen; Pip McGlinn  
**Subject:** RE: 168 Turbot Steet

Thanks Glenn. To ensure we meet the 30 day listing period on the GLR before the property is marketed, the site would need to be registered on the GLR no later than Friday 29 August.

Please feel free to give me a call to discuss further.

Kind regards

Natalie Wilde  
General Manager  
Government Land and Asset Management  
Planning and Property Group  
Department of State Development, Infrastructure and Planning  
Tel - +61 7 3452 7631  
Post - PO Box 15009 City East Qld 4002  
Visit - Level 3, 63 George Street, Brisbane  
<http://www.dlgp.qld.gov.au>  
Please consider the environment before printing this email

---

**From:** Glenn Rashleigh [mailto:Glenn.Rashleigh@health.qld.gov.au]  
**Sent:** Thursday, 21 August 2014 10:21 AM  
**To:** Jason Gaudry  
**Cc:** Natalie Wilde; Scott McMullen; Pip McGlinn  
**Subject:** 168 Turbot Steet

Hi Jason,

I confirm that agreement has been reached to proceed with an EOI for disposal of this site.

As such, I understand that the property needs to be registered on the GLR as surplus.

Would you kindly prepare the Brief for approval for this to occur. I would appreciate it if this was done urgently as it may take a little time to walk through the DG office.

Would you advise a status of the progress of this next week please. (Natalie, we will provide this update to you also.)

Regards

**Glenn Rashleigh**  
**Chief Health Infrastructure Officer**  
**Health Infrastructure Branch | System Support Services Division**  
**Department of Health | Queensland Government**  
Level 6, Anzac Square, 200 Adelaide Street, Brisbane Qld 4000  
P: (07) 3006 2833  
M: [REDACTED]  
E: [glenn.rashleigh@health.qld.gov.au](mailto:glenn.rashleigh@health.qld.gov.au)



\*\*\*\*\*

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\*\*\*\*\*

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**Kate Fleming**

**From:** Jason Gaudry  
**Sent:** Thursday, 21 August 2014 2:17 PM  
**To:** Adrian Duff; Nicole Davis  
**Cc:** Kate Fleming  
**Subject:** FW: 168 Turbot Steet  
 Adrian, Nicole,

Just keeping you both in the loop. The expenditure lease negotiation should be a HHS responsibility (this is not a PST role nor are we resourced / qualified). If the agreed lease rental is greater than \$250K pa. MN HHS will need to obtain both Minister and Treasurer approval to enter into the lease. Given that the lease space is for clinical uses (not office accommodation) – the lease does not need to be procured by Qld Government Accommodation Office.

FYI

Jason Gaudry  
 Manager Property  
 Asset and Property Services  
 Health Infrastructure Branch **Department of Health**  
 Level 5 Anzac Square Building  
 200 Adelaide Street  
 Brisbane Qld 4000

P: (07) 3006 2790  
 M:   
 jason.gaudry@health.qld.gov.au

**From:** Pip McGlinn  
**Sent:** Thursday, 21 August 2014 2:09 PM  
**To:** Glenn Rashleigh  
**Cc:** Jason Corbet; Jason Gaudry  
**Subject:** FW: 168 Turbot Steet

Hi Glenn,

Further to our discussion yesterday afternoon and with the timeframes set out below, resolution of an agreement between MN and UQ (with regards to relocation to the UQ Dental Hospital) now appears to be critical. I also refer to Scott's email that has just been received. I assume that this agreement will need to come through the department given it involves an expenditure lease.

Do you know who is leading these discussions – I assume it is Malcolm and Scott? Assuming this is the case, can we approach Scott to get the information regarding potential lease arrangements to inform the briefing note?

Should the briefing note Jason Gaudry is preparing be combined with the relocation/lease cost brief that Jason Corbet is currently preparing or do you want to keep these separate?

Thanks  
 Pip

**From:** Natalie Wilde [mailto:Natalie.Wilde@dndip.qld.gov.au]  
**Sent:** Thursday, 21 August 2014 11:19 AM  
**To:** Glenn Rashleigh; Jason Gaudry  
**Cc:** Scott McMullen; Pip McGlinn  
**Subject:** RE: 168 Turbot Steet

Thanks Glenn. To ensure we meet the 30 day listing period on the GLR before the property is marketed, the site would need to be registered on the GLR no later than Friday 29 August.

Please feel free to give me a call to discuss further.

Kind regards

Natalie Wilde  
General Manager  
Government Land and Asset Management  
Planning and Property Group  
Department of State Development, Infrastructure and Planning  
Tel - +61 7 3452 7631  
Post - PO Box 15009 City East Qld 4002  
Visit - Level 3, 63 George Street, Brisbane  
<http://www.dlgp.qld.gov.au>  
Please consider the environment before printing this email

**From:** Glenn Rashleigh [<mailto:Glenn.Rashleigh@health.qld.gov.au>]  
**Sent:** Thursday, 21 August 2014 10:21 AM  
**To:** Jason Gaudry  
**Cc:** Natalie Wilde; Scott McMullen; Pip McGlinn  
**Subject:** 168 Turbot Steet

Hi Jason,  
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Would you advise a status of the progress of this next week please. (Natalie, we will provide this update to you also.)

Regards

**Glenn Rashleigh**  
**Chief Health Infrastructure Officer**  
**Health Infrastructure Branch | System Support Services Division**  
**Department of Health | Queensland Government**  
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P: (07) 3006 2833  
M: [REDACTED]  
E: [glenn.rashleigh@health.qld.gov.au](mailto:glenn.rashleigh@health.qld.gov.au)



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\*\*\*\*\*

**Kate Fleming**

**From:** Jason Gaudry  
**Sent:** Thursday, 21 August 2014 2:11 PM  
**To:** Kate Fleming  
**Subject:** FW: 168 Turbot Steet  
 Kate FYI

Jason Gaudry  
 Manager Property  
 Asset and Property Services  
 Health Infrastructure Branch **Department of Health**  
 Level 5 Anzac Square Building  
 200 Adelaide Street  
 Brisbane Qld 4000

P: (07) 3006 2790  
 M:   
 jason.gaudry@health.qld.gov.au

**From:** Pip McGlinn  
**Sent:** Thursday, 21 August 2014 2:09 PM  
**To:** Glenn Rashleigh  
**Cc:** Jason Corbet; Jason Gaudry  
**Subject:** FW: 168 Turbot Steet

Hi Glenn,

Further to our discussion yesterday afternoon and with the timeframes set out below, resolution of an agreement between MN and UQ (with regards to relocation to the UQ Dental Hospital) now appears to be critical. I also refer to Scott's email that has just been received. I assume that this agreement will need to come through the department given it involves an expenditure lease.

Do you know who is leading these discussions – I assume it is Malcolm and Scott? Assuming this is the case, can we approach Scott to get the information regarding potential lease arrangements to inform the briefing note?

Should the briefing note Jason Gaudry is preparing be combined with the relocation/lease cost brief that Jason Corbet is currently preparing or do you want to keep these separate?

Thanks  
 Pip

**From:** Natalie Wilde [mailto:Natalie.Wilde@dsdip.qld.gov.au]  
**Sent:** Thursday, 21 August 2014 11:19 AM  
**To:** Glenn Rashleigh; Jason Gaudry  
**Cc:** Scott McMullen; Pip McGlinn  
**Subject:** RE: 168 Turbot Steet

Thanks Glenn. To ensure we meet the 30 day listing period on the GLR before the property is marketed, the site would need to be registered on the GLR no later than Friday 29 August.

Please feel free to give me a call to discuss further.

Kind regards

Natalie Wilde  
 General Manager  
 Government Land and Asset Management  
 Planning and Property Group  
 Department of State Development, Infrastructure and Planning  
 Tel - +61 7 3452 7631



Post - PO Box 15009 City East Qld 4002  
Visit - Level 3, 63 George Street, Brisbane  
<http://www.dlqp.qld.gov.au>  
Please consider the environment before printing this email

**From:** Glenn Rashleigh [<mailto:Glenn.Rashleigh@health.qld.gov.au>]  
**Sent:** Thursday, 21 August 2014 10:21 AM  
**To:** Jason Gaudry  
**Cc:** Natalie Wilde; Scott McMullen; Pip McGlenn  
**Subject:** 168 Turbot Steet

Hi Jason,  
I confirm that agreement has been reached to proceed with an EOI for disposal of this site.

As such, I understand that the property needs to be registered on the GLR as surplus.

Would you kindly prepare the Brief for approval for this to occur. I would appreciate it if this was done urgently as it may take a little time to walk through the DG office.

Would you advise a status of the progress of this next week please. (Natalie, we will provide this update to you also.)

Regards

**Glenn Rashleigh**  
**Chief Health Infrastructure Officer**  
**Health Infrastructure Branch | System Support Services Division**  
**Department of Health | Queensland Government**  
Level 6, Anzac Square, 200 Adelaide Street, Brisbane Qld 4000  
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\*\*\*\*\*

**Kate Fleming**

---

**From:** Jason Gaudry  
**Sent:** Thursday, 21 August 2014 2:10 PM  
**To:** Kate Fleming  
**Subject:** FW: 168 Turbot Steet

Kate,

See Jason Corbet's details below FYI

Jason Gaudry  
Manager Property  
Asset and Property Services  
Health Infrastructure Branch **Department of Health**  
Level 5 Anzac Square Building  
200 Adelaide Street  
Brisbane Qld 4000

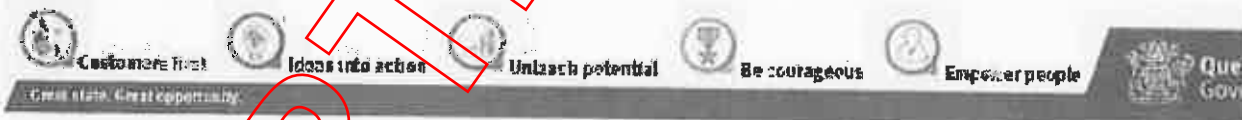
P: (07) 3006 2790  
M:   
[jason.gaudry@health.qld.gov.au](mailto:jason.gaudry@health.qld.gov.au)

---

**From:** Jason Corbet  
**Sent:** Thursday, 21 August 2014 1:54 PM  
**To:** Jason Gaudry  
**Subject:** RE: 168 Turbot Steet

Great. See you soon

Jason Corbet  
Manager, Strategic Projects  
Health Infrastructure Branch | System Support Services Division  
Department of Health | Queensland Government  
Level 6, 200 Adelaide Street Brisbane QLD 4000 or  
GPO Box 48 Brisbane QLD 4001  
t. 07 3006 2830  
e. [jason.corbet@health.qld.gov.au](mailto:jason.corbet@health.qld.gov.au) | [www.health.qld.gov.au](http://www.health.qld.gov.au)



---

**From:** Jason Gaudry  
**Sent:** Thursday, 21 August 2014 1:54 PM  
**To:** Jason Corbet  
**Subject:** RE: 168 Turbot Steet

Free now

Jason Gaudry  
Manager Property  
Asset and Property Services  
Health Infrastructure Branch **Department of Health**  
Level 5 Anzac Square Building  
200 Adelaide Street

22/08/2014

Brisbane Qld 4000

P: (07) 3006 2790

M: [REDACTED]

[jason.gaudry@health.qld.gov.au](mailto:jason.gaudry@health.qld.gov.au)

---

**From:** Jason Corbet  
**Sent:** Thursday, 21 August 2014 1:26 PM  
**To:** Jason Gaudry  
**Subject:** FW: 168 Turbot Steet

Hi Jason,

I have just started working with Pip McGlinn on strategic projects. I just popped down to have a chat about 168 Turbot Street. Can you please let me know when you have time this afternoon and I will head down to you?

Thanks,

Jason Corbet  
Manager, Strategic Projects  
Health Infrastructure Branch | System Support Services Division  
Department of Health | Queensland Government  
Level 6, 200 Adelaide Street Brisbane QLD 4000 or  
GPO Box 48 Brisbane QLD 4001  
t. 07 3006 2830  
e. [jason.corbet@health.qld.gov.au](mailto:jason.corbet@health.qld.gov.au) | [www.health.qld.gov.au](http://www.health.qld.gov.au)



---

**From:** Pip McGlinn  
**Sent:** Thursday, 21 August 2014 12:10 PM  
**To:** Jason Corbet  
**Subject:** FW: 168 Turbot Steet

Hi Jason

Please go and have a chat to Jason Gaudry – he sits on the 5<sup>th</sup> floor

Cheers  
Pip

---

**From:** Natalie Wilde [<mailto:Natalie.Wilde@dsdip.qld.gov.au>]  
**Sent:** Thursday, 21 August 2014 11:19 AM  
**To:** Glenn Rashleigh; Jason Gaudry  
**Cc:** Scott McMullen; Pip McGlinn  
**Subject:** RE: 168 Turbot Steet

Thanks Glenn. To ensure we meet the 30 day listing period on the GLR before the property is marketed, the site would need to be registered on the GLR no later than Friday 29 August.

Please feel free to give me a call to discuss further.

Kind regards

22/08/2014

DOH-DL 14/15-016 Document 167

Natalie Wilde  
General Manager  
Government Land and Asset Management  
Planning and Property Group  
Department of State Development, Infrastructure and Planning  
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Post - PO Box 15009 City East Qld 4002  
Visit - Level 3, 63 George Street, Brisbane  
<http://www.dlqp.qld.gov.au>  
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**From:** Glenn Rashleigh [<mailto:Glenn.Rashleigh@health.qld.gov.au>]  
**Sent:** Thursday, 21 August 2014 10:21 AM  
**To:** Jason Gaudry  
**Cc:** Natalie Wilde; Scott McMullen; Pip McGlenn  
**Subject:** 168 Turbot Steet

Hi Jason,  
I confirm that agreement has been reached to proceed with an EOI for disposal of this site.

As such, I understand that the property needs to be registered on the GLR as surplus.

Would you kindly prepare the Brief for approval for this to occur. I would appreciate it if this was done urgently as it may take a little time to walk through the DG office.

Would you advise a status of the progress of this next week please. (Natalie, we will provide this update to you also.)

Regards

Glenn Rashleigh  
Chief Health Infrastructure Officer  
Health Infrastructure Branch | System Support Services Division  
Department of Health | Queensland Government  
Level 6, Anzac Square, 200 Adelaide Street, Brisbane Qld 4000  
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\*\*\*\*\*

RTI Release

**Kate Fleming**

**From:** Scott McMullen  
**Sent:** Thursday, 21 August 2014 2:01 PM  
**To:** Jason Gaudry; Glenn Rashleigh; Malcolm Stamp  
**Cc:** Pip McGlinn; Kate Fleming; Adrian Duff  
**Subject:** RE: 168 Turbot Steet

Thank you for keep me in the loop I think we need to be very clear that while this facility is considered surplus, it houses state-wide oral health services with no other place to go at present. MNHHS would respectfully request that any briefing should reflect this and also state the issues in relation to funding any moves or lease back arrangements (as raised at this e=weeks meeting) so that these factors are not lost in the need for speed etc. Happy to review any briefs prior to them being sent etc.

Regards

Scott

---

**From:** Jason Gaudry  
**Sent:** Thursday, 21 August 2014 12:27 PM  
**To:** Glenn Rashleigh  
**Cc:** Scott McMullen; Pip McGlinn; Kate Fleming; Adrian Duff  
**Subject:** RE: 168 Turbot Steet

Glenn,

As per attached email DNRM has indicated agreement for the Department to declare the property surplus on the GLR, in advance of the Minister or delegates approval, with a notation that the Min / delegate approval to sell is pending. On that basis the property will be declared surplus today.

An urgent briefing note to obtain the approval is being prepared now. We have advised Kerry Riethmuller of GLAM today that the valuation may be requested to accompany the briefing (as is usually the case) - GLAM is obtaining a valuation of both 168 & 200 Turbot St properties and Kerry will follow up on this.

FYI

Jason Gaudry  
 Manager Property  
 Asset and Property Services  
 Health Infrastructure Branch Department of Health  
 Level 5 Anzac Square Building  
 200 Adelaide Street  
 Brisbane Qld 4000

P: (07) 3006 2790  
 M:   
[jason.gaudry@health.qld.gov.au](mailto:jason.gaudry@health.qld.gov.au)

---

**From:** Natalie Wilde [mailto:Natalie.Wilde@dsdip.qld.gov.au]  
**Sent:** Thursday, 21 August 2014 11:19 AM  
**To:** Glenn Rashleigh; Jason Gaudry  
**Cc:** Scott McMullen; Pip McGlinn  
**Subject:** RE: 168 Turbot Steet

Thanks Glenn. To ensure we meet the 30 day listing period on the GLR before the property is marketed, the site would need to be registered on the GLR no later than Friday 29 August.

Please feel free to give me a call to discuss further.

Kind regards

Natalie Wilde  
 General Manager  
 Government Land and Asset Management

Planning and Property Group  
Department of State Development, Infrastructure and Planning  
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Post - PO Box 15009 City East Qld 4002  
Visit - Level 3, 63 George Street, Brisbane  
<http://www.dlqp.qld.gov.au>  
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**From:** Glenn Rashleigh [mailto:Glenn.Rashleigh@health.qld.gov.au]  
**Sent:** Thursday, 21 August 2014 10:21 AM  
**To:** Jason Gaudry  
**Cc:** Natalie Wilde; Scott McMullen; Pip McGlenn  
**Subject:** 168 Turbot Steet

Hi Jason,

I confirm that agreement has been reached to proceed with an EOI for disposal of this site.

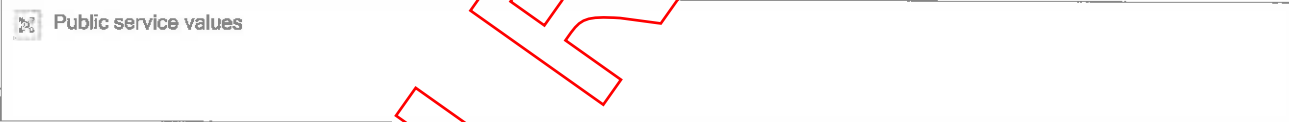
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Would you advise a status of the progress of this next week please. (Natalie, we will provide this update to you also.)

Regards

**Glenn Rashleigh**  
**Chief Health Infrastructure Officer**  
**Health Infrastructure Branch | System Support Services Division**  
**Department of Health | Queensland Government**  
Level 6, Anzac Square, 200 Adelaide Street, Brisbane Qld 4000  
P: (07) 3006 2833  
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E: [glenn.rashleigh@health.qld.gov.au](mailto:glenn.rashleigh@health.qld.gov.au)



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\*\*\*\*\*

**Kate Fleming**

---

**From:** Jason Gaudry  
**Sent:** Thursday, 21 August 2014 12:27 PM  
**To:** Glenn Rashleigh  
**Cc:** Scott McMullen; Pip McGlinn; Kate Fleming; Adrian Duff  
**Subject:** RE: 168 Turbot Street  
**Attachments:** GLR surplus: 168 Turbot Street, Brisbane City #7091

Glenn,

As per attached email DNRM has indicated agreement for the Department to declare the property surplus on the GLR, in advance of the Minister or delegates approval, with a notation that the Min / delegate approval to sell is pending. On that basis the property will be declared surplus today.

An urgent briefing note to obtain the approval is being prepared now. We have advised Kerry Riethmuller of GLAM today that the valuation may be requested to accompany the briefing (as is usually the case) - GLAM is obtaining a valuation of both 168 & 200 Turbot St properties and Kerry will follow up on this.

FYI

Jason Gaudry  
Manager Property  
Asset and Property Services  
Health Infrastructure Branch **Department of Health**  
Level 5 Anzac Square Building  
200 Adelaide Street  
Brisbane Qld 4000

P: (07) 3006 2790  
M:   
jason.gaudry@health.qld.gov.au

---

**From:** Natalie Wilde [mailto:Natalie.Wilde@dsdp.qld.gov.au]  
**Sent:** Thursday, 21 August 2014 11:19 AM  
**To:** Glenn Rashleigh; Jason Gaudry  
**Cc:** Scott McMullen; Pip McGlinn  
**Subject:** RE: 168 Turbot Street

Thanks Glenn. To ensure we meet the 30 day listing period on the GLR before the property is marketed, the site would need to be registered on the GLR no later than Friday 29 August.

Please feel free to give me a call to discuss further.

Kind regards

Natalie Wilde  
General Manager  
Government Land and Asset Management  
Planning and Property Group  
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**From:** Glenn Rashleigh [mailto:Glenn.Rashleigh@health.qld.gov.au]

22/08/2014



**Sent:** Thursday, 21 August 2014 10:21 AM  
**To:** Jason Gaudry  
**Cc:** Natalie Wilde; Scott McMullen; Pip McGlinn  
**Subject:** 168 Turbot Steet

Hi Jason,  
I confirm that agreement has been reached to proceed with an EOI for disposal of this site.

As such, I understand that the property needs to be registered on the GLR as surplus.

Would you kindly prepare the Brief for approval for this to occur. I would appreciate it if this was done urgently as it may take a little time to walk through the DG office.

Would you advise a status of the progress of this next week please. (Natalie, we will provide this update to you also.)

Regards

**Glenn Rashleigh**  
**Chief Health Infrastructure Officer**  
**Health Infrastructure Branch | System Support Services Division**  
**Department of Health | Queensland Government**  
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P: (07) 3006 2833  
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**Kate Fleming**

---

**From:** Kate Fleming  
**Sent:** Thursday, 21 August 2014 12:13 PM  
**To:** peta.gannon@dnrm.qld.gov.au  
**Cc:** Jason Gaudry  
**Subject:** GLR surplus: 168 Turbot Street, Brisbane City #7091

Hi Peta

Thank you for your time today.

Just confirming that I will be declaring the above property surplus on the basis of preliminary approvals from the Department of Health and the Metro North Hospital and Health Service.

The current market valuation and formal Director-General approval to dispose are pending. I will note this within the comments section and update as soon as possible.

The property is to be marketed by Department of State Development, Infrastructure and Planning in conjunction with the adjoining property. The campaign is scheduled to commence in October.

Kind regards

Kate Fleming  
Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government

T: 07 3006 2743 | M:  | F: 07 3006 2770

E: kate.fleming@health.qld.gov.au | W: www.health.qld.gov.au

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

RTI Request

**Kate Fleming**

---

**From:** Jason Gaudry  
**Sent:** Thursday, 21 August 2014 10:45 AM  
**To:** Kate Fleming  
**Cc:** Adrian Duff  
**Subject:** FW: 168 Turbot Steet

Kate,

Please refer to the following email from CHIO re disposal of 168 Turbot St property. Can you please prepare the approval brief to dispose of the site ASAP and liaise with DNRM to determine whether the property can be declared surplus on the GLR in advance of the approval, noting that the disposal is subject to the Minister for Health or delegate approval. This is on the basis that the property was included in the PAUR project for sale to meet the QH target for sale of surplus property, GLAM have requested the property be declared surplus ASAP to commence sale processes as GLAM are leading the disposal in conjunction with the adjoining property at 200 Turbot St.

Thank you

Jason Gaudry  
Manager Property  
Asset and Property Services  
Health Infrastructure Branch Department of Health  
Level 5 Anzac Square Building  
200 Adelaide Street  
Brisbane Qld 4000

P: (07) 3006 2790  
M: [REDACTED]  
jason.gaudry@health.qld.gov.au

---

**From:** Glenn Rashleigh  
**Sent:** Thursday, 21 August 2014 10:21 AM  
**To:** Jason Gaudry  
**Cc:** natalie.wilde@dsdip.qld.gov.au; Scott McMullen; Pip McGlinn  
**Subject:** 168 Turbot Steet

Hi Jason,

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Regards

Glenn Rashleigh  
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Department of Health | Queensland Government  
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E: glenn.rashleigh@health.qld.gov.au

21/08/2014

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Customer First



Ideas into action



Unleash potential



Be courageous



Empower people



Queensland  
Government

Great state. Great opportunity.

RTI Release

## Kate Fleming

---

**From:** Callum Doull [Callum.Doull@dsdip.qld.gov.au]  
**Sent:** Thursday, 7 August 2014 3:28 PM  
**To:** Kate Fleming  
**Subject:** RE: Turbot Street - Standard Lease Terms

Kate,

Many thanks.

I will forward to you once complete.

Cal.

**Callum Doull**  
Senior Project Officer  
Agency Portfolios – Planning and Property Group  
**Department of State Development, Infrastructure and Planning**  
**Queensland Government**  
**Visit:** Level 3 63 George Street Brisbane  
**Mail:** PO Box 15009 City East Qld 4002  
**Phone:** +61 7 345 27914  
**Email:** [callum.doull@dsdip.qld.gov.au](mailto:callum.doull@dsdip.qld.gov.au)  
[www.dsdip.qld.gov.au](http://www.dsdip.qld.gov.au)  
Great state. Great opportunity.

Please consider the environment before printing this email

---

**From:** Kate Fleming [mailto:Kate.Fleming@health.qld.gov.au]  
**Sent:** Thursday, 7 August 2014 3:12 PM  
**To:** Callum Doull  
**Subject:** RE: Turbot Street - Standard Lease Terms

Hi Cal

We don't have a standard expenditure lease – QGAO / Public Trustee hold these.

Thanks for the update – if possible, any property reports you can provide us would be very helpful to maintain our files.

Much appreciated

Kate Fleming  
Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government

T: 07 3006 2743 | M:  | F: 07 3006 2770

E: [kate.fleming@health.qld.gov.au](mailto:kate.fleming@health.qld.gov.au) | W: [www.health.qld.gov.au](http://www.health.qld.gov.au)

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

**From:** Callum Doull [<mailto:Callum.Doull@dsdip.qld.gov.au>]  
**Sent:** Thursday, 7 August 2014 10:53 AM  
**To:** Kate Fleming  
**Subject:** RE: Turbot Street - Standard Lease Terms

Kate,

Many thanks. It would be really helpful for you to send us your standard lease anyhow as if my inform our drafting of the lease. section 73 - irrelevant  
section 73 - irrelevant

We are in the process of undertaking due diligence on the properties, getting a property report and valuation prepared currently.

My Director is in regular contact with the boards.

Regards,

Cal.

**Callum Doull**  
Senior Project Officer  
Agency Portfolios – Planning and Property Group  
Department of State Development, Infrastructure and Planning  
Queensland Government  
Visit: Level 3 63 George Street Brisbane  
Mail: PO Box 15009 City East Qld 4002  
Phone: +61 7 345 27914  
Email: [callum.doull@dsdip.qld.gov.au](mailto:callum.doull@dsdip.qld.gov.au)  
[www.dsdip.qld.gov.au](http://www.dsdip.qld.gov.au)  
Great state. Great opportunity.

Please consider the environment before printing this email

---

**From:** Kate Fleming [<mailto:Kate.Fleming@health.qld.gov.au>]  
**Sent:** Thursday, 7 August 2014 8:23 AM  
**To:** Callum Doull  
**Subject:** RE: Turbot Street - Standard Lease Terms

Hi Callum

Our expenditure leasing is undertaken through QGAO.

Given the specialised nature of the service, it may be outside the scope of their standardised lease. If QGAO's legals can't amend their lease to suit, section 73 - irrelevant  
section 73 - irrelevant

section 73 - irrelevant  
section 73 - irrelevant

Are you able to provide an update on how this sale is proceeding? Are you in regular contact with the HHS?

Regards

Kate Fleming  
Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government

T: 07 3006 2743 | M:  | F: 07 3006 2770

E: [kate.fleming@health.qld.gov.au](mailto:kate.fleming@health.qld.gov.au) | W: [www.health.qld.gov.au](http://www.health.qld.gov.au)

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

---

**From:** Callum Doull [<mailto:Callum.Doull@dndip.qld.gov.au>]  
**Sent:** Wednesday, 6 August 2014 3:33 PM  
**To:** Kate Fleming  
**Subject:** Turbot Street - Standard Lease Terms

Kate,

As you might be aware I have taken over the Turbot Street project from Lori Dean.

I am wondering whether Qld Health has a standard lease that they utilise across their properties. We are in the process of exploring the leaseback terms for Turbot Street.

Many thanks,

Cal.

**Callum Doull**  
Senior Project Officer  
Agency Portfolios – Planning and Property Group  
Department of State Development, Infrastructure and Planning  
Queensland Government  
Visit: Level 3 63 George Street Brisbane  
Mail: PO Box 15009 City East Qld 4002  
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\*\*\*\*\*

RTI Release



**Kate Fleming**

---

**From:** Kate Fleming  
**Sent:** Thursday, 7 August 2014 3:12 PM  
**To:** 'Callum Doull'  
**Subject:** RE: Turbot Street - Standard Lease Terms

Hi Cal

We don't have a standard expenditure lease – QGAO / Public Trustee hold these.

Thanks for the update – if possible, any property reports you can provide us would be very helpful to maintain our files.

Much appreciated

Kate Fleming  
Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government

T: 07 3006 2743 | M:  | F: 07 3006 2770

E: kate.fleming@health.qld.gov.au | W: www.health.qld.gov.au

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

---

**From:** Callum Doull [mailto:Callum.Doull@dsdp.qld.gov.au]  
**Sent:** Thursday, 7 August 2014 10:53 AM  
**To:** Kate Fleming  
**Subject:** RE: Turbot Street - Standard Lease Terms

Kate,

Many thanks. It would be really helpful for you to send us your standard lease anyhow as if my inform our drafting of the lease. section 73 - irrelevant section 73 - irrelevant

We are in the process of undertaking due diligence on the properties, getting a property report and valuation prepared currently.

My Director is in regular contact with the boards.

Regards,

Cal.

**Callum Doull**  
Senior Project Officer

7/08/2014

Agency Portfolios – Planning and Property Group  
Department of State Development, Infrastructure and Planning  
Queensland Government

**Visit:** Level 3 63 George Street Brisbane

**Mail:** PO Box 15009 City East Qld 4002

**Phone:** +61 7 345 27914

**Email:** [callum.doull@dsdip.qld.gov.au](mailto:callum.doull@dsdip.qld.gov.au)

[www.dsdip.qld.gov.au](http://www.dsdip.qld.gov.au)

Great state. Great opportunity.

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Given the specialised nature of the service, it may be outside the scope of their standardised lease. If QGAO's legals can't amend their lease to suit, section 73 - irrelevant section 73 - irrelevant

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Are you able to provide an update on how this sale is proceeding? Are you in regular contact with the HHS?

Regards

Kate Fleming

Principal Property Advisor

Property Services Team | Health Infrastructure Branch | System Support Services

Department of Health | Queensland Government

T: 07 3006 2743 | M:   | F: 07 3006 2770

E: [kate.fleming@health.qld.gov.au](mailto:kate.fleming@health.qld.gov.au) | W: [www.health.qld.gov.au](http://www.health.qld.gov.au)

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200 Adelaide Street, Brisbane City QLD 4001

GPO Box 48, Brisbane City QLD 4001

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**Sent:** Wednesday, 6 August 2014 3:33 PM

**To:** Kate Fleming

**Subject:** Turbot Street - Standard Lease Terms

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I am wondering whether Qld Health has a standard lease that they utilise across their properties. We are in

7/08/2014

DOH-DL 14/15-016   Document 182

the process of exploring the leaseback terms for Turbot Street.

Many thanks,

Cal.

**Callum Doull**  
Senior Project Officer  
Agency Portfolios – Planning and Property Group  
Department of State Development, Infrastructure and Planning  
Queensland Government  
Visit: Level 3 63 George Street Brisbane  
Mall: PO Box 15009 City East Qld 4002  
Phone: +61 7 345 27914  
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[www.dndip.qld.gov.au](http://www.dndip.qld.gov.au)

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\*\*\*\*\*

RTI REQUEST

7/08/2014

DOH-DL 14/15-016  Document 183

# Brief for Approval

Requested by:

Department RecFind No:	BR059216
Division/HHS:	SSS
File Ref No:	HPID06766

Department  Minister's office

**SUBJECT: Expression of Interest for purchase of 168 and 200 Turbot Street, Brisbane City**

### Recommendations

1. It is recommended that the Director-General approve for Queensland Health's Dental Hospital located at 168 Turbot Street, Brisbane City to be included in the expression of interest (EOI) campaign for the adjoining property at 200 Turbot Street (Attachment 1), being conducted by the Department of State Development, Infrastructure and Planning (DSDIP) and sign the attached letter addressed to DSDIP confirming same (Attachment 2).

### Headline issues

2. DSDIP is coordinating the disposal of surplus property at 200 Turbot Street, described as Lot 84 on SP169882. The property was formerly occupied by the University of Queensland Oral Health teaching services, which relocated in 2014 to purpose built premises at Herston.
3. Queensland Health owns the adjoining property at 168 Turbot Street, described as Lot 442 on SL6565. The property is the operational Brisbane Dental Hospital. The building is heritage listed; constrained by underground railway corridors; land locked; and shares infrastructure with 200 Turbot Street (pedestrian air-bridge linking the buildings).
4. 200 Turbot Street is scheduled to commence open marketing in July 2014, which presents a unique opportunity to test the market for interest in 168 Turbot Street.
5. Health Infrastructure Branch considers that offering 168 Turbot Street to the market takes advantage of the opportunity to leverage the asset as an integrated redevelopment opportunity with 200 Turbot Street. As a stand-alone property, redevelopment of 168 Turbot Street would be limited given its constraints; however both properties offered together present a wider range of redevelopment opportunities.
6. 168 Turbot Street would be offered on a market testing basis. Agreement on sale terms would require consultation with Metro North Hospital and Health Service (HHS) to appropriately consider the relocation of the service.
7. Queensland Health has a limited timeframe to request DSDIP to include 168 Turbot Street in the marketing campaign given the anticipated July commencement.

### Background

8. Disposal options include a sale and leaseback agreement or an extended settlement timeframe to provide for the dental service relocation. These terms may suit a purchaser who intends to seek approval to redevelop the properties. Funding to lease back the premises and to relocate the service would need to be obtained.
9. Metro North HHS has advised that 168 Turbot Street is a specialist facility for dental services which includes a dental laboratory, oral surgery and clinical sterilisation facilities which service other clinics across the HHS.
10. In March 2014, letter correspondence to DSDIP's Director-General (DG072741) confirmed that the Metro North HHS would consider relocating the service with the appropriate consultation and planning.

### Consultation

11. Prior to agreement on disposal terms, consultation would need to occur with Metro North HHS.
12. The Chief Executive of Metro North HHS has been consulted and is in agreement to EOI stage.

### Attachments

13. Attachment 1: Property identification map
- Attachment 2: Letter to DSDIP

Department RecFind No:	BR059216
Division/HHS:	SSS
File Ref No:	HPID05768

APPROVED / NOT APPROVED / NOTED

*Subsequent subject to*

IAN MAYNARD  
Director-General

08 JUN 2014

Director-General's comments

*Provide the with a copy of the employee committee report to the Director-General before the meeting.*

Minister's Office Use Only

APPROVED / NOT APPROVED / NOTED

NOTED

LAWRENCE SPRINGBORG  
Minister for Health

Chief of Staff

Minister's comments

*[Empty comment box]*

Briefing note rating

1 2 3 4 (1 = poor and 4 = excellent)

Author: Kate Fleming	Cleared by: Sunil Madan	Cleared by: On behalf of Glenn Rashleigh	Cleared by: Bill Brett	Content verified by: Susan Middleditch
Principal Property Advisor	Senior Director	Chief Health Infrastructure Officer	Chief Executive	Acting Chief Executive
Asset and Property Services 3006 2743	Health Infrastructure Branch 3006 2838	Health Infrastructure Branch 3006 2833	Renewal Taskforce 3222 2911	Health Services Support Agency 3234 0622
21 May 2014	21 May 2014	26 May 2014 4 June 2014	29 May 2014	May 2014



24 JUN 2016

Enquiries to: Sunil Madan  
Senior Director  
Asset and Property Services,  
Health Infrastructure Branch  
Telephone: 3006 2838  
File Ref: DG074107

Mr David Edwards  
Director-General  
Department of State Development, Infrastructure and Planning  
PO Box 15009  
CITY EAST QLD 4002

Dear Mr Edwards *Dave,*

I write to you about the disposal of surplus state government property at 200 Turbot Street, Brisbane City. This property adjoins Queensland Health's owned and operational Brisbane Dental Hospital located at 168 Turbot Street.

I propose that the 200 Turbot Street marketing campaign include an offer for expression of interest in 168 Turbot Street, providing the opportunity to leverage the assets as an integrated redevelopment opportunity.

To appropriately plan for the relocation of the dental service, the terms of sale for 168 Turbot Street would require consultation and agreement with the Metro North Hospital and Health Service.

Should you or officers of your Department require further information, Department of Health's contact is Mr Sunil Madan, Senior Director, Asset and Property Services, Health Infrastructure Branch, on telephone 3006 2838.

Yours sincerely

*Ian Maynard*  
Ian Maynard  
Director-General  
Queensland Health

Cc: Mr Greg Chemello, Deputy Director-General, Department of State Development, Infrastructure and Planning  
Ms Natalie Wilde, General Manager, Government Land and Asset Management, Department of State Development, Infrastructure and Planning  
Mr Malcolm Stamp, Chief Executive, Metro North Hospital and Health Service

Office  
19<sup>th</sup> Floor  
Queensland Health Building  
147 - 163 Charlotte Street  
BRISBANE QLD 4000

Postal  
GPO Box 48  
BRISBANE QLD 4001

Phone  
3234 1553

Fax  
3234 1482

**Kate Fleming**

---

**From:** DG Dg correspondence  
**Sent:** Wednesday, 25 June 2014 4:07 PM  
**To:** SSS\_Correspondence  
**Cc:** Kate Fleming  
**Subject:** BR059216 DG APPROVED / DG074107 SIGNED  
**Importance:** High  
**Attachments:** BR059216 DG APPROVED.pdf; BR059216 SSS DG074107 FINAL.pdf

Good afternoon

Please find enclosed briefing note APPROVED by the Director-General.

Please note - regarding DG comments on brief - communication plan has been provided to DG before approving.

Please note this brief has been forwarded to the Office of the Minister for noting.

Thank you  
Kind regards  
Axele

Axele-Brigitte Mary 3234 1554  
Aaron Gibson 3234 1166  
Kellee Gibson 3234 1553

Office of the Director-General | Department of Health | Queensland Government  
e DG\_Correspondence@health.qld.gov.au | www.health.qld.gov.au



RTI Release

**Kate Fleming**

---

**From:** Sunil Madan  
**Sent:** Wednesday, 11 June 2014 10:16 AM  
**To:** Jason Gaudry; Kate Fleming; Glenn Rashleigh  
**Cc:** APS-Program  
**Subject:** FW: BR059216 DG COMMENT - PLEASE RESPOND TO DG COMMENT BEFORE LETTER CAN BE SIGNED

Jason, Kate, please note Glenn has sought assistance from MNHHS on this.

Glenn, please let me know if I can assist in progressing this once the comms plan has been received.

Sunil

Sunil Madan  
Senior Director, Asset and Property Services  
Health Infrastructure Branch | System Support Services |  
Department of Health

Level 6, Anzac Square Building | 200 Adelaide Street  
Tel: 3006 2838 | Fax: 3405 6138 | Mob:

Email : Sunil.Madan@health.qld.gov.au

---

**From:** Scott McMullen  
**Sent:** Wednesday, 11 June 2014 10:10 AM  
**To:** Sunil Madan  
**Subject:** FW: BR059216 DG COMMENT - PLEASE RESPOND TO DG COMMENT BEFORE LETTER CAN BE SIGNED

fyi

---

**From:** Scott McMullen  
**Sent:** Tuesday, 10 June 2014 6:07 PM  
**To:** Glenn Rashleigh  
**Cc:** Mark Brown  
**Subject:** RE: BR059216 DG COMMENT - PLEASE RESPOND TO DG COMMENT BEFORE LETTER CAN BE SIGNED

We have briefed the director of Oral Health Mark Brown who is individually briefing his staff. Mark was sent the timetable which Glenn proposed and you sent to us Glenn. I have copied him into this response so Mark can add anything which is relevant.

Regards

Scott

---

**From:** Glenn Rashleigh  
**Sent:** Tuesday, 10 June 2014 5:12 PM  
**To:** Scott McMullen  
**Subject:** FW: BR059216 DG COMMENT - PLEASE RESPOND TO DG COMMENT BEFORE LETTER CAN BE SIGNED

11/06/2014

DOH-DL 14/15-016

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**Kate Fleming**

---

**From:** Jason Gaudry  
**Sent:** Wednesday, 11 June 2014 8:40 AM  
**To:** Sunil Madan  
**Cc:** Kate Fleming  
**Subject:** FW: BR059216 DG COMMENT - PLEASE RESPOND TO DG COMMENT BEFORE LETTER CAN BE SIGNED  
**Importance:** High  
**Attachments:** BR059216 DG COMMENT.pdf; BR059216 SSS - DG074107 - ATTACH 2.doc

Sunil,

It is my view that communication to its staff should come from the HHS. I recommend that the HHS should prepare the staff communication in consultation with HR and DSDIP. If you agree, how do you suggest this be redirected to MN HHS?

Jason Gaudry  
Manager Property  
Asset and Property Services  
Health Infrastructure Branch Department of Health  
Level 5 Anzac Square Building  
200 Adelaide Street  
Brisbane Qld 4000

P: (07) 3006 2790  
M:   
jason.gaudry@health.qld.gov.au

---

**From:** Kate Fleming  
**Sent:** Tuesday, 10 June 2014 3:29 PM  
**To:** APS-Program; Sunil Madan; Jason Gaudry  
**Cc:** David Bunting  
**Subject:** FW: BR059216 DG COMMENT - PLEASE RESPOND TO DG COMMENT BEFORE LETTER CAN BE SIGNED  
**Importance:** High

FYI

Who can assist with this response?

Kate Fleming  
Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government

T: 07 3006 2743 | M:  | F: 07 3006 2770

E: kate.fleming@health.qld.gov.au | W: www.health.qld.gov.au

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

---

**From:** DG Dg correspondence  
**Sent:** Tuesday, 10 June 2014 3:27 PM  
**To:** SSS\_Correspondence; Susan Middleditch; Kate Fleming; Bill Brett  
**Subject:** BR059216 DG COMMENT - PLEASE RESPOND TO DG COMMENT BEFORE LETTER CAN BE SIGNED

11/06/2014

**Kate Fleming**

**From:** Kate Fleming  
**Sent:** Tuesday, 10 June 2014 3:29 PM  
**To:** APS-Program; Sunil Madan; Jason Gaudry  
**Cc:** David Bunting  
**Subject:** FW: BR059216 DG COMMENT - PLEASE RESPOND TO DG COMMENT BEFORE LETTER CAN BE SIGNED  
**Importance:** High  
**Attachments:** BR059216 DG COMMENT.pdf; BR059216 SSS - DG074107 - ATTACH 2.doc

FYI

Who can assist with this response?

Kate Fleming  
Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government

T: 07 3006 2743 | M:  F: 07 3006 2770

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200 Adelaide Street, Brisbane City QLD 4001  
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**To:** SSS\_Correspondence; Susan Middleditch; Kate Fleming; Bill Brett  
**Subject:** BR059216 DG COMMENT - PLEASE RESPOND TO DG COMMENT BEFORE LETTER CAN BE SIGNED  
**Importance:** High

Good afternoon

Please find attached briefing note which was approved by the DG - subject to his comments:

1- Provide DG with evidence of employee communications plan (to occur before EOIs advertised).

Please note attached letter DG074107 has not been signed by the DG.

Please amend the letter (word document attached) if needed, to be in line with response to the DG's comments.

Thank you

Regards  
Axele

Axele-Brigitte Mary 3234 1554  
Aaron Gibson 3234 1166  
Amanda Uhlmann 3234 1553

Office of the Director-General | Department of Health | Queensland Government

11/06/2014

DOH-DL 14/15-016  Document 190

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Regards  
Axele

Axele-Brightie Mary 3234 1554  
Aaron Gibson 3234 1166  
Amanda Uhlmann 3234 1553

Office of the Director-General | Department of Health | Queensland Government  
e. DG\_Correspondence@health.qld.gov.au | www.health.qld.gov.au



RTI Release

11/06/2014

DOH-DL 14/15-016 RTI Document 191

# Brief for Approval

Requested by:

Department  Minister's office

Department Ref/Ind No:	BR059218
Division/HHS:	SSS
File Ref No:	HPID05765

**SUBJECT:** Expression of interest for purchase of 168 and 200 Turbot Street, Brisbane City

### Recommendation/s

1. It is recommended that the Director-General approve for Queensland Health's Dental Hospital located at 168 Turbot Street, Brisbane City to be included in the expression of interest (EOI) campaign for the adjoining property at 200 Turbot Street (Attachment 1), being conducted by the Department of State Development, Infrastructure and Planning (DSDIP) and sign the attached letter addressed to DSDIP confirming same (Attachment 2).

### Headline issues

2. DSDIP is coordinating the disposal of surplus property at 200 Turbot Street, described as Lot 84 on SP189882. The property was formerly occupied by the University of Queensland Oral Health teaching services, which relocated in 2014 to purpose built premises at Herston.
3. Queensland Health owns the adjoining property at 168 Turbot Street, described as Lot 442 on SL6565. The property is the operational Brisbane Dental Hospital. The building is heritage listed; constrained by underground railway corridors; land locked; and shares infrastructure with 200 Turbot Street (pedestrian air-bridge linking the buildings).
4. 200 Turbot Street is scheduled to commence open marketing in July 2014, which presents a unique opportunity to test the market for interest in 168 Turbot Street.
5. Health Infrastructure Branch considers that offering 168 Turbot Street to the market takes advantage of the opportunity to leverage the asset as an integrated redevelopment opportunity with 200 Turbot Street. As a stand-alone property, redevelopment of 168 Turbot Street would be limited given its constraints; however both properties offered together present a wider range of redevelopment opportunities.
6. 168 Turbot Street would be offered on a market testing basis. Agreement on sale terms would require consultation with Metro North Hospital and Health Service (HHS) to appropriately consider the relocation of the service.
7. Queensland Health has a limited timeframe to request DSDIP to include 168 Turbot Street in the marketing campaign given the anticipated July commencement.

### Background

8. Disposal options include a sale and leaseback agreement or an extended settlement timeframe to provide for the dental service relocation. These terms may suit a purchaser who intends to seek approval to redevelop the properties. Funding to lease back the premises and to relocate the service would need to be obtained.
9. Metro North HHS has advised that 168 Turbot Street is a specialist facility for dental services which includes a dental laboratory, oral surgery and clinical sterilisation facilities which service other clinics across the HHS.
10. In March 2014, letter correspondence to DSDIP's Director-General (DG072741) confirmed that the Metro North HHS would consider relocating the service with the appropriate consultation and planning.

### Consultation

11. Prior to agreement on disposal terms, consultation would need to occur with Metro North HHS.
12. The Chief Executive of Metro North HHS has been consulted and is in agreement to EOI stage.

### Attachments

13. Attachment 1: Property identification map
- Attachment 2: Letter to DSDIP

Department RecFind No:	BR059216
Division/HHS:	SSS
File Ref No:	HPID05765

APPROVED/NOT APPROVED NOTED

*Ian Maynard* subject to

IAN MAYNARD  
Director-General

09 JUN 2016

Director-General's comments

① Provide to with external employee communications (to occur before external communications)  
② W/ office to note.

Minister's Office Use Only

APPROVED/NOT APPROVED NOTED

NOTED

LAWRENCE SPRINGBORG  
Minister for Health

Chief of Staff

Minister's comments


Briefing note rating  
1 2 3 4 (1 = poor and 4 = excellent)

Author: Kate Fleming	Cleared by: Sunil Madan	Cleared by: On behalf of Glenn Rashleigh Chief Health Infrastructure Officer	Cleared by: Bill Brett	Content verified by: Susan Middleditch
Principal Property Advisor Asset and Property Services 3006 2743	Senior Director Health Infrastructure Branch 3006 2838	Health Infrastructure Branch 3006 2833	Chief Executive Renewal Taskforce 3222 2911	Acting Chief Executive Health Services Support Agency 3234 0622
21 May 2014	21 May 2014	26 May 2014 4 June 2014	28 May 2014	May 2014

**Kate Fleming**

**From:** Callum Doull [Callum.Doull@dsdip.qld.gov.au]  
**Sent:** Thursday, 7 August 2014 10:53 AM  
**To:** Kate Fleming  
**Subject:** RE: Turbot Street - Standard Lease Terms

Kate,

Many thanks. It would be really helpful for you to send us your standard lease anyhow as if my inform our drafting of the lease. section 73 - irrelevant  
section 73 - irrelevant

We are in the process of undertaking due diligence on the properties, getting a property report and valuation prepared currently.

My Director is in regular contact with the boards.

Regards,

Cal.

**Callum Doull**  
Senior Project Officer  
Agency Portfolios – Planning and Property Group  
Department of State Development, Infrastructure and Planning  
Queensland Government  
**Visit:** Level 3 63 George Street Brisbane  
**Mail:** PO Box 15009 City East Qld 4002  
**Phone:** +61 7 345 27914  
**Email:** [callum.doull@dsdip.qld.gov.au](mailto:callum.doull@dsdip.qld.gov.au)  
[www.dsdip.qld.gov.au](http://www.dsdip.qld.gov.au)  
Great state. Great opportunity.

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**From:** Kate Fleming [mailto:Kate.Fleming@health.qld.gov.au]  
**Sent:** Thursday, 7 August 2014 8:23 AM  
**To:** Callum Doull  
**Subject:** RE: Turbot Street - Standard Lease Terms

Hi Callum

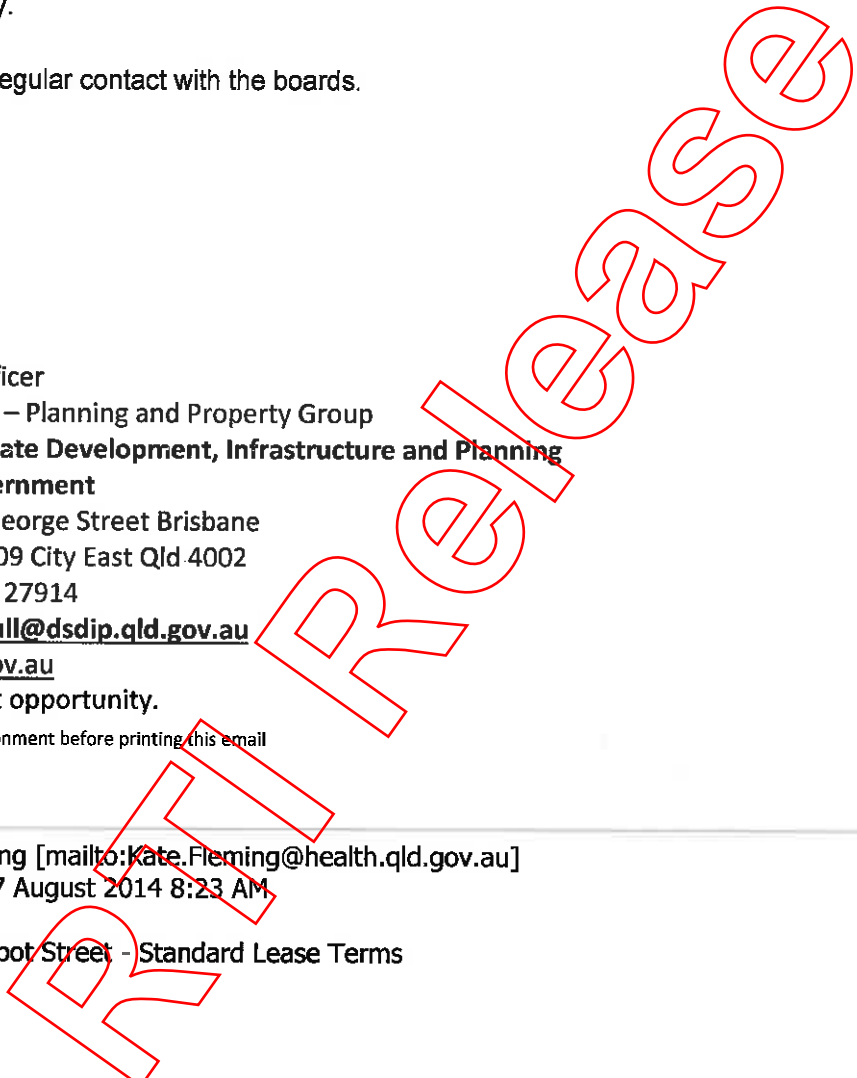
Our expenditure leasing is undertaken through QGAO.

Given the specialised nature of the service, it may be outside the scope of their standardised lease. If QGAO's legals can't amend their lease to suit, section 73 - irrelevant  
section 73 - irrelevant

section 73 - irrelevant  
section 73 - irrelevant

Are you able to provide an update on how this sale is proceeding? Are you in regular contact with the HHS?

Regards



Kate Fleming  
Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government

T: 07 3006 2743 | M: [redacted] | F: 07 3006 2770

E: [kate.fleming@health.qld.gov.au](mailto:kate.fleming@health.qld.gov.au) | W: [www.health.qld.gov.au](http://www.health.qld.gov.au)

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

---

**From:** Callum Doull [<mailto:Callum.Doull@dsdip.qld.gov.au>]  
**Sent:** Wednesday, 6 August 2014 3:33 PM  
**To:** Kate Fleming  
**Subject:** Turbot Street - Standard Lease Terms

Kate,

As you might be aware I have taken over the Turbot Street project from Lori Dean.

I am wondering whether Qld Heath has a standard lease that they utilise across their properties. We are in the process of exploring the leaseback terms for Turbot Street.

Many thanks,

Cal.

**Callum Doull**  
Senior Project Officer  
Agency Portfolios – Planning and Property Group  
Department of State Development, Infrastructure and Planning  
Queensland Government

Visit: Level 3 63 George Street Brisbane

Mail: PO Box 15009 City East Qld 4002

Phone: +61 7 345 27914

Email: [callum.doull@dsdip.qld.gov.au](mailto:callum.doull@dsdip.qld.gov.au)

[www.dsdip.qld.gov.au](http://www.dsdip.qld.gov.au)

Great state. Great opportunity.

Please consider the environment before printing this email

\*\*\*\*\*

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Unless stated otherwise, this email represents only the views of the sender and not the views of the Queensland Government.

\*\*\*\*\*

RTI Release



**Kate Fleming**

---

**From:** Jessica Sharp  
**Sent:** Thursday, 7 August 2014 10:29 AM  
**To:** Kate Fleming  
**Subject:** RE: Dental Hospital - did it transfer..?  
No

---

**From:** Kate Fleming  
**Sent:** Thursday, 7 August 2014 10:28 AM  
**To:** Jessica Sharp  
**Subject:** Dental Hospital - did it transfer..?

☺

Kate Fleming  
Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government

T: 07 3006 2743 | M:  | F: 07 3006 2770

E: [kate.fleming@health.qld.gov.au](mailto:kate.fleming@health.qld.gov.au) | W: [www.health.qld.gov.au](http://www.health.qld.gov.au)

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

RTI Release

## Kate Fleming

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**Sent:** Wednesday, 6 August 2014 3:33 PM

**To:** Kate Fleming

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**Callum Doull**

Senior Project Officer

Agency Portfolios – Planning and Property Group

Department of State Development, Infrastructure and Planning

Queensland Government

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[www.dsdip.qld.gov.au](http://www.dsdip.qld.gov.au)

Great state. Great opportunity.

Please consider the environment before printing this email

RTI Release

**Kate Fleming**

---

**From:** HIB-Correspondence  
**Sent:** Friday, 30 May 2014 9:33 AM  
**To:** SSS\_Correspondence  
**Cc:** Kate Fleming; APS-Program  
**Subject:** DG BRIEF - HPID05765 EOI for purchase of 168 and 200 Turbot Street Brisbane  
**Attachments:** HPID05765 - ATTACH 2.doc; HPID05765 - ATTACH 1.pdf; HPID05765 - BRIEF.doc

Good morning

Please find attached HPID05765 EOI for purchase of 168 and 200 Turbot Street Brisbane and 2 attachments

I am pleased to advise that the attached documents have been:

1. Cleared by the CHIO on 26 May and by Bill Brett on 29 May 2014.
2. Formatted in accordance with the departmental Checklist document.
3. The correct template has been used.
4. Named using the naming conventions advised.
5. Any attachments have been referred to in the body of the brief and in numerical order.

Thank you.

Rhiannon Stewart  
Correspondence Officer  
Health Infrastructure Branch | Department of Health  
Level 6, Anzac Square  
200 Adelaide Street  
Brisbane QLD 4000

P: (07) 3006 2820  
[rhiannon.stewart@health.qld.gov.au](mailto:rhiannon.stewart@health.qld.gov.au)  
[www.health.qld.gov.au](http://www.health.qld.gov.au)

RTI Released

# Brief for Approval

Requested by:

Department  Minister's office

Department RecFind No:	
Division/HHS:	SSS Division
File Ref No:	HPID05765

**SUBJECT:** Expression of interest for purchase of 168 and 200 Turbot Street, Brisbane City

## Recommendation/s

It is recommended that the Director-General:

1. **Approve** for Queensland Health's Dental Hospital located at 168 Turbot Street, Brisbane City to be included in the expression of interest campaign for the adjoining property at 200 Turbot Street (Attachment 1), being conducted by the Department of State Development, Infrastructure and Planning (DSDIP).
2. **Sign** the attached letter addressed to DSDIP confirming same (Attachment 2).

## Headline issues

3. DSDIP are coordinating the disposal of surplus property at 200 Turbot Street, described as Lot 84 on SP169882. The property was formerly occupied by the University of Queensland Oral Health teaching services, which relocated in 2014 to purpose built premises at Herston.
4. Queensland Health owns the adjoining property at 168 Turbot Street, described as Lot 442 on SL6565. The property is the operational Brisbane Dental Hospital. The building is heritage listed; constrained by underground railway corridors; land locked; and shares infrastructure with 200 Turbot Street (pedestrian air-bridge linking the buildings).
5. 200 Turbot Street is scheduled to commence open marketing in July 2014, which presents a unique opportunity to test the market for interest in 168 Turbot Street.
6. Health Infrastructure Branch considers that offering 168 Turbot Street to the market takes advantage of the opportunity to leverage the asset as an integrated redevelopment opportunity with 200 Turbot Street. As a stand-alone property, redevelopment of 168 Turbot Street would be limited given its constraints; however both properties offered together present a wider range of redevelopment opportunities.
7. 168 Turbot Street would be offered on a market testing basis. Agreement on sale terms would require consultation with Metro North Hospital and Health Service (HHS) to appropriately consider the relocation of the service.
8. Queensland Health has a limited time frame to request DSDIP to include 168 Turbot Street in the marketing campaign given the anticipated July commencement.

## Background

9. Disposal options include a sale and leaseback agreement or an extended settlement time frame to provide for the dental service relocation. These terms may suit a purchaser who intends to seek approval to redevelop the properties. Funding to leaseback the premises and to relocate the service would need to be obtained.
10. Metro North HHS has advised that 168 Turbot Street is a specialist facility for dental services which includes a dental laboratory, oral surgery and clinical sterilisation facilities which service other clinics across the HHS.
11. In March 2014, letter correspondence to DSDIP's Director-General (DG072741) confirmed that the Metro North HHS would consider relocating the service with the appropriate consultation and planning.

## Consultation

12. Prior to agreement on disposal terms, consultation would need to occur with Metro North HHS.

## Attachments

13. Attachment 1: Property identification map
- Attachment 2: Letter to DSDIP

Department RecFind No:	
Division/HHS:	SSS Division
File Ref No:	HPID05765

APPROVED/NOT APPROVED NOTED

IAN MAYNARD  
Director-General

/ /

Director-General's comments


Minister's Office Use Only

APPROVED/NOT APPROVED NOTED

NOTED

LAWRENCE SPRINGBORG  
Minister for Health

Chief of Staff

/ /

/ /

Minister's comments

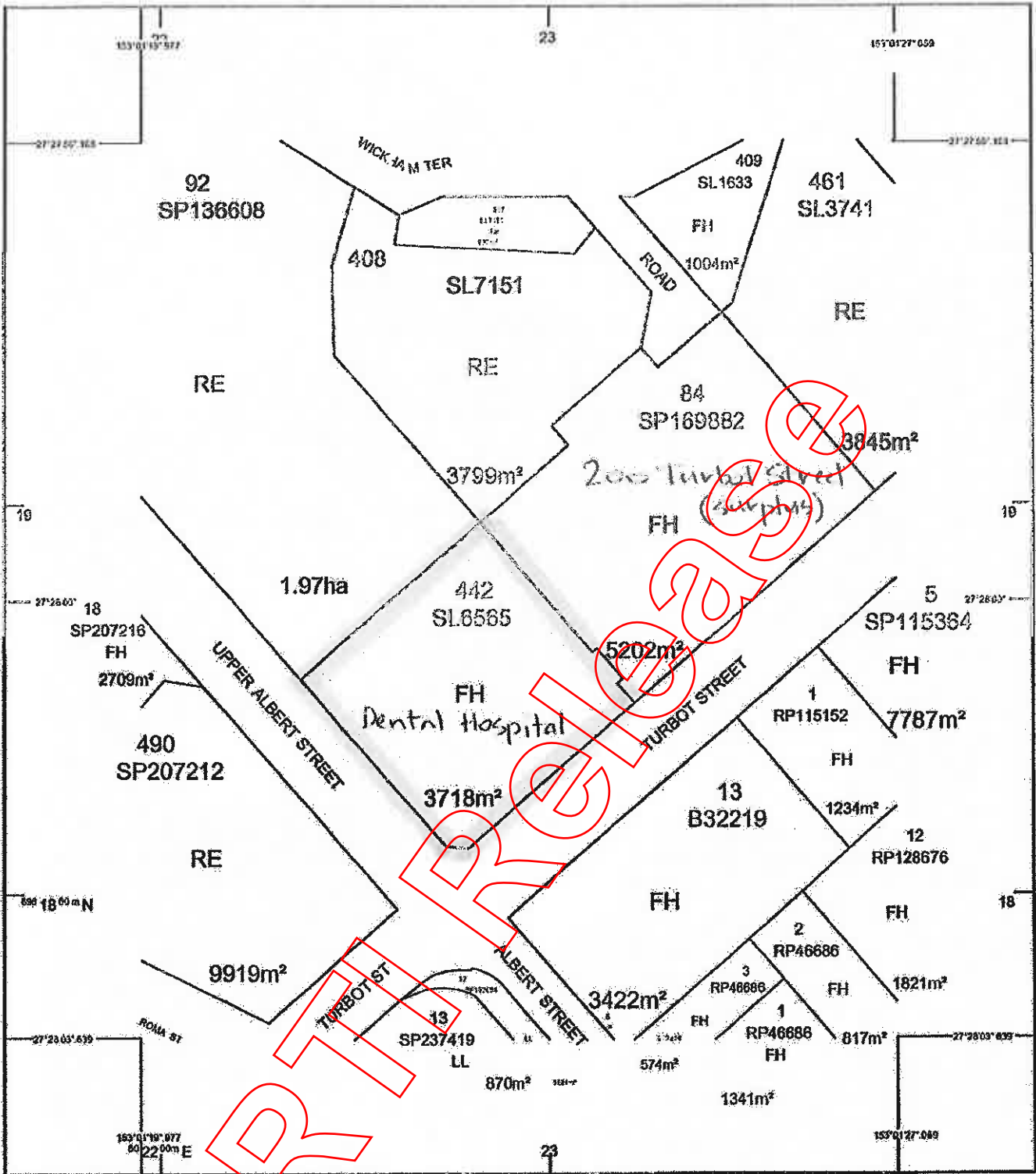

Briefing note rating

1                      2                      3                      4                      (1 = poor and 4 = excellent)

Author: Kate Fleming	Cleared by: Sunil Madan	Cleared by: On behalf of Glenn Rashleigh	Cleared by: Bill Brett	Content verified by: Susan Middleditch
Principal Property Advisor	Senior Director	Chief Health Infrastructure Officer	Chief Executive	Acting Chief Executive
Asset and Property Services 3006 2743	Health Infrastructure Branch 3006 2838	Health Infrastructure Branch 3006 2833	Renewal Taskforce 3222 2911	Health Services Support Agency 3234 0622
21 May 2014	21 May 2014	26 May 2014	29 May 2014	May 2014

<b>Department RecFind No:</b>	
<b>Division/HHS:</b>	<b>SSS Division</b>
<b>File Ref No:</b>	<b>HPID05765</b>

RTI Release



STANDARD MAP NUMBER  
9543-33342



MAP WINDOW POSITION & NEAREST LOCATION

SUBJECT PARCEL DESCRIPTION	
DCDB	No Lot Plan Selected
Lot Plan	No Lot Plan Selected
Area/Volume	No Lot Plan Selected
Tenure	No Lot Plan Selected
Local Government	No Lot Plan Selected
Locality	No Lot Plan Selected
Parish	No Lot Plan Selected
County	No Lot Plan Selected
Segment/Parcel	No Lot Plan Selected

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 20/09/2012  
For additional information regarding this SmartMap see page 2.

DCDB 17/09/2012

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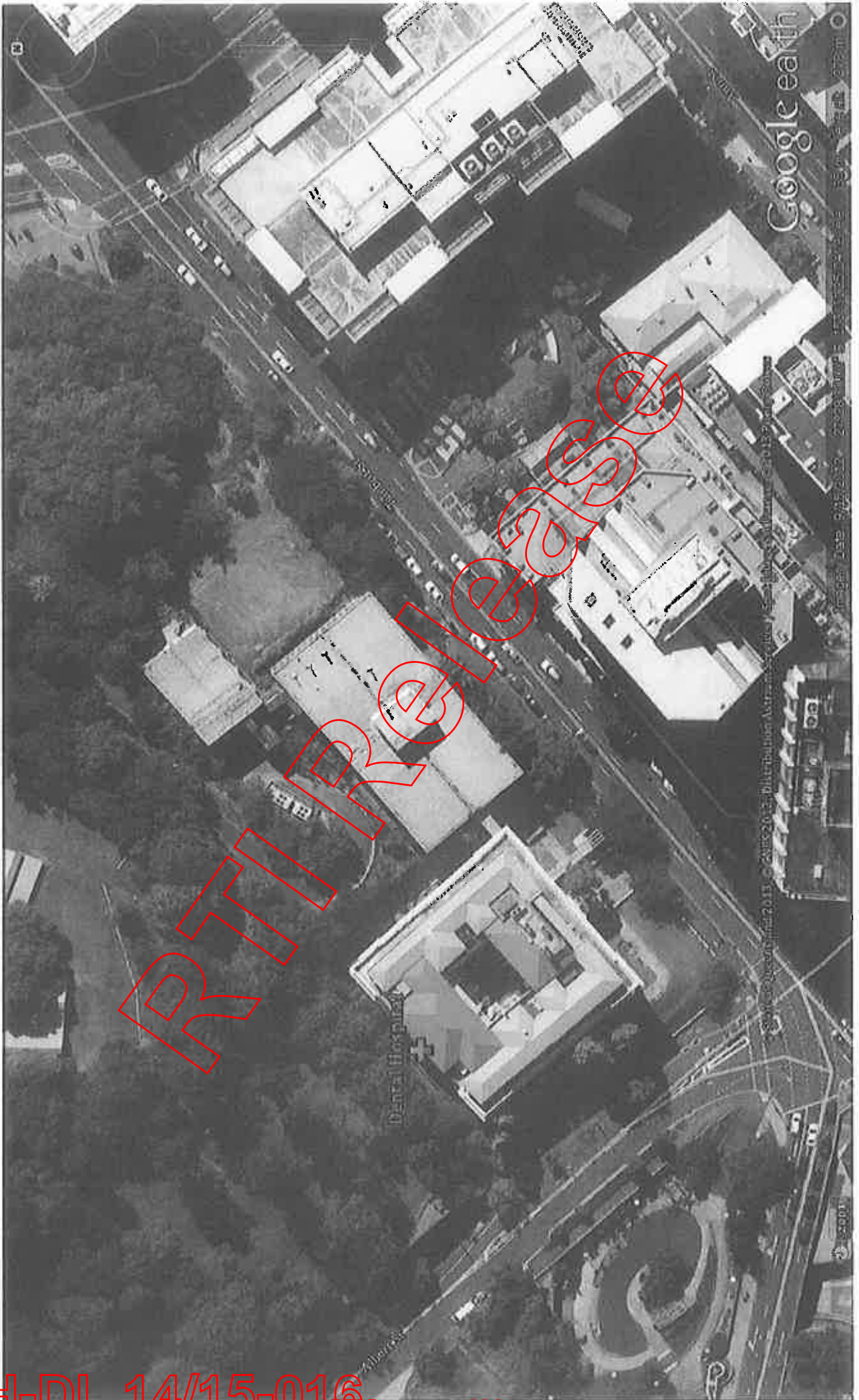
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Enquiries to: Sunil Madan  
Senior Director  
Asset and Property Services,  
Health Infrastructure Branch  
Telephone: 3006 2838  
File Ref: DGNumber

Mr David Edwards  
Director-General  
Department of State Development, Infrastructure and Planning  
PO Box 15009  
BRISBANE CITY EAST QLD 4002

Dear Mr Edwards

I write to you about the disposal of surplus State government property at 200 Turbot Street, Brisbane City. This property adjoins Queensland Health's owned and operational Brisbane Dental Hospital located at 168 Turbot Street.

I propose that the 200 Turbot Street marketing campaign include an offer for expressions of interest in 168 Turbot Street, providing the opportunity to leverage the assets as an integrated redevelopment opportunity.

To appropriately plan for the relocation of the dental service, the terms of sale for 168 Turbot Street would require consultation and agreement with the Metro North Hospital and Health Service.

Should you or officers of your Department require further information, Department of Health's contact is Mr Sunil Madan, Senior Director, Asset and Property Services, Health Infrastructure Branch, on telephone 3006 2838.

Yours sincerely

Ian Maynard  
Director-General

Cc: Mr Greg Chemello, Deputy Director-General, Department of State Development, Infrastructure and Planning  
Ms Natalie Wilde, General Manager, Government Land and Asset Management, Department of State Development, Infrastructure and Planning  
Mr Malcolm Stamp, Chief Executive, Metro North Hospital and Health Service

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GPO Box 48  
BRISBANE QLD 4001

Phone  
3234 1553

Fax  
3234 1482

Prepared by: Kate Fleming  
Principal Property Advisor  
Asset and Property Services  
3006 2743  
21 May 2014

Cleared by: Sunil Madan  
Senior Director, Asset and Property Services  
Health Infrastructure Branch  
3006 2731  
21 May 2014

Cleared by: On behalf Glenn Rashleigh  
Chief Health Infrastructure Officer  
Health Infrastructure Branch  
3006 2833  
26 May 2014

Cleared by: Bill Brett  
Chief Executive  
Renewal Taskforce  
3222 2911  
May 2014

Cleared by: Susan Middleditch  
Chief Executive  
Health Service Support Agency  
May 2014

RTI Release

## Kate Fleming

---

**From:** HIB-Correspondence  
**Sent:** Thursday, 26 June 2014 11:06 AM  
**To:** APS-Program; Kate Fleming  
**Subject:** APPROVED BY DG: HPID05765 EOI for purchase of 168 and 200 Turbot Street Brisbane  
**Importance:** High  
**Attachments:** BR059216 DG APPROVED.pdf, BR059216 SSS DG074107 FINAL.pdf

Good morning,

Kindly refer to the attached approved correspondence.

Yours faithfully,

Shayleen

Shayleen Fuad  
Acting Correspondence Officer  
Health Infrastructure Branch | Department of Health  
Level 6, Anzac Square  
200 Adelaide Street  
Brisbane QLD 4000  
P: (07) 3006 2820  
[shayleen.fuad@health.qld.gov.au](mailto:shayleen.fuad@health.qld.gov.au)  
[www.health.qld.gov.au](http://www.health.qld.gov.au)

---

**From:** SSS\_Correspondence  
**Sent:** Wednesday, 25 June 2014 4:11 PM  
**To:** HIB-Correspondence  
**Subject:** HIB: BR059216 DG APPROVED / DG074107 SIGNED  
**Importance:** High

Good afternoon

Please find enclosed briefing note APPROVED by the Director-General.

Please note - regarding DG comments on brief - communication plan has been provided to DG before approving.

Please note this brief has been forwarded to the Office of the Minister for noting.

Kind regards

Sue

**Jay Olsen**, Correspondence Support Officer, t. 3006 2866 ext. 12866  
**Sue Read**, Correspondence Support Officer, t. 323 41808  
**Elvin Singh**, Correspondence Coordinator, t. 324 40656  
**Amelia Till**, A/Senior Briefings Officer t. 387 20993

**SSS Correspondence Team**  
Office of the Deputy Director-General  
System Support Services | Queensland Government  
Lv 16, 147-163 Charlotte Street Brisbane QLD 4000  
e. [SSS\\_Correspondence@health.qld.gov.au](mailto:SSS_Correspondence@health.qld.gov.au) | [www.health.qld.gov.au](http://www.health.qld.gov.au)

# Brief for Approval

Requested by:

Department  Minister's office

Department RecFind No:	BR059216
Division/HHS:	SSS
File Ref No:	HPID05765

**SUBJECT:** Expression of Interest for purchase of 168 and 200 Turbot Street, Brisbane City

### Recommendation/s

1. It is recommended that the Director-General approve for Queensland Health's Dental Hospital located at 168 Turbot Street, Brisbane City to be included in the expression of interest (EOI) campaign for the adjoining property at 200 Turbot Street (Attachment 1), being conducted by the Department of State Development, Infrastructure and Planning (DSDIP) and sign the attached letter addressed to DSDIP confirming same (Attachment 2).

### Headline Issues

2. DSDIP is coordinating the disposal of surplus property at 200 Turbot Street, described as Lot 84 on SP169882. The property was formerly occupied by the University of Queensland Oral Health teaching services, which relocated in 2014 to purpose built premises at Herston.
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4. 200 Turbot Street is scheduled to commence open marketing in July 2014, which presents a unique opportunity to test the market for interest in 168 Turbot Street.
5. Health Infrastructure Branch considers that offering 168 Turbot Street to the market takes advantage of the opportunity to leverage the asset as an integrated redevelopment opportunity with 200 Turbot Street. As a stand-alone property, redevelopment of 168 Turbot Street would be limited given its constraints; however both properties offered together present a wider range of redevelopment opportunities.
6. 168 Turbot Street would be offered on a market testing basis. Agreement on sale terms would require consultation with Metro North Hospital and Health Service (HHS) to appropriately consider the relocation of the service.
7. Queensland Health has a limited timeframe to request DSDIP to include 168 Turbot Street in the marketing campaign given the anticipated July commencement.

### Background

8. Disposal options include a sale and leaseback agreement or an extended settlement timeframe to provide for the dental service relocation. These terms may suit a purchaser who intends to seek approval to redevelop the properties. Funding to lease back the premises and to relocate the service would need to be obtained.
9. Metro North HHS has advised that 168 Turbot Street is a specialist facility for dental services which includes a dental laboratory, oral surgery and clinical sterilisation facilities which service other clinics across the HHS.
10. In March 2014, letter correspondence to DSDIP's Director-General (DG072741) confirmed that the Metro North HHS would consider relocating the service with the appropriate consultation and planning.

### Consultation

11. Prior to agreement on disposal terms, consultation would need to occur with Metro North HHS.
12. The Chief Executive of Metro North HHS has been consulted and is in agreement to EOI stage.

### Attachments

13. Attachment 1: Property identification map
- Attachment 2: Letter to DSDIP

Department RecFind No:	BR059216
Division/HHS:	SSS
File Ref No:	HPID05765

**APPROVED/NOT APPROVED NOTED**

*Ian Maynard* *subject to*  
**IAN MAYNARD**  
 Director-General

09 JUN 2014

**Director-General's comments**

① Provide to with external employee committees (to occur before both conventions)  
 ② His office to note.

**Minister's Office Use Only**

**APPROVED/NOT APPROVED NOTED NOTED**

**LAWRENCE SPRINGBORG**  
 Minister for Health

**Chief of Staff**

**Minister's comments**


**Briefing note rating**

1 2 3 4 (1 = poor and 4 = excellent)

Author: Kate Fleming	Cleared by: Sunil Madan	Cleared by: On behalf of Glenn Rashleigh Chief Health Infrastructure Officer	Cleared by: Bill Brett Chief Executive	Content verified by: Susan Middleditch Acting Chief Executive
Principal Property Advisor Asset and Property Services 3006 2743	Senior Director Health Infrastructure Branch 3006 2838	Health Infrastructure Branch 3006 2633	Renewal Taskforce 3222 2911	Health Services Support Agency 3234 0622
21 May 2014	21 May 2014	26 May 2014 4 June 2014	29 May 2014	May 2014



Enquiries to: Sunil Madan  
Senior Director  
Asset and Property Services,  
Health Infrastructure Branch  
3006 2838  
File Ref: DG074107

24 JUN 2014

Mr David Edwards  
Director-General  
Department of State Development, Infrastructure and Planning  
PO Box 15009  
CITY EAST QLD 4002

Dear Mr Edwards *Dave,*

I write to you about the disposal of surplus state government property at 200 Turbot Street, Brisbane City. This property adjoins Queensland Health's owned and operational Brisbane Dental Hospital located at 168 Turbot Street.

I propose that the 200 Turbot Street marketing campaign include an offer for expression of interest in 168 Turbot Street, providing the opportunity to leverage the assets as an integrated redevelopment opportunity.

To appropriately plan for the relocation of the dental service, the terms of sale for 168 Turbot Street would require consultation and agreement with the Metro North Hospital and Health Service.

Should you or officers of your Department require further information, Department of Health's contact is Mr Sunil Madan, Senior Director, Asset and Property Services, Health Infrastructure Branch, on telephone 3006 2838.

Yours sincerely

Ian Maynard  
Director-General  
Queensland Health

Cc: Mr Greg Chemello, Deputy Director-General, Department of State Development, Infrastructure and Planning  
Ms Natalie Wilde, General Manager, Government Land and Asset Management, Department of State Development, Infrastructure and Planning  
Mr Malcolm Stamp, Chief Executive, Metro North Hospital and Health Service

Office  
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BRISBANE QLD 4000

Postal  
GPO Box 48  
BRISBANE QLD 4001

Phone  
3234 1553

Fax  
3234 1482

**Kate Fleming**

---

**From:** DG Dg correspondence  
**Sent:** Wednesday, 25 June 2014 4:07 PM  
**To:** SSS\_Correspondence  
**Cc:** Kate Fleming  
**Subject:** BR059216 DG APPROVED / DG074107 SIGNED  
**Importance:** High  
**Attachments:** BR059216 DG APPROVED.pdf; BR059216 SSS DG074107 FINAL.pdf

Good afternoon

Please find enclosed briefing note APPROVED by the Director-General.

Please note - regarding DG comments on brief - communication plan has been provided to DG before approving.

Please note this brief has been forwarded to the Office of the Minister for noting.

Thank you  
Kind regards  
Axele

Axele-Brigitte Mary    3234 1554  
Aaron Gibson            3234 1166  
Kellee Gibson           3234 1553

Office of the Director-General | Department of Health | Queensland Government  
e. [DG\\_Correspondence@health.qld.gov.au](mailto:DG_Correspondence@health.qld.gov.au) | [www.health.qld.gov.au](http://www.health.qld.gov.au)



Public service values

RTI Release

# Brief for Approval

Requested by:

Department RecFind No:	BR059216
Division/HHS:	SSS
File Ref No:	HPID05765

Department  Minister's office

**SUBJECT: Expression of interest for purchase of 168 and 200 Turbot Street, Brisbane City**

## Recommendation/s

1. It is recommended that the Director-General approve for Queensland Health's Dental Hospital located at 168 Turbot Street, Brisbane City to be included in the expression of interest (EOI) campaign for the adjoining property at 200 Turbot Street (Attachment 1), being conducted by the Department of State Development, Infrastructure and Planning (DSDIP) and sign the attached letter addressed to DSDIP confirming same (Attachment 2).

## Headline Issues

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## Consultation

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12. The Chief Executive of Metro North HHS has been consulted and is in agreement to EOI stage.

## Attachments

13. Attachment 1: Property identification map
- Attachment 2: Letter to DSDIP



Department RecFind No:	BR059216
Division/HHS:	SSS
File Ref No:	HPID05765

**APPROVED/NOT APPROVED NOTED**

*Sub by raw*

*subject to*

**IAN MAYNARD  
Director-General**

**09 JUN 2014**

**Director-General's comments**

① Provide to with...  
 employee comments...  
 (to be... before...)  
 ② His office to note.

**Minister's Office Use Only**

**APPROVED/NOT APPROVED NOTED**

**NOTED**

**LAWRENCE SPRINGBORG  
Minister for Health**

**Chief of Staff**

**Minister's comments**


Briefing note rating

1

2

3

4

(1 = poor and 4 = excellent)

<b>Author:</b> Kate Fleming	<b>Cleared by:</b> Sunil Madan	<b>Cleared by:</b> On behalf of Glenn Rashleigh	<b>Cleared by:</b> Bili Brett	<b>Content verified by:</b> Susan Middleitch
<b>Principal Property Advisor</b> Asset and Property Services 3006 2743	<b>Senior Director</b> Health Infrastructure Branch 3006 2838	<b>Chief Health Infrastructure Officer</b> Health Infrastructure Branch 3006 2833	<b>Chief Executive</b> Renewal Taskforce 3222 2911	<b>Acting Chief Executive</b> Health Services Support Agency 3234 0622
21 May 2014	21 May 2014	26 May 2014 4 June 2014	29 May 2014	May 2014



24 JUN 2014

Enquiries to: Sunil Madan  
Senior Director  
Asset and Property Services,  
Health Infrastructure Branch  
Telephone: 3006 2838  
File Ref: DG074107

Mr David Edwards  
Director-General  
Department of State Development, Infrastructure and Planning  
PO Box 15009  
CITY EAST QLD 4002

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Yours sincerely

*Sunil Madan*  
Ian Maynard  
Director-General  
Queensland Health

Cc: Mr Greg Chemello, Deputy Director-General, Department of State Development, Infrastructure and Planning  
Ms Natalie Wilde, General Manager, Government Land and Asset Management, Department of State Development, Infrastructure and Planning  
Mr Malcolm Stamp, Chief Executive, Metro North Hospital and Health Service

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147 - 163 Charlotte Street  
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BRISBANE QLD 4001

Phone  
3234 1553

Fax  
3234 1482

DOH-DL 14/15-016 **214** Document 214

**Kate Fleming**

**From:** Sunil Madan  
**Sent:** Wednesday, 11 June 2014 10:16 AM  
**To:** Jason Gaudry; Kate Fleming; Glenn Rashleigh  
**Cc:** APS-Program  
**Subject:** FW: BR059216 DG COMMENT - PLEASE RESPOND TO DG COMMENT BEFORE LETTER CAN BE SIGNED

Jason, Kate, please note Glenn has sought assistance from MNHHS on this.

Glenn, please let me know if I can assist in progressing this once the comms plan has been received.

Sunil

Sunil Madan  
 Senior Director, Asset and Property Services  
 Health Infrastructure Branch | System Support Services|  
 Department of Health

Level 6, Anzac Square Building | 200 Adelaide Street  
 Tel: 3006 2838 | Fax: 3405 6138 | Mob:

Email : Sunil.Madan@health.qld.gov.au

---

**From:** Scott McMullen  
**Sent:** Wednesday, 11 June 2014 10:10 AM  
**To:** Sunil Madan  
**Subject:** FW: BR059216 DG COMMENT - PLEASE RESPOND TO DG COMMENT BEFORE LETTER CAN BE SIGNED

fyi

---

**From:** Scott McMullen  
**Sent:** Tuesday, 10 June 2014 6:07 PM  
**To:** Glenn Rashleigh  
**Cc:** Mark Brown  
**Subject:** RE: BR059216 DG COMMENT - PLEASE RESPOND TO DG COMMENT BEFORE LETTER CAN BE SIGNED

We have briefed the director of Oral Health Mark Brown who is individually briefing his staff. Mark was sent the timetable which Glam proposed and you sent to us Glenn. I have copied him into this response so Mark can add anything which is relevant.

Regards

Scott

---

**From:** Glenn Rashleigh  
**Sent:** Tuesday, 10 June 2014 5:12 PM  
**To:** Scott McMullen  
**Subject:** FW: BR059216 DG COMMENT - PLEASE RESPOND TO DG COMMENT BEFORE LETTER CAN BE SIGNED  
**Importance:** High

Hi Scott,  
 Refer attached – are you guys able to provide advice on this yet ? Any assistance would be appreciated.

Regards

**Glenn Rashleigh**  
 Chief Health Infrastructure Officer  
 T: (07) 3006 2833

M:

**From:** Bill Brett [<mailto:Bill.Brett@premiers.qld.gov.au>]  
**Sent:** Tuesday, 10 June 2014 4:21 PM  
**To:** Glenn Rashleigh; Judi Hutchison  
**Subject:** FW: BR059216 DG COMMENT - PLEASE RESPOND TO DG COMMENT BEFORE LETTER CAN BE SIGNED  
**Importance:** High

Glenn and Judi,

Please note the DGs request to see the comms plan for employees.  
Can we get it from Malcolm please.

**From:** DG Dg correspondence [[mailto:DG\\_Correspondence@healthqld.gov.au](mailto:DG_Correspondence@healthqld.gov.au)]  
**Sent:** Tuesday, 10 June 2014 3:27 PM  
**To:** SSS\_Correspondence; Susan Middleditch; Kate Fleming; Bill Brett  
**Subject:** BR059216 DG COMMENT - PLEASE RESPOND TO DG COMMENT BEFORE LETTER CAN BE SIGNED  
**Importance:** High

Good afternoon

Please find attached briefing note which was approved by the DG - **subject to his comments:**

**1- Provide DG with evidence of employee communications plan (to occur before EOIs advertised)**

**Please note attached letter DG074107 has not been signed by the DG.**

Please amend the letter (word document attached) if needed, to be in line with response to the DG's comments.

Thank you  
Regards  
Axele

Axele-Brigitte Mary 3234 1554  
Aaron Gibson 3234 1166  
Amanda Uhlmann 3234 1553

Office of the Director-General | Department of Health | Queensland Government  
e. [DG\\_Correspondence@health.qld.gov.au](mailto:DG_Correspondence@health.qld.gov.au) | [www.health.qld.gov.au](http://www.health.qld.gov.au)



Public service values

RTI RELEASED

\*\*\*\*\*

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RTI Release

**Kate Fleming**

**From:** Jason Gaudry  
**Sent:** Wednesday, 11 June 2014 8:40 AM  
**To:** Sunil Madan  
**Cc:** Kate Fleming  
**Subject:** FW: BR059216 DG COMMENT - PLEASE RESPOND TO DG COMMENT BEFORE LETTER CAN BE SIGNED  
**Importance:** High  
**Attachments:** BR059216 DG COMMENT.pdf; BR059216 SSS - DG074107 - ATTACH 2.doc

Sunil,

It is my view that communication to its staff should come from the HHS. I recommend that the HHS should prepare the staff communication in consultation with HR and DSDIP. If you agree, how do you suggest this be redirected to MN HHS?

Jason Gaudry  
 Manager Property  
 Asset and Property Services  
 Health Infrastructure Branch **Department of Health**  
 Level 5 Anzac Square Building  
 200 Adelaide Street  
 Brisbane Qld 4000

P: (07) 3006 2790  
 M: [REDACTED]  
 jason.gaudry@health.qld.gov.au

**From:** Kate Fleming  
**Sent:** Tuesday, 10 June 2014 3:29 PM  
**To:** APS-Program; Sunil Madan; Jason Gaudry  
**Cc:** David Bunting  
**Subject:** FW: BR059216 DG COMMENT - PLEASE RESPOND TO DG COMMENT BEFORE LETTER CAN BE SIGNED  
**Importance:** High

FYI

Who can assist with this response?

Kate Fleming  
 Principal Property Advisor  
 Property Services Team | Health Infrastructure Branch | System Support Services  
 Department of Health | Queensland Government

T: 07 3006 2743 | M: [REDACTED] | F: 07 3006 2770

E: kate.fleming@health.qld.gov.au | W: www.health.qld.gov.au

Level 5, Anzac Square Building  
 200 Adelaide Street, Brisbane City QLD 4001  
 GPO Box 48, Brisbane City QLD 4001

**From:** DG Dg correspondence  
**Sent:** Tuesday, 10 June 2014 3:27 PM  
**To:** SSS\_Correspondence; Susan Middleditch; Kate Fleming; Bill Brett  
**Subject:** BR059216 DG COMMENT - PLEASE RESPOND TO DG COMMENT BEFORE LETTER CAN BE SIGNED  
**Importance:** High

Good afternoon

Please find attached briefing note which was approved by the DG - **subject to his comments:**

1- Provide DG with evidence of employee communications plan (to occur before EOIs advertised).

Please note attached letter DG074107 has not been signed by the DG.

Please amend the letter (word document attached) if needed, to be in line with response to the DG's comments.

Thank you  
Regards  
Axele

Axele-Brigitte Mary 3234 1554  
Aaron Gibson 3234 1166  
Amanda Uhlmann 3234 1553

Office of the Director-General | Department of Health | Queensland Government  
e. [DG\\_Correspondence@health.qld.gov.au](mailto:DG_Correspondence@health.qld.gov.au) | [www.health.qld.gov.au](http://www.health.qld.gov.au)

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/> Public service values

RTI Release

# Brief for Approval

Requested by:

Department RecFind No:	BR059216
Division/HHS:	SSS
File Ref No:	HPID05765

Department       Minister's office

**SUBJECT: Expression of interest for purchase of 168 and 200 Turbot Street, Brisbane City**

## Recommendation/s

1. It is recommended that the Director-General approve for Queensland Health's Dental Hospital located at 168 Turbot Street, Brisbane City to be included in the expression of interest (EOI) campaign for the adjoining property at 200 Turbot Street (Attachment 1), being conducted by the Department of State Development, Infrastructure and Planning (DSDIP) and sign the attached letter addressed to DSDIP confirming same (Attachment 2).

## Headline Issues

2. DSDIP is coordinating the disposal of surplus property at 200 Turbot Street, described as Lot 84 on SP169882. The property was formerly occupied by the University of Queensland Oral Health teaching services, which relocated in 2014 to purpose built premises at Herston.
3. Queensland Health owns the adjoining property at 168 Turbot Street, described as Lot 442 on SL6565. The property is the operational Brisbane Dental Hospital. The building is heritage listed; constrained by underground railway corridors; land locked; and shares infrastructure with 200 Turbot Street (pedestrian air-bridge linking the buildings).
4. 200 Turbot Street is scheduled to commence open marketing in July 2014, which presents a unique opportunity to test the market for interest in 168 Turbot Street.
5. Health Infrastructure Branch considers that offering 168 Turbot Street to the market takes advantage of the opportunity to leverage the asset as an integrated redevelopment opportunity with 200 Turbot Street. As a stand-alone property, redevelopment of 168 Turbot Street would be limited given its constraints; however both properties offered together present a wider range of redevelopment opportunities.
6. 168 Turbot Street would be offered on a market testing basis. Agreement on sale terms would require consultation with Metro North Hospital and Health Service (HHS) to appropriately consider the relocation of the service.
7. Queensland Health has a limited timeframe to request DSDIP to include 168 Turbot Street in the marketing campaign given the anticipated July commencement.

## Background

8. Disposal options include a sale and leaseback agreement or an extended settlement timeframe to provide for the dental service relocation. These terms may suit a purchaser who intends to seek approval to redevelop the properties. Funding to lease back the premises and to relocate the service would need to be obtained.
9. Metro North HHS has advised that 168 Turbot Street is a specialist facility for dental services which includes a dental laboratory, oral surgery and clinical sterilisation facilities which service other clinics across the HHS.
10. In March 2014, letter correspondence to DSDIP's Director-General (DG072741) confirmed that the Metro North HHS would consider relocating the service with the appropriate consultation and planning.

## Consultation

11. Prior to agreement on disposal terms, consultation would need to occur with Metro North HHS.
12. The Chief Executive of Metro North HHS has been consulted and is in agreement to EOI stage.

## Attachments

13. Attachment 1: Property identification map
- Attachment 2: Letter to DSDIP



Department RecFind No:	BR059216
Division/HHS:	SSS
File Ref No:	HPID05765

**APPROVED** / NOT APPROVED / NOTED

*Ian Maynard* *subject to*

**IAN MAYNARD**  
Director-General

**09 JUN 2014**

**Director-General's comments**

① Provide to with evidence of employee contracts (to occur before 2014-15)

Minister's Office Use Only

**APPROVED** / NOT APPROVED / NOTED **NOTED**

**LAWRENCE SPRINGBORG**  
Minister for Health

**Chief of Staff**

**Minister's comments**


Briefing note rating

1      2      3      4      (1 = poor and 4 = excellent)

<b>Author:</b> Kate Fleming	<b>Cleared by:</b> Sunil Madan	<b>Cleared by:</b> On behalf of Glenn Rashleigh	<b>Cleared by:</b> Bill Brett	<b>Content verified by:</b> Susan Middleditch
<b>Principal Property Advisor</b> Asset and Property Services 3006 2743	<b>Senior Director</b> Health Infrastructure Branch 3006 2838	<b>Chief Health Infrastructure Officer</b> Health Infrastructure Branch 3005 2833	<b>Chief Executive</b> Renewal Taskforce 3222 2911	<b>Acting Chief Executive</b> Health Services Support Agency 3234 0622
21 May 2014	21 May 2014	26 May 2014 4 June 2014	29 May 2014	May 2014

Enquiries to: Sunil Madan  
Senior Director  
Asset and Property Services,  
Health Infrastructure Branch  
Telephone: 3006 2838  
File Ref: DG074107

Mr David Edwards  
Director-General  
Department of State Development, Infrastructure and Planning  
PO Box 15009  
BRISBANE CITY EAST QLD 4002

Dear Mr Edwards

I write to you about the disposal of surplus State government property at 200 Turbot Street, Brisbane City. This property adjoins Queensland Health's owned and operational Brisbane Dental Hospital located at 168 Turbot Street.

I propose that the 200 Turbot Street marketing campaign include an offer for expression of interest in 168 Turbot Street, providing the opportunity to leverage the assets as an integrated redevelopment opportunity.

To appropriately plan for the relocation of the dental service, the terms of sale for 168 Turbot Street would require consultation and agreement with the Metro North Hospital and Health Service.

Should you or officers of your Department require further information, Department of Health's contact is Mr Sunil Madan, Senior Director, Asset and Property Services, Health Infrastructure Branch, on telephone 3006 2838.

Yours sincerely

Ian Maynard  
Director-General

Cc: Mr Greg Chemello, Deputy Director-General, Department of State Development, Infrastructure and Planning  
Ms Natalie Wilde, General Manager, Government Land and Asset Management, Department of State Development, Infrastructure and Planning  
Mr Malcolm Stamp, Chief Executive, Metro North Hospital and Health Service

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Phone  
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Fax  
3234 1482

Prepared by: Kate Fleming  
Principal Property Advisor  
Asset and Property Services  
3006 2743  
21 May 2014

Cleared by: Sunil Madan  
Senior Director, Asset and Property Services  
Health Infrastructure Branch  
3006 2731  
21 May 2014

Cleared by: On behalf Glenn Rashleigh  
Chief Health Infrastructure Officer  
Health Infrastructure Branch  
3006 2833  
26 May 2014

Cleared by: Bill Brett  
Chief Executive  
Renewal Taskforce  
3222 2911  
29 May 2014

Cleared by: Susan Middleditch  
Chief Executive  
Health Service Support Agency  
3 June 2014

RTI Release

**Kate Fleming**

**From:** APS-Program  
**Sent:** Tuesday, 10 June 2014 3:50 PM  
**To:** Kate Fleming  
**Subject:** RE: BR059216 DG COMMENT - PLEASE RESPOND TO DG COMMENT BEFORE LETTER CAN BE SIGNED  
Maybe....??

[http://qheps.health.qld.gov.au/integrated\\_communications/marcom\\_planning.htm](http://qheps.health.qld.gov.au/integrated_communications/marcom_planning.htm)

Jacklyn Taylor  
APS Program Officer  
Asset and Property Services Unit | Health Infrastructure Branch | System Support Services Division  
Department of Health | Queensland Government  
Level 6, 200 Adelaide Street Brisbane QLD 4000 or  
GPO Box 48 Brisbane QLD 4001  
t. 07 3006 2845  
e. [jacklyn.taylor@health.qld.gov.au](mailto:jacklyn.taylor@health.qld.gov.au) | [www.health.qld.gov.au](http://www.health.qld.gov.au)



Public Service Values

**From:** Kate Fleming  
**Sent:** Tuesday, 10 June 2014 3:29 PM  
**To:** APS-Program; Sunil Madan; Jason Gaudry  
**Cc:** David Bunting  
**Subject:** FW: BR059216 DG COMMENT - PLEASE RESPOND TO DG COMMENT BEFORE LETTER CAN BE SIGNED  
**Importance:** High

FYI

Who can assist with this response?

Kate Fleming  
Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government

T: 07 3006 2743 | M: [redacted] | F: 07 3006 2770

E: [kate.fleming@health.qld.gov.au](mailto:kate.fleming@health.qld.gov.au) | W: [www.health.qld.gov.au](http://www.health.qld.gov.au)

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

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**To:** SSS\_Correspondence; Susan Middleditch; Kate Fleming; Bill Brett  
**Subject:** BR059216 DG COMMENT - PLEASE RESPOND TO DG COMMENT BEFORE LETTER CAN BE SIGNED  
**Importance:** High

Good afternoon

Please find attached briefing note which was approved by the DG - **subject to his comments:**

1- Provide DG with evidence of employee communications plan (to occur before EOIs advertised).

Please note attached letter DG074107 has not been signed by the DG.

Please amend the letter (word document attached) if needed, to be in line with response to the DG's comments.

Thank you  
Regards  
Axele

Axele-Brigitte Mary 3234 1554  
Aaron Gibson 3234 1166  
Amanda Uhlmann 3234 1553

Office of the Director-General | Department of Health | Queensland Government  
e. DG\_Correspondence@health.qld.gov.au | [www.health.qld.gov.au](http://www.health.qld.gov.au)



RTI Release

**Kate Fleming**

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**Sent:** Tuesday, 10 June 2014 3:27 PM  
**To:** SSS\_Correspondence; Susan Middleditch; Kate Fleming; Bill Brett  
**Subject:** BR059216 DG COMMENT - PLEASE RESPOND TO DG COMMENT BEFORE LETTER CAN BE SIGNED

**Importance:** High

**Attachments:** BR059216 DG COMMENT.pdf; BR059216 SSS - DG074107 - ATTACH 2.doc

Good afternoon

Please find attached briefing note which was approved by the DG - **subject to his comments:**

**1- Provide DG with evidence of employee communications plan (to occur before EOs advertised).**

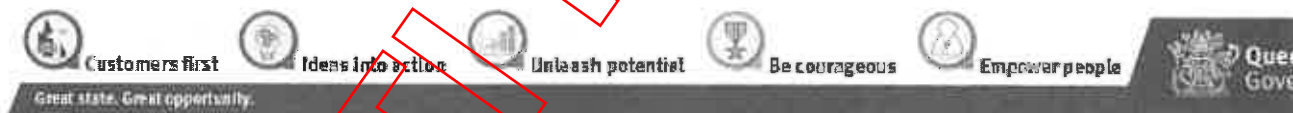
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Please amend the letter (word document attached) if needed, to be in line with response to the DG's comments.

Thank you  
Regards  
Axele

Axele-Brigitte Mary 3234 1554  
Aaron Gibson 3234 1166  
Amanda Uhlmann 3234 1553

Office of the Director-General | Department of Health | Queensland Government  
e. [DG\\_Correspondence@health.qld.gov.au](mailto:DG_Correspondence@health.qld.gov.au) | [www.health.qld.gov.au](http://www.health.qld.gov.au)



RTIP Release

# Brief for Approval

Requested by:

Department  Minister's office

Department RecFind No:	BR059216
Division/HHS:	SSS
File Ref No:	HPID05765

**SUBJECT:** Expression of Interest for purchase of 168 and 200 Turbot Street, Brisbane City

## Recommendation/s

1. It is recommended that the Director-General approve for Queensland Health's Dental Hospital located at 168 Turbot Street, Brisbane City to be included in the expression of interest (EOI) campaign for the adjoining property at 200 Turbot Street (Attachment 1), being conducted by the Department of State Development, Infrastructure and Planning (DSDIP) and sign the attached letter addressed to DSDIP confirming same (Attachment 2).

## Headline Issues

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## Consultation

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12. The Chief Executive of Metro North HHS has been consulted and is in agreement to EOI stage.

## Attachments

13. Attachment 1: Property identification map
- Attachment 2: Letter to DSDIP

Department RecFind No:	BR059216
Division/HHS:	SSS
File Ref No:	HPID05765

**APPROVED** NOT APPROVED NOTED

*Subject to*  
**IAN MAYNARD**  
 Director-General

09 JUN 2014

Director-General's comments

① *Provision to with customer employee accounts to occur before [unclear]*

Minister's Office Use Only

**APPROVED** NOT APPROVED NOTED NOTED

**LAWRENCE SPRINGBORG**  
 Minister for Health

Chief of Staff

Minister's comments


Briefing note rating  
 1 2 3 4 (1 = poor and 4 = excellent)

Author: Kate Fleming	Cleared by: Sunil Madan	Cleared by: On behalf of Glenn Rashleigh Chief Health Infrastructure Officer Health Infrastructure Branch 3006 2833	Cleared by: Bill Brett Chief Executive Renewal Taskforce 3222 2911	Content verified by: Susan Middleditch Acting Chief Executive Health Services Support Agency 3234 0622
Principal Property Advisor Asset and Property Services 3006 2743	Senior Director Health Infrastructure Branch 3006 2838	26 May 2014 4 June 2014	29 May 2014	May 2014
21 May 2014	21 May 2014			



Enquiries to: Sunil Madan  
Senior Director  
Asset and Property Services,  
Health Infrastructure Branch  
Telephone: 3006 2838  
File Ref: DG074107

Mr David Edwards  
Director-General  
Department of State Development, Infrastructure and Planning  
PO Box 15009  
BRISBANE CITY EAST QLD 4002

Dear Mr Edwards

I write to you about the disposal of surplus State government property at 200 Turbot Street, Brisbane City. This property adjoins Queensland Health's owned and operational Brisbane Dental Hospital located at 168 Turbot Street.

I propose that the 200 Turbot Street marketing campaign include an offer for expression of interest in 168 Turbot Street, providing the opportunity to leverage the assets as an integrated redevelopment opportunity.

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Should you or officers of your Department require further information, Department of Health's contact is Mr Sunil Madan, Senior Director, Asset and Property Services, Health Infrastructure Branch, on telephone 3006 2838.

Yours sincerely

Ian Maynard  
Director-General

Cc: Mr Greg Chemello, Deputy Director-General, Department of State Development, Infrastructure and Planning  
Ms Natalie Wilde, General Manager, Government Land and Asset Management, Department of State Development, Infrastructure and Planning  
Mr Malcolm Stamp, Chief Executive, Metro North Hospital and Health Service

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3234 1482

Prepared by: Kate Fleming  
Principal Property Advisor  
Asset and Property Services  
3006 2743  
21 May 2014

Cleared by: Sunil Madan  
Senior Director, Asset and Property Services  
Health Infrastructure Branch  
3006 2731  
21 May 2014

Cleared by: On behalf Glenn Rashleigh  
Chief Health Infrastructure Officer  
Health Infrastructure Branch  
3006 2833  
26 May 2014

Cleared by: Bill Brett  
Chief Executive  
Renewal Taskforce  
3222 2911  
29 May 2014

Cleared by: Susan Middleditch  
Chief Executive  
Health Service Support Agency  
3 June 2014

RTI Release

## Kate Fleming

---

**From:** HIB-Correspondence  
**Sent:** Friday, 30 May 2014 9:33 AM  
**To:** SSS\_Correspondence  
**Cc:** Kate Fleming; APS-Program  
**Subject:** DG BRIEF - HPID05765 EOI for purchase of 168 and 200 Turbot Street Brisbane  
**Attachments:** HPID05765 - ATTACH 2.doc; HPID05765 - ATTACH 1.pdf; HPID05765 - BRIEF.doc

Good morning

Please find attached HPID05765 EOI for purchase of 168 and 200 Turbot Street Brisbane and 2 attachments

I am pleased to advise that the attached documents have been:

1. Cleared by the CHIO on 26 May and by Bill Brett on 29 May 2014.
2. Formatted in accordance with the departmental Checklist document.
3. The correct template has been used.
4. Named using the naming conventions advised.
5. Any attachments have been referred to in the body of the brief and in numerical order.

Thank you.

Rhiannon Stewart  
Correspondence Officer  
Health Infrastructure Branch | **Department of Health**  
Level 6, Anzac Square  
200 Adelaide Street  
Brisbane QLD 4000

P: (07) 3006 2820  
[rhiannon.stewart@health.qld.gov.au](mailto:rhiannon.stewart@health.qld.gov.au)  
[www.health.qld.gov.au](http://www.health.qld.gov.au)

RTI Release

Enquiries to: Sunil Madan  
Senior Director  
Asset and Property Services,  
Health Infrastructure Branch  
Telephone: 3006 2838  
File Ref: DGNumber

Mr David Edwards  
Director-General  
Department of State Development, Infrastructure and Planning  
PO Box 15009  
BRISBANE CITY EAST QLD 4002

Dear Mr Edwards

I write to you about the disposal of surplus State government property at 200 Turbot Street, Brisbane City. This property adjoins Queensland Health's owned and operational Brisbane Dental Hospital located at 168 Turbot Street.

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Yours sincerely

Ian Maynard  
Director-General

Cc: Mr Greg Chemello, Deputy Director-General, Department of State Development, Infrastructure and Planning  
Ms Natalie Wilde, General Manager, Government Land and Asset Management, Department of State Development, Infrastructure and Planning  
Mr Malcolm Stamp, Chief Executive, Metro North Hospital and Health Service

Office  
19<sup>th</sup> Floor  
Queensland Health Building  
147 - 163 Charlotte Street  
BRISBANE QLD 4000

Postal  
GPO Box 48  
BRISBANE QLD 4001

Phone  
3234 1553

Fax  
3234 1482

Prepared by: Kate Fleming  
Principal Property Advisor  
Asset and Property Services  
3006 2743  
21 May 2014

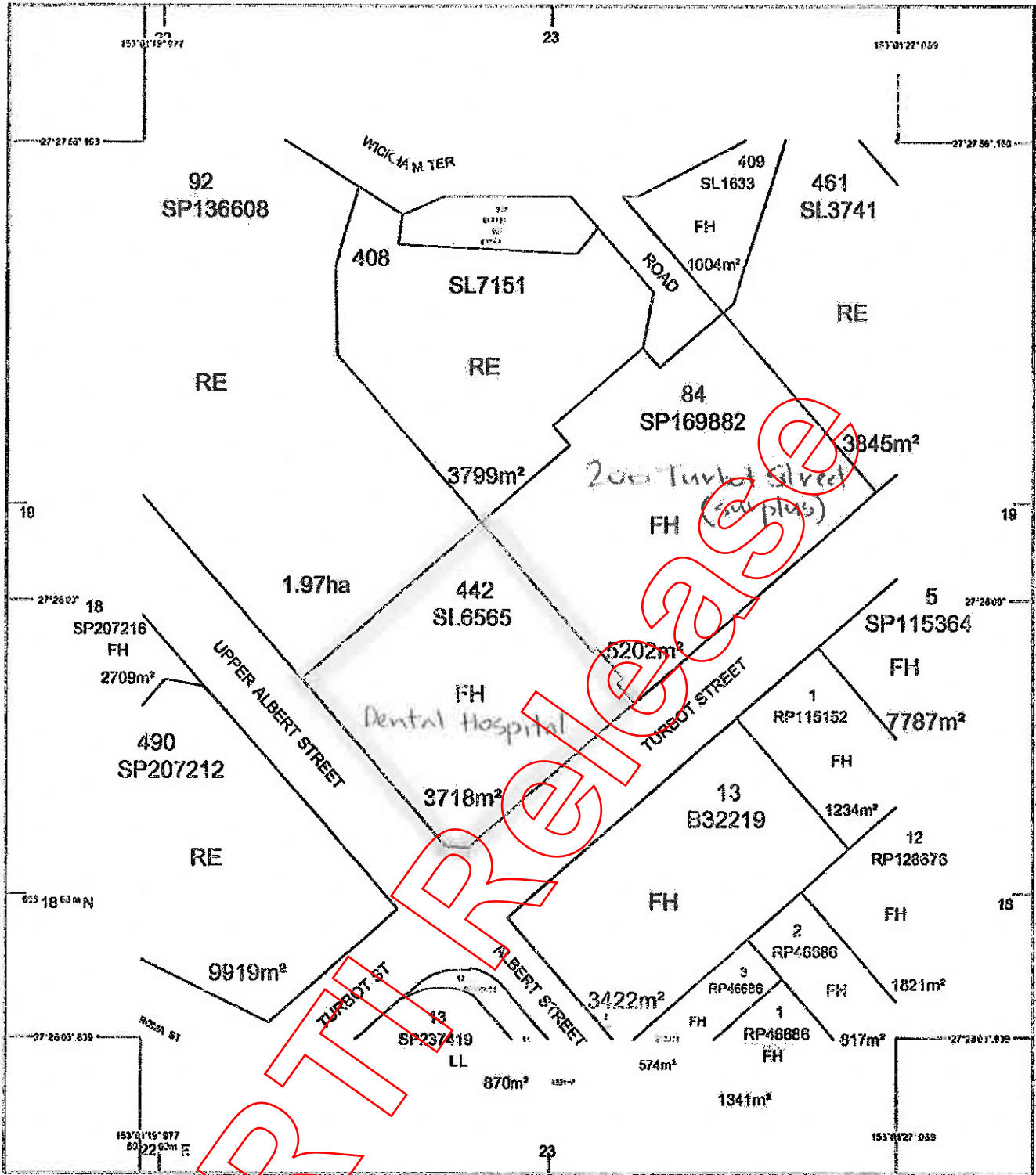
Cleared by: Sunil Madan  
Senior Director, Asset and Property Services  
Health Infrastructure Branch  
3006 2731  
21 May 2014

Cleared by: On behalf Glenn Rashleigh  
Chief Health Infrastructure Officer  
Health Infrastructure Branch  
3006 2833  
26 May 2014

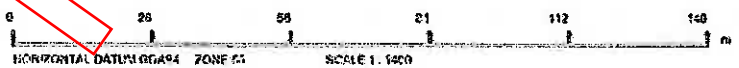
Cleared by: Bill Brett  
Chief Executive  
Renewal Taskforce  
3222 2911  
May 2014

Cleared by: Susan Middleditch  
Chief Executive  
Health Service Support Agency  
May 2014

RTI Release



STANDARD MAP NUMBER  
9543-33342



**SmartMap**  
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SmartMap Information Services

MAP LOCATION POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot Plan	No Lot Plan Selected
Area/Volume	No Lot Plan Selected
Tenure	No Lot Plan Selected
Local Government	No Lot Plan Selected
Locality	No Lot Plan Selected
Parish	No Lot Plan Selected
County	No Lot Plan Selected
Segment/Parcel	No Lot Plan Selected

CLIENT SERVICE STANDARDS

PRINTED (date/time) 20/03/2012  
For additional information regarding this SmartMap see page 2.

DCDB 17/03/2012

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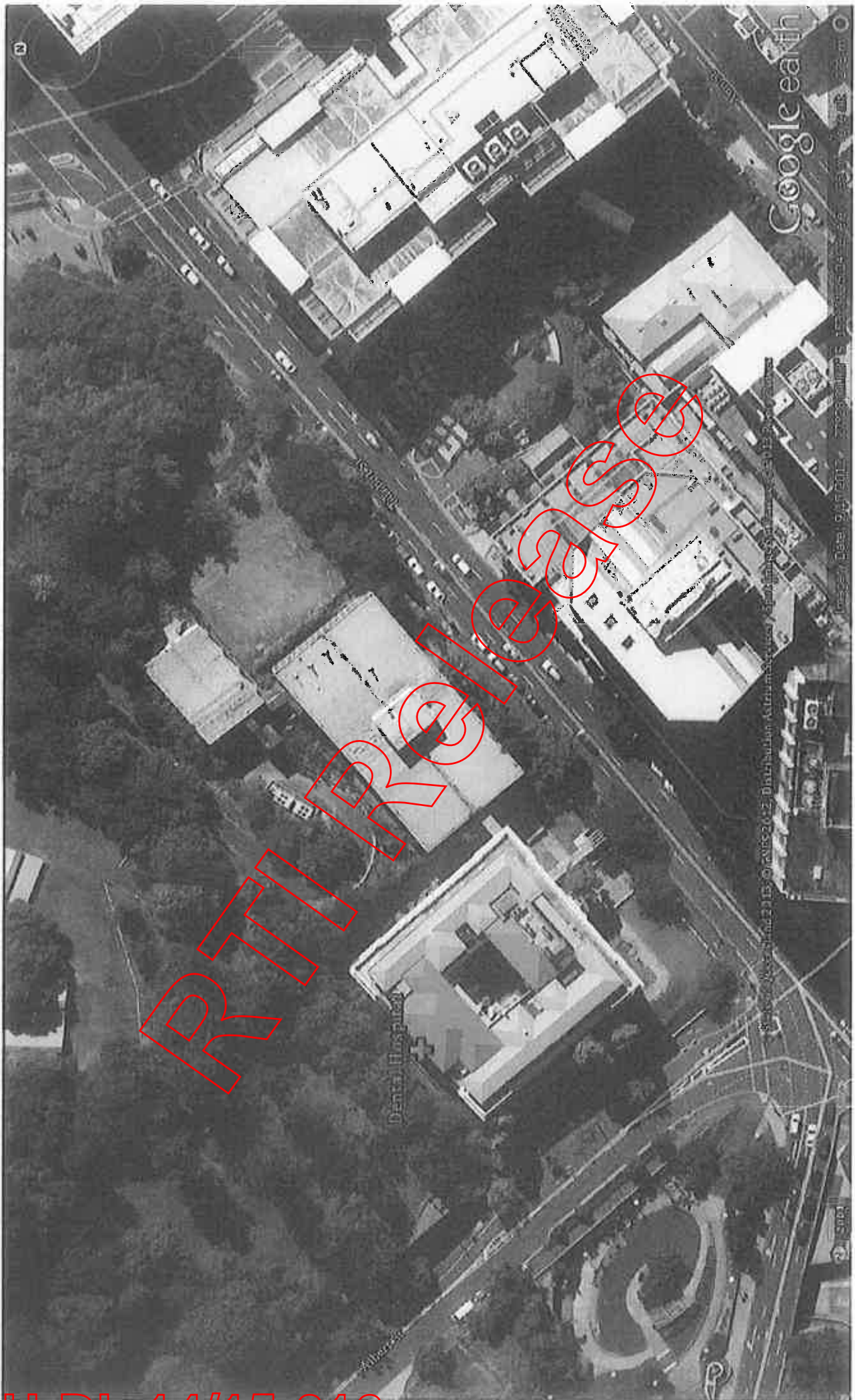
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Based upon an extraction from the Digital Cadastral Data Base



**Queensland Government**  
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# Brief for Approval

Requested by:

Department  Minister's office

Department RecFind No:	
Division/HHS:	SSS Division
File Ref No:	HPID05765

**SUBJECT:** Expression of interest for purchase of 168 and 200 Turbot Street, Brisbane City

## Recommendation/s

It is recommended that the Director-General:

1. **Approve** for Queensland Health's Dental Hospital located at 168 Turbot Street, Brisbane City to be included in the expression of interest campaign for the adjoining property at 200 Turbot Street (Attachment 1), being conducted by the Department of State Development, Infrastructure and Planning (DSDIP).
2. **Sign** the attached letter addressed to DSDIP confirming same (Attachment 2).

## Headline issues

3. DSDIP are coordinating the disposal of surplus property at 200 Turbot Street, described as Lot 84 on SP169882. The property was formerly occupied by the University of Queensland Oral Health teaching services, which relocated in 2014 to purpose built premises at Herston.
4. Queensland Health owns the adjoining property at 168 Turbot Street, described as Lot 442 on SL6565. The property is the operational Brisbane Dental Hospital. The building is heritage listed; constrained by underground railway corridors; land locked; and shares infrastructure with 200 Turbot Street (pedestrian air-bridge linking the buildings).
5. 200 Turbot Street is scheduled to commence open marketing in July 2014, which presents a unique opportunity to test the market for interest in 168 Turbot Street.
6. Health Infrastructure Branch considers that offering 168 Turbot Street to the market takes advantage of the opportunity to leverage the asset as an integrated redevelopment opportunity with 200 Turbot Street. As a stand-alone property, redevelopment of 168 Turbot Street would be limited given its constraints; however both properties offered together present a wider range of redevelopment opportunities.
7. 168 Turbot Street would be offered on a market testing basis. Agreement on sale terms would require consultation with Metro North Hospital and Health Service (HHS) to appropriately consider the relocation of the service.
8. Queensland Health has a limited time frame to request DSDIP to include 168 Turbot Street in the marketing campaign given the anticipated July commencement.

## Background

9. Disposal options include a sale and leaseback agreement or an extended settlement time frame to provide for the dental service relocation. These terms may suit a purchaser who intends to seek approval to redevelop the properties. Funding to leaseback the premises and to relocate the service would need to be obtained.
10. Metro North HHS has advised that 168 Turbot Street is a specialist facility for dental services which includes a dental laboratory, oral surgery and clinical sterilisation facilities which service other clinics across the HHS.
11. In March 2014, letter correspondence to DSDIP's Director-General (DG072741) confirmed that the Metro North HHS would consider relocating the service with the appropriate consultation and planning.

## Consultation

12. Prior to agreement on disposal terms, consultation would need to occur with Metro North HHS.

## Attachments

13. Attachment 1: Property identification map
- Attachment 2: Letter to DSDIP



Department RecFind No:	
Division/HHS:	SSS Division
File Ref No:	HPID05765

APPROVED/NOT APPROVED NOTED

IAN MAYNARD  
Director-General

/ /

Director-General's comments


Minister's Office Use Only

APPROVED/NOT APPROVED NOTED NOTED

LAWRENCE SPRINGBORG  
Minister for Health

Chief of Staff

/ /

/ /

Minister's comments


Briefing note rating

1 2 3 4 (1 = poor and 4 = excellent)

Author: Kate Fleming	Cleared by: Sunil Madan	Cleared by: On behalf of Glenn Rashleigh	Cleared by: Bill Brett	Content verified by: Susan Middleditch
Principal Property Advisor Asset and Property Services 3006 2743	Senior Director Health Infrastructure Branch 3006 2838	Chief Health Infrastructure Officer Health Infrastructure Branch 3006 2833	Chief Executive Renewal Taskforce 3222 2911	Acting Chief Executive Health Services Support Agency 3234 0622
21 May 2014	21 May 2014	26- May 2014	29 May 2014	May 2014

<b>Department RecFind No:</b>	
<b>Division/HHS:</b>	<b>SSS Division</b>
<b>File Ref No:</b>	<b>HPID05765</b>

RTI Release

**Kate Fleming**

---

**From:** Sunil Madan  
**Sent:** Monday, 26 May 2014 1:46 PM  
**To:** Glenn Rashleigh  
**Cc:** Jason Gaudry; Kate Fleming; APS-Program  
**Subject:** RE: 168 Turbot Street

No comments on the emails - thanks.

Jason, Kate, please note.

Sunil Madan  
Senior Director, Asset and Property Services  
Health Infrastructure Branch | System Support Services|  
Department of Health

Level 6, Anzac Square Building | 200 Adelaide Street  
Tel: 3006 2838 | Fax: 3405 6138 | Mob:

Email : Sunil.Madan@health.qld.gov.au

---

**From:** Glenn Rashleigh  
**Sent:** Monday, 26 May 2014 1:37 PM  
**To:** Sunil Madan  
**Subject:** FW: 168 Turbot Street

Good afternoon Sunil,

Please advise Glenn should you feel there are any comments required on the undermentioned email?

Kind regards  
Joan

Kind regards  
Joan Williamson for and on behalf of Glenn Rashleigh, CHIO  
Telephone 3006 2816

---

**From:** Natalie Wilde [mailto:Natalie.Wilde@dscip.qld.gov.au]  
**Sent:** Friday, 23 May 2014 5:27 PM  
**To:** Natalie Wilde; Glenn Rashleigh; Malcolm Stamp  
**Cc:** bill.brett@premiers.qld.gov.au  
**Subject:** RE: 168 Turbot Street

Dear Glenn,

Thank you for your email confirming that QH would like to include 168 Turbot Street with 200 Turbot Street in a market sounding proposal prior to the site (or sites depending on the outcome of the market sounding) being put to market for sale/tender via an EOI process.

We understand that no public notification of an EOI will be made without prior clearance from Malcolm Stamp, and soft market sounding by no way commits 168 to be sold to the market.

27/05/2014

DOH-DL 14/15-016  Document 239

The following proposed timeframes are outlined below for your information.

- **June 2014:** Soft market sounding to test the market whether it would be receptive to 168 being put to the market with 200 (168 Turbot Street will not be offered for sale under this market sounding) - (4 weeks)
- **July 2014:** QH/ MNHHS decision on whether 168 is to be offered for sale (4 weeks)
- **August 2014:** Preparation of marketing material (only if 168 will be offered for sale- if not, go to market in August with 200 Turbot only with existing material)
- **September - October 2014:** Property to be advertised for sale (6 weeks open tender/EOI process)
- **November-December 2014:** Offers received and evaluated, negotiated and contracts finalised (noting conditions expected)

Prior to any stage being commenced, consultation with and approval from QH and MNHHS will be obtained. No public notification of the soft market sounding (first step) will occur – the intention is that this would be conducted by our appointed agents with prospective buyers who are known to the agents.

Any subsequent phases (to the soft market sounding) will require gathering of due diligence material (including building inspections) in respect of 168 Turbot. GLAM will work closely with QH in this regard and throughout the process.

Please do not hesitate to contact myself or Kerry Riethmuller on 3452 7635 if you have questions regarding this process.

Kind regards

**Natalie Wilde**  
 General Manager  
 Government Land and Asset Management  
 Planning and Property Group  
 Department of State Development, Infrastructure and Planning  
 tel +61 7 3452 7631  
 post PO Box 15009 City East Qld 4002  
 visit Level 3, 63 George Street, Brisbane  
<http://www.dlqp.qld.gov.au>

Please consider the environment before printing this email

**From:** Glenn Rashleigh [mailto:Glenn.Rashleigh@health.qld.gov.au]  
**Sent:** Wednesday, 21 May 2014 5:06 PM  
**To:** Natalie Wilde; Malcolm Stamp  
**Cc:** 'Bill Brett (bill.brett@premiers.qld.gov.au)'  
**Subject:** 168 Turbot Street

Natalie, Malcolm,

Further to my meeting yesterday with you Natalie, and my telephone discussion today with you Malcolm, I confirm that QH would like to include 168 Turbot Street with 200 Turbot Street in an Expression of Interest proposal.

Our understanding is that this EOI will be to gauge market interest in the sale of one, both or either of the properties and that 168 Turbot Street will not be offered for sale under this proposal. Should the market indicate that a sale of 168 Turbot Street is viable, agreement will be gained from QH and MNHHS prior to proceeding further.

Our understanding of the timeline for this is that EOI documents would not be released for approximately six weeks with a response period of six weeks following.

Natalie, would you kindly confirm this timeline with Malcolm and myself. Also, I request that no public notification of this EOI is made without clearance from Malcolm Stamp to allow MNHHS the opportunity to make announcements as they require.

Regards

**Glenn Rashleigh**  
**Chief Health Infrastructure Officer**  
**Health Infrastructure Branch | System Support Services Division**  
**Department of Health | Queensland Government**  
Level 6, Anzac Square, 200 Adelaide Street, Brisbane Qld 4000  
P: (07) 3006 2833  
M: [REDACTED]  
E: [glenn.rashleigh@health.qld.gov.au](mailto:glenn.rashleigh@health.qld.gov.au)



\*\*\*\*\*

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\*\*\*\*\*

**REFUSED**

27/05/2014

**Kate Fleming**

**From:** APS-Program  
**Sent:** Wednesday, 21 May 2014 4:11 PM  
**To:** HIB-Correspondence  
**Cc:** Kate Fleming  
**Subject:** FW: CLEARED BRIEF: HPID05765 - Expression of interest for purchase of 168 and 200 Turbot Street, Brisbane City  
**Attachments:** HPID05765 - ATTACH 1.pdf; HPID05765 - ATTACH 2.doc; HPID05765 - SD CLEARED.pdf; HPID05765 - BRIEF.doc

Hi Rhiannon,

Please see attached – please progress this version of the brief.

Thanks,

Jacklyn Taylor  
 APS Program Officer  
 Asset and Property Services Unit | Health Infrastructure Branch | System Support Services Division  
 Department of Health | Queensland Government  
 Level 6, 200 Adelaide Street Brisbane QLD 4000 or  
 GPO Box 48 Brisbane QLD 4001  
 t. 07 3006 2845  
 e. [jacklyn.taylor@health.qld.gov.au](mailto:jacklyn.taylor@health.qld.gov.au) | [www.health.qld.gov.au](http://www.health.qld.gov.au)



REFRADES

**From:** APS-Program  
**Sent:** Wednesday, 21 May 2014 4:01 PM  
**To:** HIB-Correspondence  
**Cc:** Kate Fleming  
**Subject:** CLEARED BRIEF: HPID05765 - Expression of interest for purchase of 168 and 200 Turbot Street, Brisbane City

Hi Rhiannon,

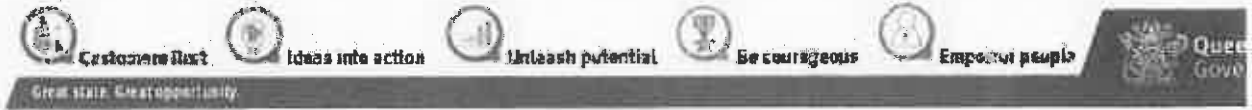
Please see attached for progression – this has been cleared by SD APS.

Thanks,

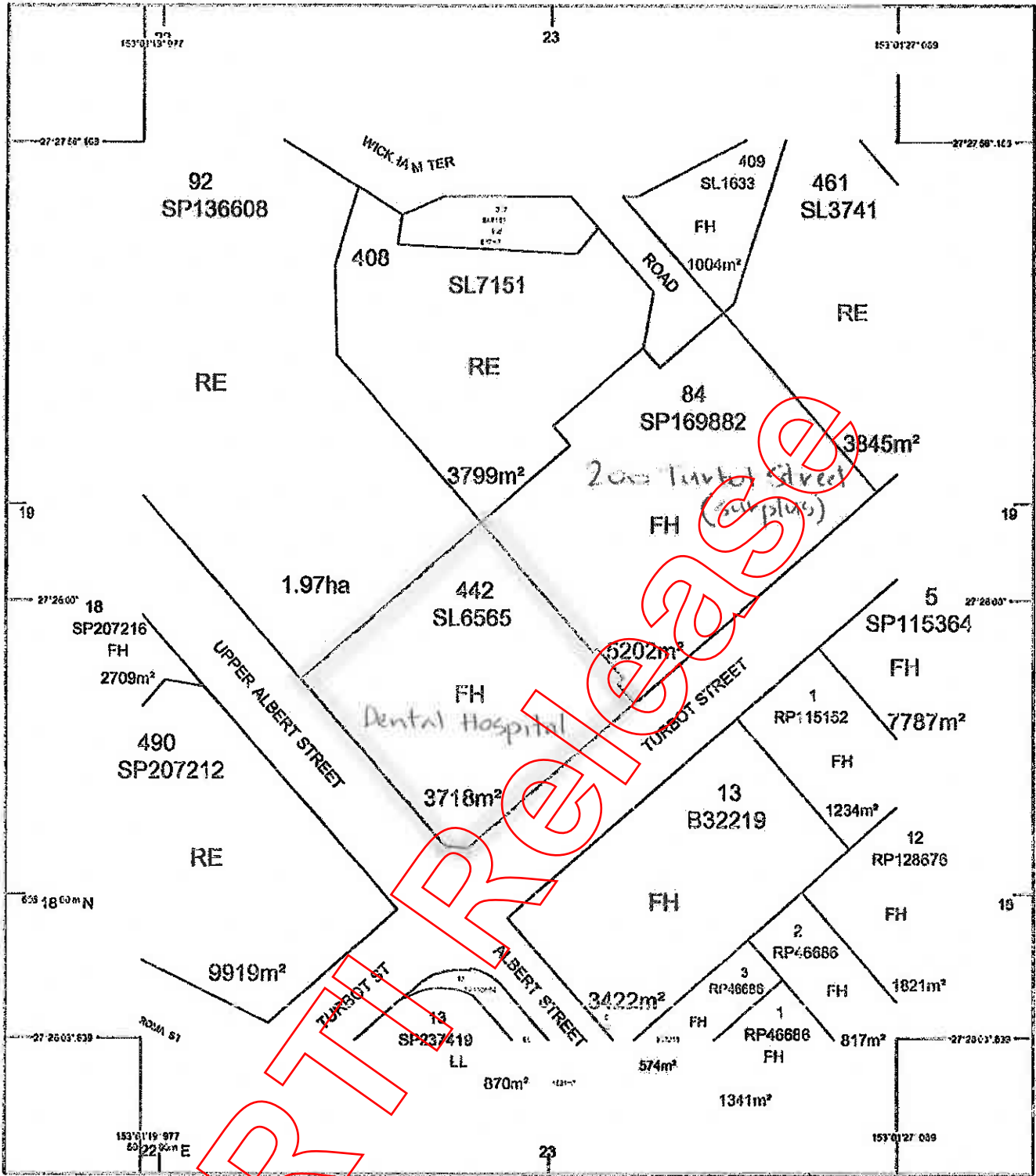
Jacklyn Taylor  
 APS Program Officer  
 Asset and Property Services Unit | Health Infrastructure Branch | System Support Services Division  
 Department of Health | Queensland Government  
 Level 6, 200 Adelaide Street Brisbane QLD 4000 or  
 GPO Box 48 Brisbane QLD 4001  
 t. 07 3006 2845  
 e. [jacklyn.taylor@health.qld.gov.au](mailto:jacklyn.taylor@health.qld.gov.au) | [www.health.qld.gov.au](http://www.health.qld.gov.au)



22/05/2014



RTI Release



STANDARD MAP NUMBER  
9543-33342



**SmartMap**  
An Extended Product of  
SmartMap Information Services



**SUBJECT PARCEL DESCRIPTION**

CCDB	
Lot/Plan	No Lot/Plan Selected.
Area/Volume	No Lot/Plan Selected.
Tenure	No Lot/Plan Selected.
Local Government	No Lot/Plan Selected.
Locality	No Lot/Plan Selected.
Parish	No Lot/Plan Selected.
County	No Lot/Plan Selected.
Segment/Parcel	No Lot/Plan Selected.

**CLIENT SERVICE STANDARDS**

PRINTED (Monday) 20/03/2012  
For additional information regarding this SmartMap see page 2.

CCDB 17/03/2012

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Based upon an extraction from the  
Digital Cadastral Data Base



**Queensland Government**  
(c) The State of Queensland,  
(Department of Natural Resources and Mines) 2012.





Enquiries to: Sunil Madan  
Senior Director  
Asset and Property Services,  
Health Infrastructure Branch  
Telephone: 3006 2838  
File Ref: DGNumber

Mr David Edwards  
Director-General  
Department of State Development, Infrastructure and Planning  
PO Box 15009  
BRISBANE CITY EAST QLD 4002

Dear Mr Edwards

I write to you about the disposal of surplus State government property at 200 Turbot Street, Brisbane City. This property adjoins Queensland Health's owned and operational Brisbane Dental Hospital located at 168 Turbot Street.

I propose that the 200 Turbot Street marketing campaign includes an offer for expressions of interest in 168 Turbot Street, providing the opportunity to leverage the assets as an integrated redevelopment opportunity.

To appropriately plan for the relocation of the dental service, the terms of sale for 168 Turbot Street would require consultation and agreement with the Metro North Hospital and Health Service (MNHHS).

Should you require/officers of your Department require further information, Department of Health's contact is Mr Sunil Madan, Senior Director, Asset and Property Services, Health Infrastructure Branch, on telephone 3006 2838.

Yours sincerely

**Ian Maynard**  
Director-General

Cc: Mr Greg Chemello, Deputy Director-General, Department of State Development, Infrastructure and Planning  
Ms Natalie Wilde, General Manager, Government Land and Asset Management, Department of State Development, Infrastructure and Planning  
Mr Malcolm Stamp, Chief Executive, Metro North Hospital and Health Service

Office  
19<sup>th</sup> Floor  
Queensland Health Building  
147 - 163 Charlotte Street  
BRISBANE QLD 4000

Postal  
GPO Box 48  
BRISBANE QLD 4001

Phone  
3234 1553

Fax  
3234 1482

Prepared by: Kate Fleming  
Principal Property Advisor  
Asset and Property Services  
3006 2743  
21 May 2014

Cleared by: Sunil Madan  
Senior Director, Asset and Property Services  
Health Infrastructure Branch  
3006 2731  
May 2014

Cleared by: Glenn Rashleigh  
Chief Health Infrastructure Officer  
Health Infrastructure Branch  
3006 2833  
May 2014

Cleared by: Bill Brett  
Chief Executive  
Renewal Taskforce  
3222 2911  
May 2014

Cleared by: Susan Middleditch  
Deputy Director-General  
System Support Services  
May 2014

RTI Release

Enquiries to: Sunil Madan  
Senior Director  
Asset and Property Services,  
Health Infrastructure Branch  
Telephone: 3006 2838  
File Ref: DGNumber

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Director-General  
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PO Box 15009  
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Principal Property Advisor  
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21 May 2014

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Senior Director, Asset and Property Services  
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Cleared by: Susan Middleditch  
Deputy Director-General  
System Support Services  
May 2014

RTI Release

Department RecFind No:	
Division/HHS:	SSS Division
File Ref No:	HPID05765

APPROVED/NOT APPROVED NOTED

**IAN MAYNARD**  
**Director-General**

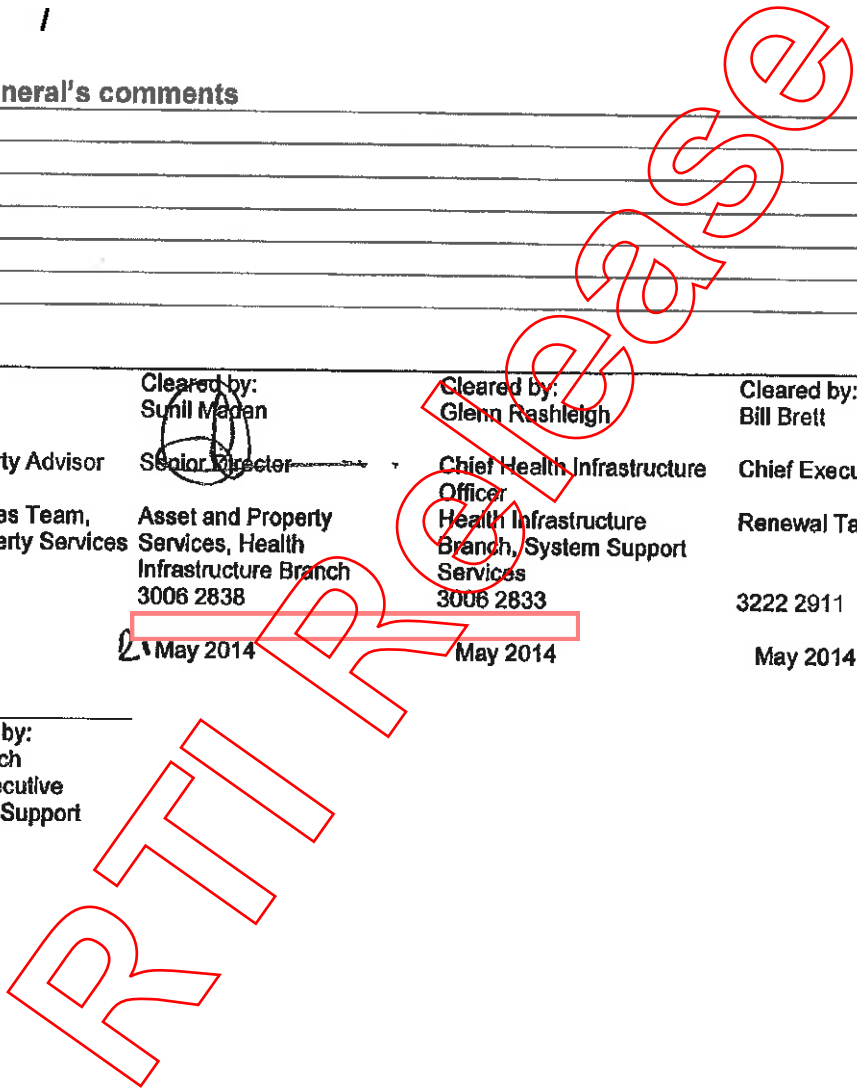
/ /

**Director-General's comments**


<b>Author:</b> Kate Fleming	<b>Cleared by:</b> Sunil Madan	<b>Cleared by:</b> Glenn Rashleigh	<b>Cleared by:</b> Bill Brett
Principal Property Advisor	Senior Director	Chief Health Infrastructure Officer	Chief Executive
Property Services Team, Asset and Property Services	Asset and Property Services, Health Infrastructure Branch	Health Infrastructure Branch, System Support Services	Renewal Taskforce
3006 2743	3006 2838	3006 2833	3222 2911
21 May 2014	21 May 2014	May 2014	May 2014

**Content verified by:**  
 Susan Middleditch  
 Acting Chief Executive  
 Health Services Support  
 Agency

May 2014



# Brief for Approval

Requested by:

Department  Minister's office

Department RecFind No:	
Division/HHS:	SSS Division
File Ref No:	HPID05765

**SUBJECT:** Expression of interest for purchase of 168 and 200 Turbot Street, Brisbane City

## Recommendation/s

It is recommended that the Director-General:

1. **Approve** for Queensland Health's Dental Hospital located at 168 Turbot Street, Brisbane City to be included in the expression of interest campaign for the adjoining property at 200 Turbot Street (Attachment 1), being conducted by the Department of State Development, Infrastructure and Planning's (DSDIP).
2. **Sign** the attached letter addressed to DSDIP confirming same (Attachment 2).

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3. DSDIP are coordinating the disposal of surplus property at 200 Turbot Street, described as Lot 84 on SP169882. The property was formerly occupied by the University of Queensland Oral Health teaching services, who relocated in 2014 to purpose built premises at Herston.
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11. In March 2014, letter correspondence to DSDIP's Director-General (DG072741) confirmed that the Metro North HHS would consider relocating the service with the appropriate consultation and planning.

## Consultation

12. Prior to agreement on disposal terms, consultation would need to occur with Metro North HHS.

## Attachments

<b>Department RecFind No:</b>	
<b>Division/HHS:</b>	<b>SSS Division</b>
<b>File Ref No:</b>	<b>HPID05765</b>

- 13. Attachment 1 – Property identification map
- 14. Attachment 2 – Letter to SDIP

RTI Release



<b>Department RecFind No:</b>	
<b>Division/HHS:</b>	<b>SSS Division</b>
<b>File Ref No:</b>	<b>HPID05765</b>

**APPROVED/NOT APPROVED NOTED**

**IAN MAYNARD**  
**Director-General**

/ /

**Director-General's comments**


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**APPROVED/NOT APPROVED NOTED**

**NOTED**

**LAWRENCE SPRINGBORG**  
**Minister for Health**

**Chief of Staff**

/ /

/ /

**Minister's comments**


**Briefing note rating**

**1 2 3 4 (1 = poor and 4 = excellent)**

<b>Author:</b> Kate Fleming	<b>Cleared by:</b> Sunil Madan	<b>Cleared by:</b> Glenn Rashleigh	<b>Cleared by:</b> Bill Brett
<b>Principal Property Advisor</b>	<b>Senior Director</b>	<b>Chief Health Infrastructure Officer</b>	<b>Chief Executive</b>
<b>Property Services Team, Asset and Property Services</b>	<b>Asset and Property Services, Health Infrastructure Branch</b>	<b>Health Infrastructure Branch, System Support Services</b>	<b>Renewal Taskforce</b>
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RTI Release

Department RecFind No:	
Division/HHS:	SSS Division
File Ref No:	HPID05765

Content verified by:  
Susan Middleditch  
Acting Chief Executive  
Health Services Support  
Agency

May 2014

RTI Release

## Kate Fleming

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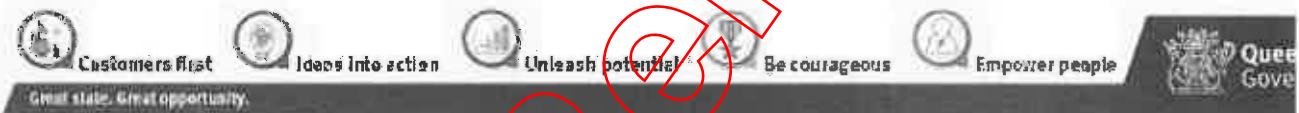
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**Cc:** Kate Fleming  
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**Attachments:** HPID05765 - BRIEF.doc; HPID05765 - ATTACH 1.pdf; HPID05765 - ATTACH 2.doc; HPID05765 - SD CLEARED.pdf

Hi Rhiannon,

Please see attached for progression – this has been cleared by SD APS.

Thanks,

Jacklyn Taylor  
APS Program Officer  
Asset and Property Services Unit | Health Infrastructure Branch | System Support Services Division  
Department of Health | Queensland Government  
Level 6, 200 Adelaide Street Brisbane QLD 4000 or  
GPO Box 48 Brisbane QLD 4001  
t. 07 3006 2845  
e. [jacklyn.taylor@health.qld.gov.au](mailto:jacklyn.taylor@health.qld.gov.au) | [www.health.qld.gov.au](http://www.health.qld.gov.au)



RTI RELEASE

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Department  Minister's office

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File Ref No:	HPID05765

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10. Metro North HHS has advised that 168 Turbot Street is a specialist facility for dental services which includes a dental laboratory, oral surgery and clinical sterilisation facilities which service other clinics across the HHS.
11. In March 2014, letter correspondence to DSDIP's Director-General (DG072741) confirmed that the Metro North HHS would consider relocating the service with the appropriate consultation and planning.

## Consultation

12. Prior to agreement on disposal terms, consultation would need to occur with Metro North HHS.

## Attachments

<b>Department RecFind No:</b>	
<b>Division/HHS:</b>	<b>SSS Division</b>
<b>File Ref No:</b>	<b>HPID05765</b>

- 13. Attachment 1 – Property identification map
- 14. Attachment 2 – Letter to SDIP

RTI Release

<b>Department RecFind No:</b>	
<b>Division/HHS:</b>	<b>SSS Division</b>
<b>File Ref No:</b>	<b>HPID05765</b>

APPROVED/NOT APPROVED NOTED

**IAN MAYNARD**  
**Director-General**

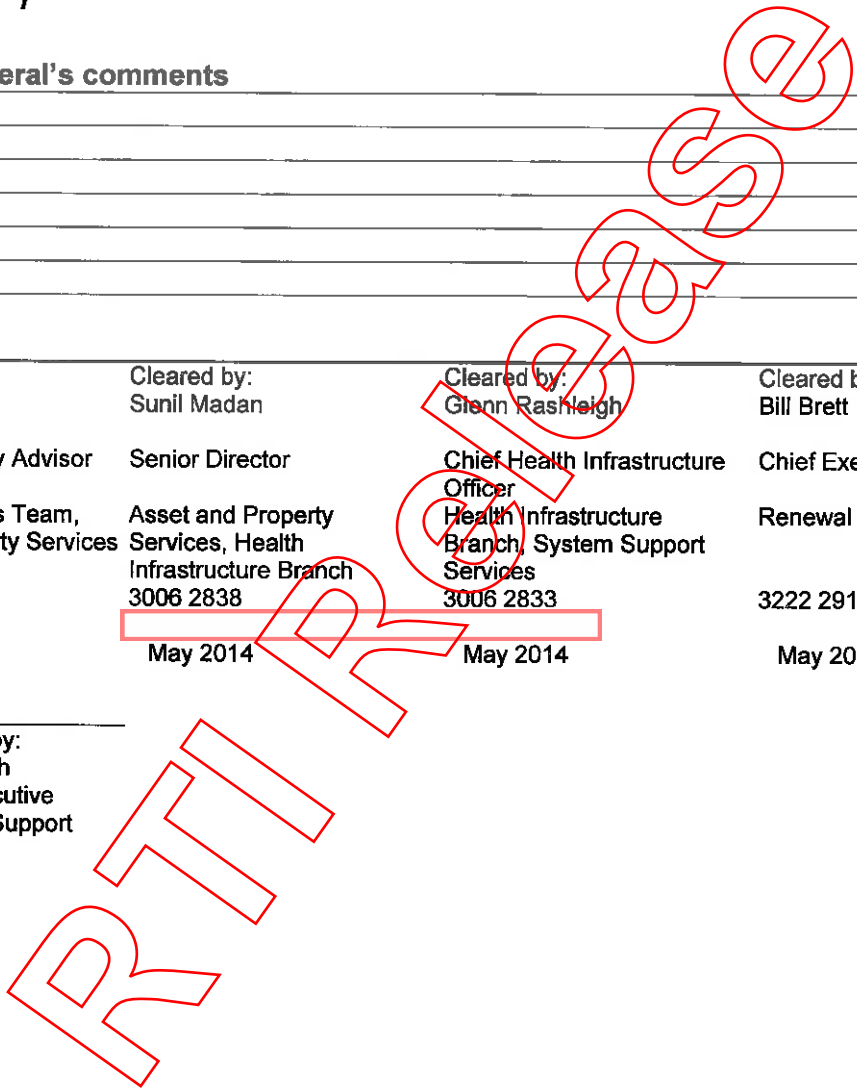
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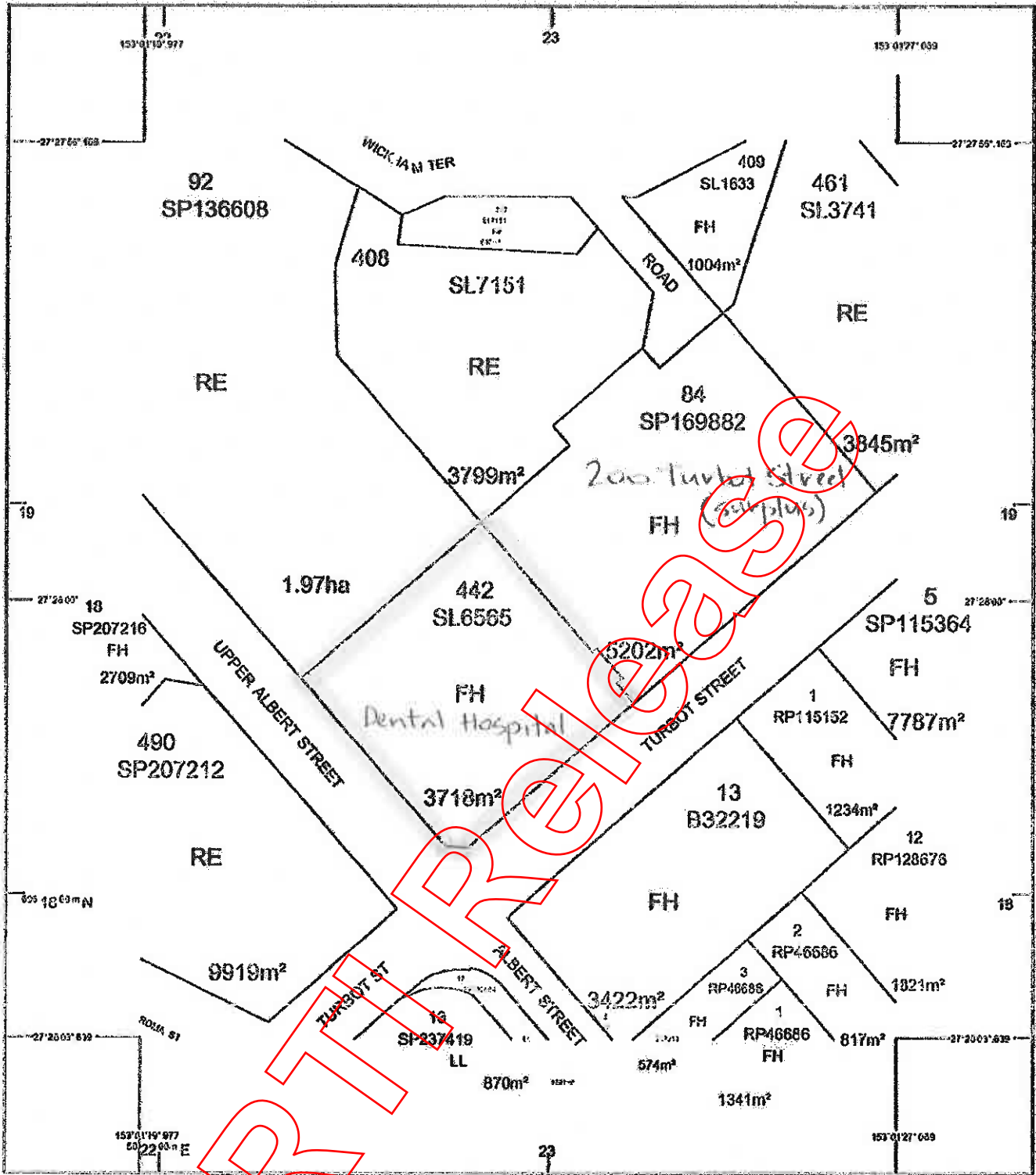
**Director-General's comments**


<b>Author:</b> Kate Fleming	<b>Cleared by:</b> Sunil Madan	<b>Cleared by:</b> Glenn Rashleigh	<b>Cleared by:</b> Bill Brett
Principal Property Advisor	Senior Director	Chief Health Infrastructure Officer	Chief Executive
Property Services Team, Asset and Property Services	Asset and Property Services, Health Infrastructure Branch	Health Infrastructure Branch, System Support Services	Renewal Taskforce
3006 2743	3006 2838	3006 2833	3222 2911
21 May 2014	May 2014	May 2014	May 2014

Content verified by:  
 Susan Middleditch  
 Acting Chief Executive  
 Health Services Support  
 Agency

May 2014

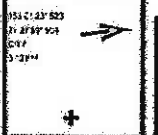




**STANDARD MAP NUMBER**  
9543-33342



**MAP WINDOW POSITION & NEAREST LOCATION**



**SUBJECT PARCEL DESCRIPTION**

OCDB	Details
Lot/Plan	No Lot/Plan Selected.
Area/Volume	No Lot/Plan Selected.
Tenure	No Lot/Plan Selected.
Local Government	No Lot/Plan Selected.
Locality	No Lot/Plan Selected.
Parish	No Lot/Plan Selected.
County	No Lot/Plan Selected.
Segment/Parcel	No Lot/Plan Selected.

**CLIENT SERVICE STANDARDS**

PRINTED (4/11/2012) 20/09/2012  
For additional information regarding this SmartMap see page 2.

OCDB 17/09/2012

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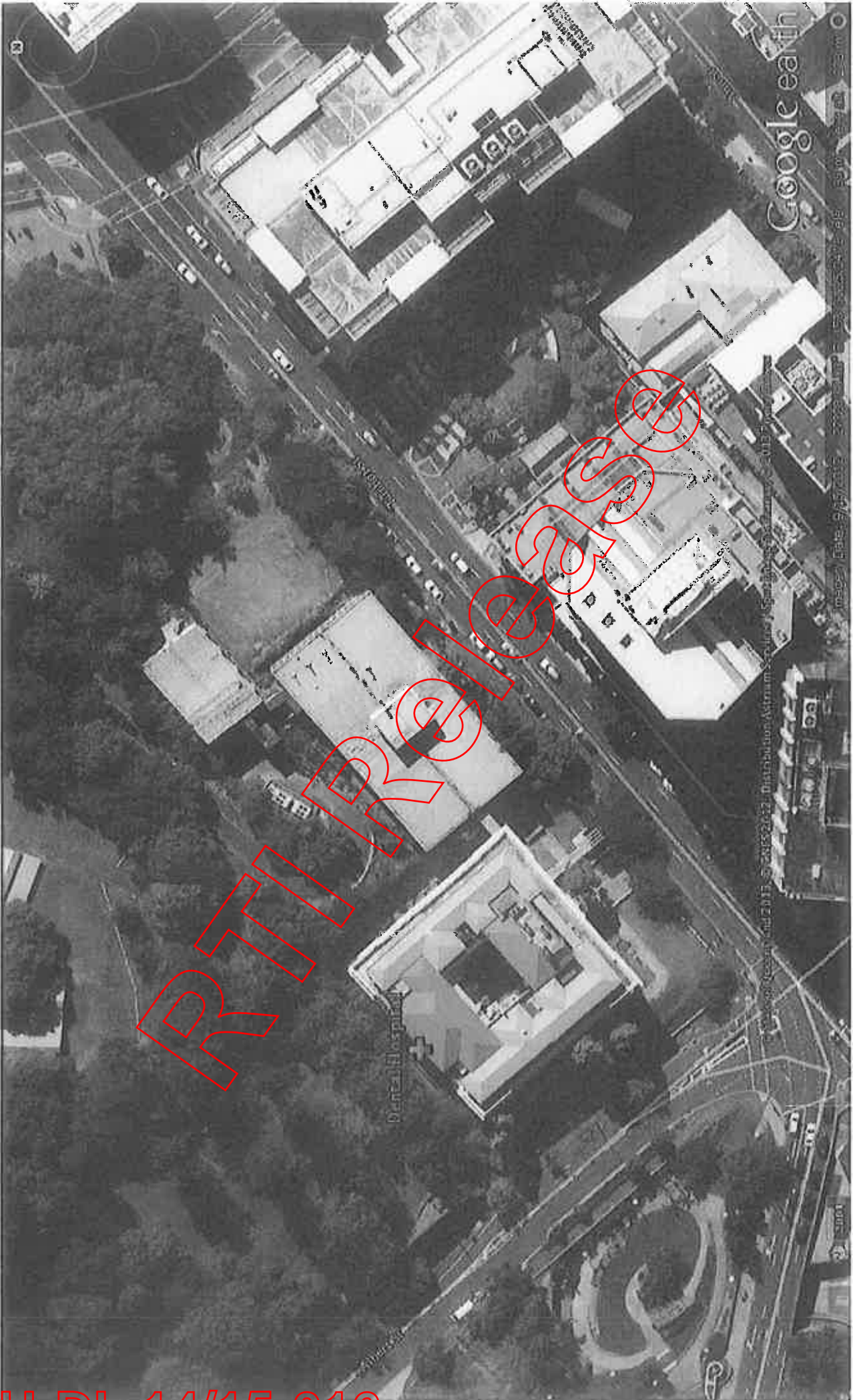
For further information on SmartMap products visit <http://www.qld.gov.au/property/mapping/SmartMap>

**SmartMap**

An Essential Product of SmartMap Information Services  
Based upon an extraction from the Digital Cadastral Data Base



**Queensland Government**  
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Enquiries to: Sunil Madan  
Senior Director  
Asset and Property Services,  
Health Infrastructure Branch  
Telephone: 3006 2838  
File Ref: DGNumber

Mr David Edwards  
Director-General  
Department of State Development, Infrastructure and Planning  
PO Box 15009  
BRISBANE CITY EAST QLD 4002

Dear Mr Edwards

I write to you about the disposal of surplus State government property at 200 Turbot Street, Brisbane City. This property adjoins Queensland Health's owned and operational Brisbane Dental Hospital located at 168 Turbot Street.

I propose that the 200 Turbot Street marketing campaign includes an offer for expressions of interest in 168 Turbot Street, providing the opportunity to leverage the assets as an integrated redevelopment opportunity.

To appropriately plan for the relocation of the dental service, the terms of sale for 168 Turbot Street would require consultation and agreement with the Metro North Hospital and Health Service (MNHHS).

Should you require/officers of your Department require further information, Department of Health's contact is Mr Sunil Madan, Senior Director, Asset and Property Services, Health Infrastructure Branch, on telephone 3006 2838.

Yours sincerely

Ian Maynard  
Director-General

Cc: Mr Greg Chemello, Deputy Director-General, Department of State Development, Infrastructure and Planning  
Ms Natalie Wilde, General Manager, Government Land and Asset Management, Department of State Development, Infrastructure and Planning  
Mr Malcolm Stamp, Chief Executive, Metro North Hospital and Health Service

Office  
19<sup>th</sup> Floor  
Queensland Health Building  
147 - 163 Charlotte Street  
BRISBANE QLD 4000

Postal  
GPO Box 48  
BRISBANE QLD 4001

Phone  
3234 1553

Fax  
3234 1482

Prepared by: Kate Fleming  
Principal Property Advisor  
Asset and Property Services  
3006 2743  
21 May 2014

Cleared by: Sunil Madan  
Senior Director, Asset and Property Services  
Health Infrastructure Branch  
3006 2731  
May 2014

Cleared by: Glenn Rashleigh  
Chief Health Infrastructure Officer  
Health Infrastructure Branch  
3006 2833  
May 2014

Cleared by: Bill Brett  
Chief Executive  
Renewal Taskforce  
3222 2911  
May 2014

Cleared by: Susan Middleditch  
Deputy Director-General  
System Support Services  
May 2014

RTI Release

Department RecFind No:	
Division/HHS:	SSS Division
File Ref No:	HPID05765

APPROVED/NOT APPROVED NOTED

IAN MAYNARD  
Director-General

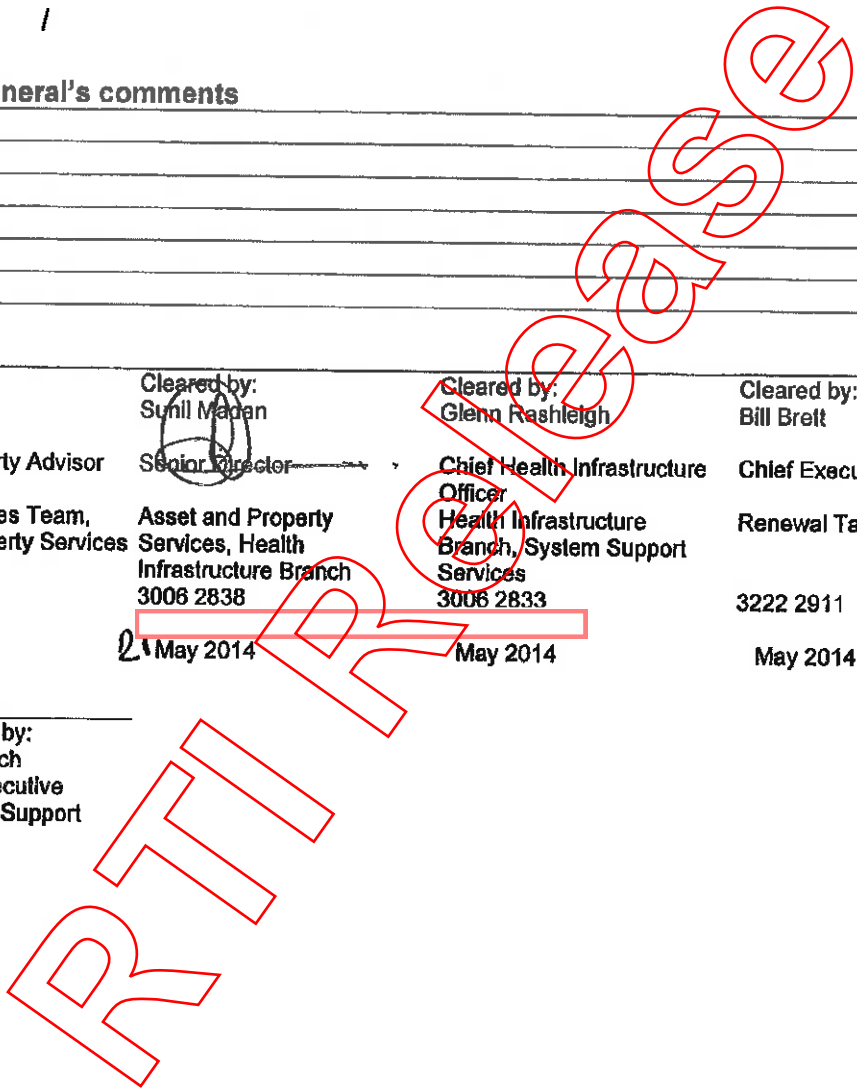
/ /

Director-General's comments


Author: Kate Fleming	Cleared by: Sunil Madan	Cleared by: Glenn Rashleigh	Cleared by: Bill Brett
Principal Property Advisor	Senior Director	Chief Health Infrastructure Officer	Chief Executive
Property Services Team, Asset and Property Services	Asset and Property Services, Health Infrastructure Branch	Health Infrastructure Branch, System Support Services	Renewal Taskforce
3006 2743	3006 2838	3006 2833	3222 2911
21 May 2014	21 May 2014	May 2014	May 2014

Content verified by:  
Susan Middleditch  
Acting Chief Executive  
Health Services Support  
Agency

May 2014



**Kate Fleming**

---

**From:** Kate Fleming  
**Sent:** Wednesday, 21 May 2014 2:30 PM  
**To:** Jason Gaudry; Sunil Madan; APS-Program  
**Cc:** David Bunting  
**Subject:** Turbot Street - DG BN to DSDIP DG  
**Attachments:** DG BN Turbot Street EOI.doc; DG Letter re Turbot Street EOI.doc

Hi Sunil

As requested, attached is the brief and letter requesting 168 Turbot Street is marketed with 200 Turbot Street.

Jason and Dave - original saved at:  
G:\HPID\APSB\PSUCRE PROPERTY\DISPOSALS\Dental Hospital, Turbot St\CORRO\2014-05 DG to  
GLAM Inc in #200 EIO

Kind regards

Kate Fleming  
Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government

T: 07 3006 2743 | M:  | F: 07 3006 2770

E: [kate.fleming@health.qld.gov.au](mailto:kate.fleming@health.qld.gov.au) | W: [www.health.qld.gov.au](http://www.health.qld.gov.au)

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

RTI Release

22/05/2014

**Brief for Approval**

Requested by:

 Department  Minister's office

Department RecFind No:	
Division/HHS:	
File Ref No:	

**SUBJECT:** Expression of interest for purchase of 168 and 200 Turbot Street, Brisbane City**Recommendation/s**

It is recommended that the Director-General:

1. **Approve** for Queensland Health's Dental Hospital located at 168 Turbot Street, Brisbane City to be included in the expression of interest campaign for Department of State Development, Infrastructure and Planning's (DSDIP) surplus adjoining property at 200 Turbot Street (Att 1).
2. **Sign** the attached letter addressed to SDIP confirming same (Att 2).

**Headline Issues**

3. DSDIP are coordinating the disposal of surplus property at 200 Turbot Street, described as Lot 84 on SP169882. The property was formerly occupied by the University of Queensland Oral Health teaching services, who relocated in 2014 to purpose built premises at Herston.
4. Health owns the adjoining property at 168 Turbot Street, described as Lot 442 on SL6565. The property is the operational Brisbane Dental Hospital. The building is heritage listed; constrained by underground railway corridors; land locked; and shares infrastructure with 200 Turbot Street (pedestrian air-bridge linking the buildings).
5. 200 Turbot Street is scheduled to commence open marketing in July 2014, which presents a unique opportunity to test the market for interest in 168 Turbot Street.
6. Health Infrastructure Branch considers that offering 168 Turbot Street to the market takes advantage of the opportunity to leverage the asset as an integrated redevelopment with 200 Turbot Street. As a stand-alone property, redevelopment of 168 Turbot Street would be limited given its constraints however both properties offered together present a wider range of redevelopment opportunities.
7. 168 Turbot Street would be offered on a market testing basis. Agreement on sale terms would require Metro North HHS consultation to appropriately consider the relocation of the service.
8. Health has a limited time frame to request DSDIP include 168 Turbot Street in the marketing campaign given the anticipated July commencement.

**Background**

9. Disposal options include a sale and leaseback agreement or an extended settlement time frame to provide for the dental service relocation. These terms may suit a purchaser who intends to seek approval to redevelop the properties. Funding to leaseback the premises and to relocate the service would need to be obtained.
10. Metro North HHS has advised that 168 Turbot Street is a specialist facility for dental services which includes a dental laboratory, oral surgery and clinical sterilisation facilities which service other clinics across the HHS.
11. In March 2014, letter correspondence to DSDIP's Director-General (DG072741) confirmed that the Metro North HHS would consider relocating the service with the appropriate consultation and planning.

**Consultation**

12. Prior to agreement on disposal terms, consultation would need to occur with Metro North HHS.

**Attachments**

13. Attachment 1 – Property identification map
14. Attachment 2 – Letter to SDIP

Department RecFind No:	
Division/HHS:	
File Ref No:	

APPROVED/NOT APPROVED NOTED

**IAN MAYNARD**  
**Director-General**

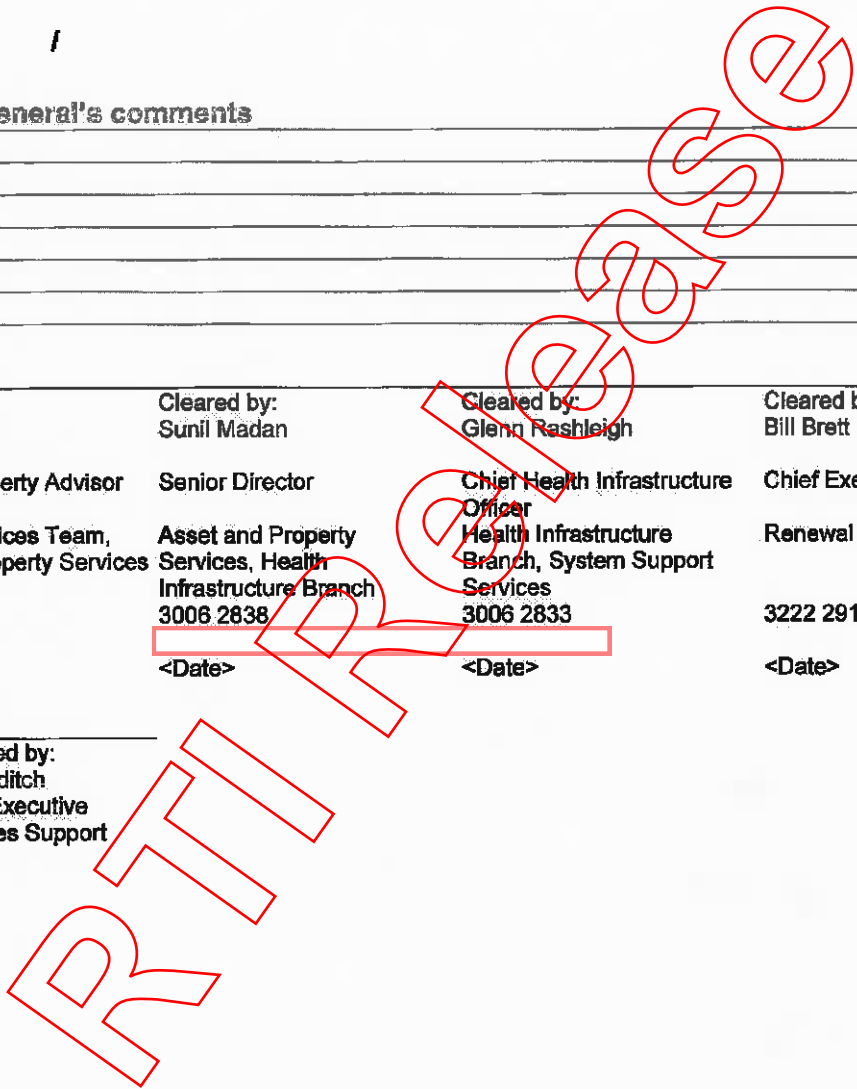
/ /

**Director-General's comments**


<b>Author:</b> Kate Fleming	<b>Cleared by:</b> Sunil Madan	<b>Cleared by:</b> Glenn Rashleigh	<b>Cleared by:</b> Bill Brett
<b>Principal Property Advisor</b>	<b>Senior Director</b>	<b>Chief Health Infrastructure Officer</b>	<b>Chief Executive</b>
<b>Property Services Team, Asset and Property Services</b>	<b>Asset and Property Services, Health Infrastructure Branch</b>	<b>Health Infrastructure Branch, System Support Services</b>	<b>Renewal Taskforce</b>
3006 2743	3006 2838	3006 2833	3222 2911
21 May 2014	<Date>	<Date>	<Date>

**Content verified by:**  
 Susan Middleditch  
 Acting Chief Executive  
 Health Services Support  
 Agency

<Date>



Enquiries to: Sunil Madan  
Senior Director  
Asset and Property Services,  
Health Infrastructure Branch  
Telephone: 3006 2838  
File Ref: DGNumber

Mr David Edwards  
Director-General  
Department of State Development, Infrastructure and Planning  
PO Box 15009  
BRISBANE CITY EAST QLD 4002

Dear Mr Edwards

I write to you about the disposal of surplus State government property at 200 Turbot Street, Brisbane City.

As you are aware, 200 Turbot Street adjoins Queensland Health's owned and operational Brisbane Dental Hospital located at 168 Turbot Street.

I propose that the 200 Turbot Street marketing campaign includes an offer for expressions of interest in 168 Turbot Street, providing the opportunity to leverage the assets as an integrated redevelopment opportunity.

To appropriately plan for the relocation of the dental service, the terms of sale for 168 Turbot Street would require consultation and agreement from the Metro North Hospital and Health Service.

Should you require/officers of your Department require further information, Department of Health's contact is Mr Sunil Madan, Senior Director, Asset and Property Services, Health Infrastructure Branch, on telephone 3006 2838.

Yours sincerely

Ian Maynard  
Director-General

Cc: Mr Greg Chemello, Deputy Director-General, Department of State Development, Infrastructure and Planning  
Ms Natalie Wilde, General Manager, Government Land and Asset Management, Department of State Development, Infrastructure and Planning  
Mr Malcolm Stamp, Chief Executive, Metro North Hospital and Health Service

Office  
19<sup>th</sup> Floor  
Queensland Health Building  
147 - 163 Charlotte Street  
BRISBANE QLD 4000

Postal  
GPO Box 48  
BRISBANE QLD 4001

Phone  
3234 1553

Fax  
3234 1482

Prepared by: Kate Fleming  
Principal Property Advisor  
Asset and Property Services  
3006 2743  
21 May 2014

Cleared by: Jason Gaudry  
Manager, Property  
Asset and Property Services  
3006 2790  
date

Cleared by: Sunil Madan  
Senior Director, Asset and Property Services  
Health Infrastructure Branch  
3006 2731  
date

Cleared by: Glenn Rashleigh  
Chief Health Infrastructure Officer  
Health Infrastructure Branch  
3006 2833  
date

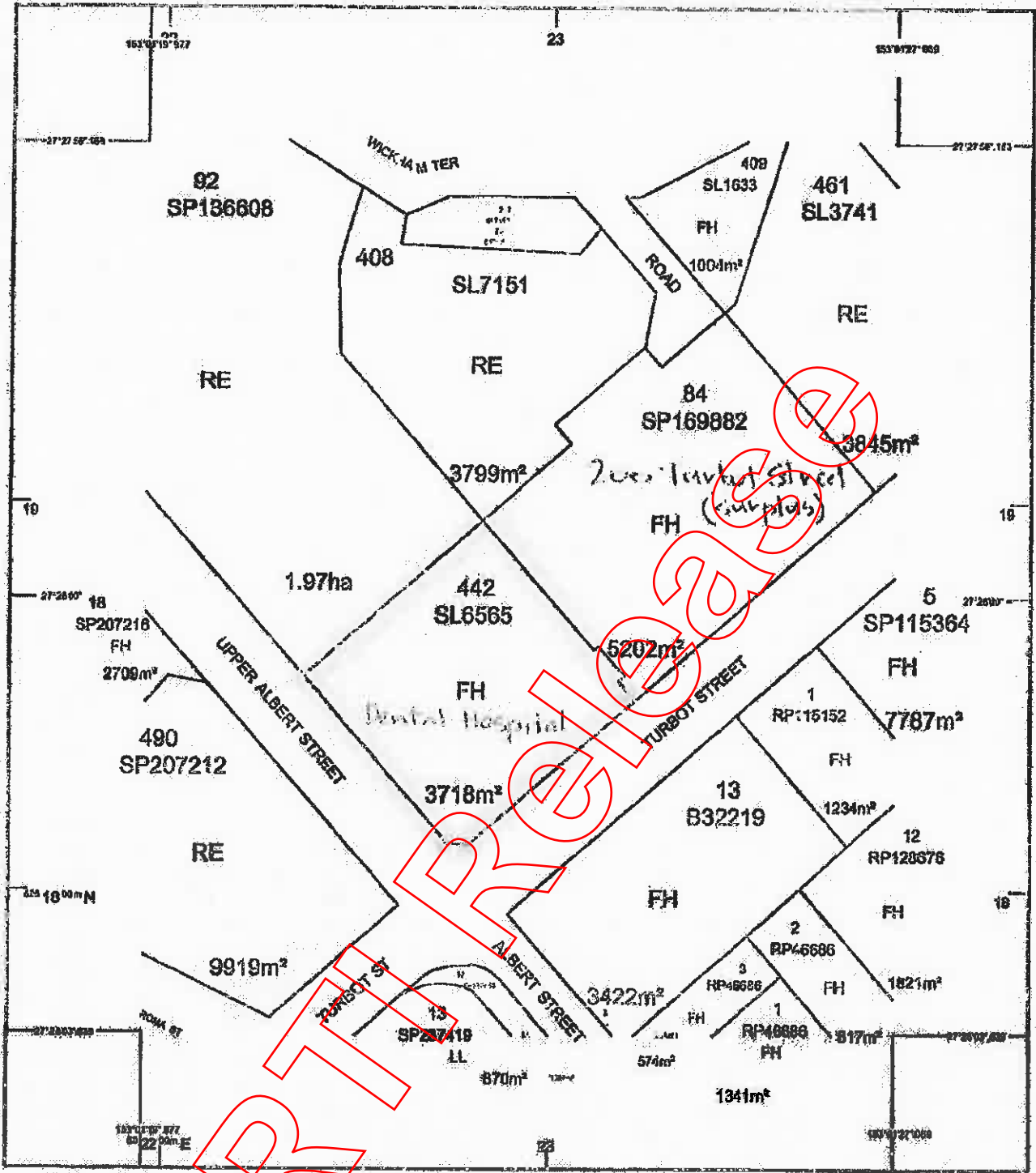
Cleared by: Bill Brett  
Chief Executive  
Renewal Taskforce  
3222 2911  
date

Cleared by: Susan Middleditch  
Deputy Director-General  
System Support Services  
date

Document Name:

RTI Release





STANDARD MAP NUMBER  
8543-33342



SmartMap

An Online Product of  
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Geographical Data Base



SUBJECT PARCEL DESCRIPTION	
DCDB	No Lot Plan Selected
Lot Plan	No Lot Plan Selected
Apex/Midway	No Lot Plan Selected
Tenure	No Lot Plan Selected
Local Gov. Service	No Lot Plan Selected
Local Gov. Code	No Lot Plan Selected
County	No Lot Plan Selected
Segment/Parcel	No Lot Plan Selected

CLIENT SERVICE STANDARDS

PRINTED (6/11/2015) 20:03:20:12  
For additional information regarding this SmartMap, see page 2.

DCDB 37092612

Check all the information recorded in this document and information except of responsibility and its associated in the eyes of the information and should each independent party's own advice is relevant to their own property.

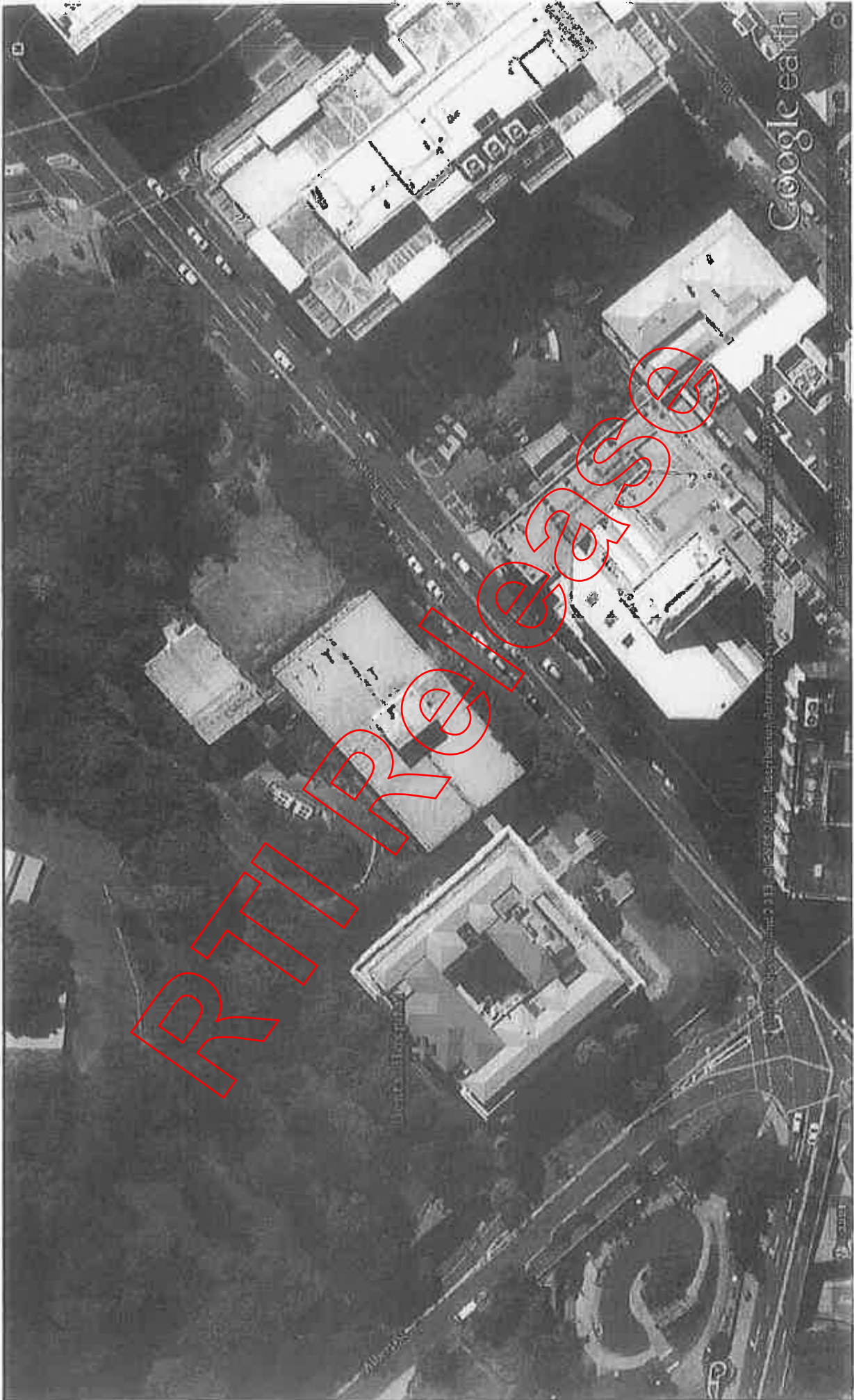
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**Kate Fleming**

**From:** Jessica Sharp  
**Sent:** Thursday, 15 May 2014 9:33 AM  
**To:** Sunil Madan; Jason Gaudry  
**Cc:** Kate Fleming; David Bunting; Graeme McKenzie; Graeme McKenzie; Patrick Elliott; Peta McDade  
**Subject:** EMT decision 14/5 on contentious properties in  and MN

Good morning all

EMT met yesterday morning to discuss the LBTP.

Amongst changes in relation to the Transfer Notice and the draft Ground Lease, EMT endorsed the following treatment of the contentious properties with  and Metro North.

- section 73 - irrelevant

- 
- 
- 
- 
- 
- 

section 73 - irrelevant

- Turbot Street Dental Hospital - decision pending. It is anticipated that the DG will advise by/on Monday 19 May 2014 the preferred course of action subsequent to further discussions with HSSA (dental people???) and UQ.



Please note that the above decisions/conditions has not yet been communicated to the respective HHS and is confidential until discussion is undertaken.

Regards,  
Jess

Jessica Sharp AAPI  
A/Project Manager  
Land and Buildings Transfer Project | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government  
Level 8 Anzac Square Building, 200 Adelaide Street, Brisbane QLD 4000  
t. 07 3006 2718  
e. [jessica.sharp3@health.qld.gov.au](mailto:jessica.sharp3@health.qld.gov.au) | [www.health.qld.gov.au](http://www.health.qld.gov.au)





Pages 272 through 273 redacted for the following reasons:

-----  
section 73 - irrelevant

RTI Release

**Kate Fleming**

**From:** Sunil Madan  
**Sent:** Monday, 28 April 2014 5:31 PM  
**To:** Jason Gaudry  
**Cc:** Kate Fleming; David Bunting  
**Subject:** Re: GLAM Disposals Project

Yes this is fine Jason. Suggest we meet GLAM and tell them - and then flow up with written confirmation. Sunil

Sent from my BlackBerry 10 smartphone on the Telstra NextG network.

**From:** Jason Gaudry  
**Sent:** Monday, 28 April 2014 15:31  
**To:** Sunil Madan  
**Cc:** Kate Fleming; David Bunting  
**Subject:** GLAM Disposals Project

Hi Sunil,

I met with Graeme McKenzie, Andrew Harris and Jess Sharp today at LBTP's request to receive some feedback from Graeme's meetings with Glenn, s<sup>s73</sup> MN HHS and s<sup>s73</sup> on Wed 23/4.

Graeme advised at those meetings Glenn have a commitment to the HHSs that HIB will write back to GLAM this week seeking that the following properties be excluded from the Disposals project and include justification from the HHSs as to why these need to be retained by the respective HHSs:

- section 73 - irrelevant
- section 73 - irrelevant
- Turbot St, City (Dental Hospital); and
- section 73 - irrelevant

Graeme further indicated that it was Glenn's preference that if GLAM do not agree to the exclusion of the above properties, they be included in the Transfer Notices and the HHSs will need to be responsible to GLAM for these disposals.

I just wanted to check with you that the above is your understanding also so we have a consistent approach to the meetings?

Jason Gaudry  
Manager Property  
Asset and Property Services  
Health Infrastructure Branch, Department of Health  
Level 5 Anzac Square Building  
200 Adelaide Street  
Brisbane Qld 4000

P: (07) 3006 2790  
M:   
jason.gaudry@health.qld.gov.au

5/05/2014



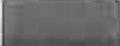


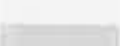

Pages 275 through 282 redacted for the following reasons:

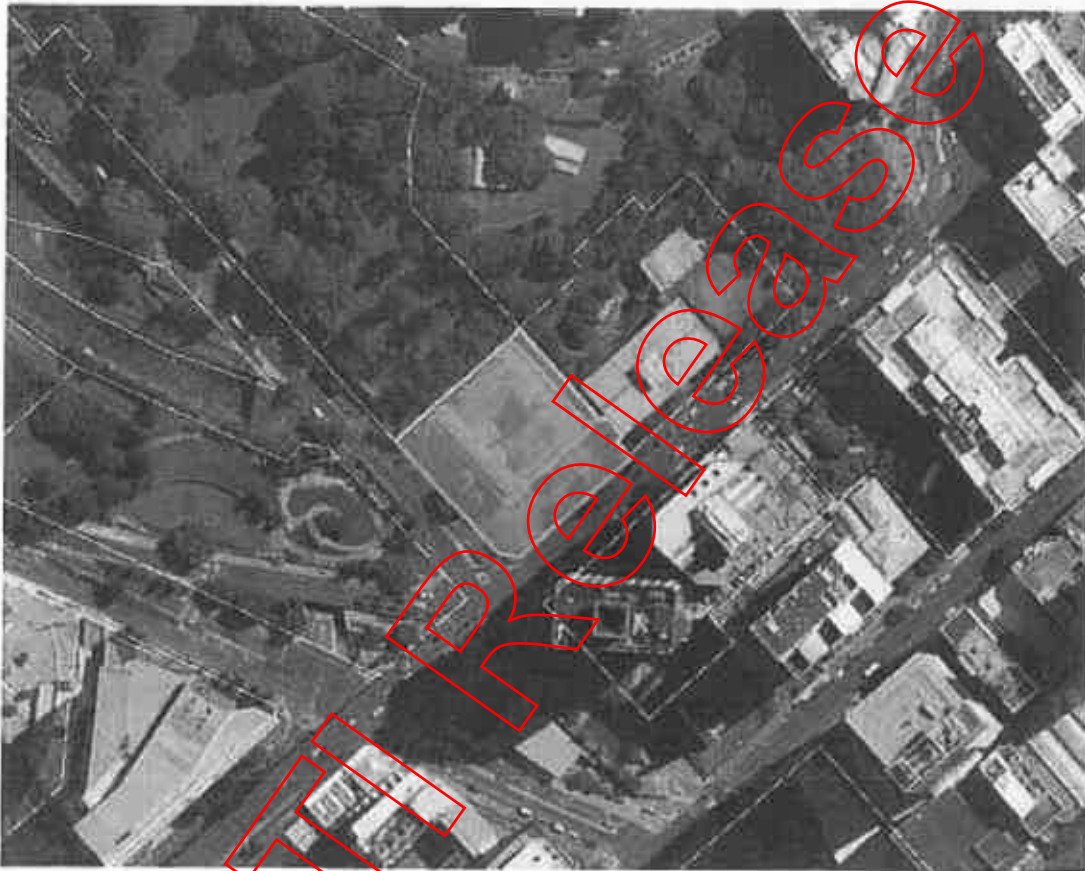
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section 73 - irrelevant

RTI Release

**Metro North HHS**

**BRISBANE ORAL HEALTH (DENTAL HOSPITAL), 168 TURBOT STREET, BRISBANE  
86/SP169883**

-  Transfer land & Improvements
-  Transfer lease interest or other rights
-  Retain for GLAM/PAUR disposal
-  Retain for DoH purposes
-  Preservation of third party interests





Pages 284 through 287 redacted for the following reasons:

-----  
section 73 - irrelevant

RTI Release



**Kate Fleming**

**From:** Jason Gaudry  
**Sent:** Monday, 28 April 2014 3:31 PM  
**To:** Sunil Madan  
**Cc:** Kate Fleming; David Bunting  
**Subject:** GLAM Disposals Project

Hi Sunil,

I met with Graeme McKenzie, Andrew Harris and Jess Sharp today at LBTP's request to receive some feedback from Graeme's meetings with Glenn, [s 73] MN HHS and [s 73 s 73] on Wed 23/4.

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- [section 73 - irrelevant]
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Jason Gaudry  
Manager Property  
Asset and Property Services  
Health Infrastructure Branch Department of Health  
Level 5 Anzac Square Building  
200 Adelaide Street  
Brisbane Qld 4000

P: (07) 3006 2790  
M: [redacted]  
jason.gaudry@health.qld.gov.au

RTI REQUEST

**Kate Fleming**

**From:** David Bunting  
**Sent:** Thursday, 24 April 2014 12:05 PM  
**To:** Jason Gaudry; Kate Fleming  
**Subject:** FW: Tranche 1 CE Meetings

FYI

David Bunting  
Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government  
Level 5, 200 Adelaide Street, Brisbane City  
GPO Box 48 Brisbane, QLD 4000  
t. 07 3006 2782  
e. [david.bunting@health.qld.gov.au](mailto:david.bunting@health.qld.gov.au) | [www.health.qld.gov.au](http://www.health.qld.gov.au)

**From:** Andrew Harris  
**Sent:** Thursday, 24 April 2014 11:50 AM  
**To:** David Bunting  
**Subject:** FW: Tranche 1 CE Meetings

Hi David

Thanks for the chat.

Here is a quick summary of the chats yesterday.

Cheers

AH

**From:** Graeme McKenzie [mailto: ]  
**Sent:** Wednesday, 23 April 2014 9:37 PM  
**To:** Andrew Harris; Andrew Harris; Jessica Sharp; Peta McDade; Peta McDade; Patrick Elliott  
**Subject:** Tranche 1 CE Meetings

All,

FYI, Today Glenn arranged meetings with the CE, from each of the Tranche 1 HHSs, to discuss their respective property schedules. The outcome of discussions is as follows:

**Metro North**

- Attended by Glenn, Graeme, Malcolm Stamp and Scott McMullen

• section 73 - irrelevant

section 73 - irrelevant

- All GLAM identified surplus properties are not accepted as surplus by MN and remain red (refer letter of response sent to CHIO dated 22 April). **Action:** Peta to update Nundah aerial to clearly show intended part of lot to be disposed and part to be retained.

RELEASE

- GMk to forward updated Schedule and aerial photo's to Malcolm and Scott (cc Glenn)

section 73 - irrelevant

section 73 - irrelevant

Release

Regards

---

**Graeme McKenzie** (BEng (Civil) CPPD)  
Project Director, Aurecon

M: [REDACTED]  
E: [REDACTED]  
Level 14, 32 Turbot Street, Brisbane QLD 4000  
Locked Bag 331, Brisbane QLD 4001  
[aurecongroup.com](http://aurecongroup.com)

---

Please consider your environment before printing this e-mail.

**Kate Fleming**

**From:** APS-Program  
**Sent:** Thursday, 24 April 2014 11:27 AM  
**To:** David Bunting; Kate Fleming; Jason Gaudry  
**Subject:** SS003913\_HPID05580 - Further information - Sale of Queensland Health properties  
**Attachments:** [Redacted]

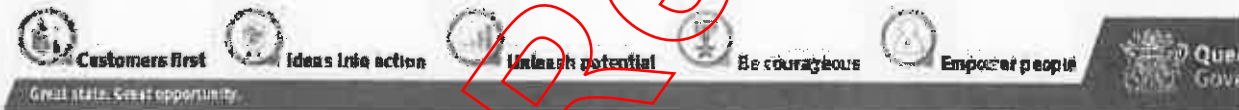
[Redacted]  
SS003922 - MEMO MN.pdf  
[Redacted]

Hi all,

Please see attached final copies of the memos that were sent out to HHSs yesterday – for your records.

Thanks,

Jacklyn Taylor  
APS Program Officer  
Asset and Property Services Unit | Health Infrastructure Branch | System Support Services Division  
Department of Health | Queensland Government  
Level 6, 200 Adelaide Street Brisbane QLD 4000 or  
GPO Box 48 Brisbane QLD 4001  
t. 07 3006 2845  
e. [jacklyn.taylor@health.qld.gov.au](mailto:jacklyn.taylor@health.qld.gov.au) | [www.health.qld.gov.au](http://www.health.qld.gov.au)



RTI RELEASES

## MEMORANDUM

**To:** Malcolm Stamp, Chief Executive, Metro North Hospital and Health Service  
Dr Paul Alexander AO, Board Chair, Metro North Hospital and Health Service

**Copies to:** Ian Maynard, Director-General, Department of Health  
Bill Brett, Chief Executive, Queensland Health Renewal Taskforce  
Sunil Madan, Asset and Property Services, Health Infrastructure Branch

**From:** Glenn Rashleigh, Chief Health Infrastructure Officer, Health Infrastructure Branch  
**Contact No:** 3006 2833  
**Fax No:** 3006 2772

**Subject:** Further information - Sale of Queensland Health properties  
**File Ref:** SS003922\_HPID05580

Reference is made to my earlier memo (attached) dated 16 April 2014 regarding the sale of Queensland Health properties.

I am writing to provide further information and clarification of the government's decision to sell Queensland Health assets.

Government Land and Asset Management division's (GLAM's) Property Asset Utilisation Review (PAUR) commenced in mid 2013 with a request for each agency to identify its surplus and under-utilised property and future land requirements. Health Infrastructure Branch (HIB) co-ordinated the response for QH following consultation with HHS and QH divisions.

In addition to the properties identified and nominated by Queensland Health, GLAM also reviewed the whole of Queensland Health portfolio and identified additional properties for disposal. GLAM provided this data to an external consultant for review.

In late 2013 the Department of State Development, Infrastructure and Planning (DSDIP) made a submission to government for each agency to meet set financial targets for divestment of assets. Following approval in early 2014, DSDIP informed the Health Minister of the decision and the Director-General DSDIP also met with the Director-General QH to communicate requirements for the divestment of identified Queensland Health properties.

HIB appreciates that the disposal of properties included through this process may have significant impacts on your business. HIB will work through any issues with you to identify options and solutions to achieve the government's goals for this initiative. Once

the substantive issues relating to these properties are identified, HIB will engage with GLAM, to represent these concerns on behalf of QH.

It is recognised that you may require more time to consider the issues that need to be addressed with the properties identified for disposal. In recognition of the recent holiday period, I suggest you provide feedback relating to your concerns over the next two weeks, but latest by Friday 9 May 2014.

If you require any further information please contact Sunil Madan, Senior Director, Asset and Property Services on 3006 2838.



Glenn Rashleigh  
Chief Health Infrastructure Officer  
Health Infrastructure Branch  
26/1/14 2014

RTI Release



## MEMORANDUM

**To:** Glenn Rashleigh, Chief Health Infrastructure Officer  
Health Infrastructure Branch

**Copies to:** Ian Maynard, Director-General, Department of Health  
Dr Paul Alexander AO, Board Chair, Metro North Hospital and Health Service  
Susan Middleditch, Deputy Director-General, System Support Services  
Sunil Madan, Senior Director, Asset and Property Services, Health Infrastructure  
Branch  
Scott McMullen, Executive Director, Corporate Services and Performance,  
Metro North Hospital and Health Service

**From:** Malcolm Stamp  
Chief Executive  
Metro North Hospital and Health  
Service

**Contact No:** 3328 9921  
**Fax No:** 3328 9988

**Subject:** Sale of Queensland Health Properties

**File Ref:** 25422  
SS003594\_HP1D05313

I write in response to your memorandum of 16 April 2014 entitled "Sale of Queensland Health Properties".

The proposed sale of the properties identified in Metro North Hospital and Health Service (MNHHS) is at odds with that which we have previously agreed, and at odds with Hospital and Health Service plans for service provision.

section 73 - irrelevant

section 73 - irrelevant

In addition, correspondence as recently as 31 March this year, flagged that MNHSS had not agreed to move from 168 Turbot Street, Brisbane,

In at least two separate meetings with HIB representatives around the real property transfer, lists were shared by HIB which identified assets which would be passed to the HHS. These lists included the properties now in question.

In several recent meetings between MNHHS and between the Director-General and HHS Chief Executives, MNHHS was advised that the Department would act in 'good faith' and that there would be 'no surprises'.

section 73 - irrelevant

section 73 - irrelevant

The implications of the sale of the MNHHS properties identified in your memorandum are as follows:

section 73 - irrelevant

section 73 - irrelevant

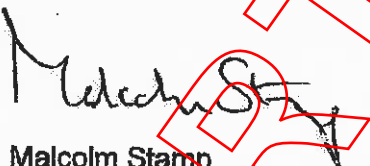
- The specialist facility for dental services in Brisbane which includes a dental laboratory, oral surgery and clinical sterilisation facilities, and which services other clinics across the HHS will be sold; and

section 73 - irrelevant

section 73 - irrelevant

It is against this backdrop then, that MNHHS seeks redress. MNHHS does not agree with the proposed sale of the properties identified.

Should you require further information on this matter, the contact for MNHHS is Mr Eugene McAteer, Director, Corporate Systems and Infrastructure, Corporate Services, on telephone 3328 9751.



Malcolm Stamp  
Chief Executive  
Metro North Hospital and Health Service

22 / 04 / 2014



**Kate Fleming**

---

**From:** Sunil Madan  
**Sent:** Tuesday, 22 April 2014 9:14 AM  
**To:** Jason Gaudry; Kate Fleming; David Bunting  
**Subject:** Fw: 25422\* SS003594 Sale of Queensland Health Properties  
**Attachments:** FINAL.pdf

Fyi

Sent from my BlackBerry 10 smartphone on the Telstra NextG network.

**From:** MD16-MetroNorthHHS <MD16-MetroNorthHHS@health.qld.gov.au>  
**Sent:** Tuesday, 22 April 2014 09:08  
**To:** HIB-Correspondence  
**Cc:** EDCS\_MNHHS; SSS\_Correspondence; Metro\_North\_Board; DG Dg correspondence; Sunil Madan  
**Subject:** 25422\* SS003594 Sale of Queensland Health Properties

---

Good morning

Please find the attached memorandum signed by the Chief Executive dated 22 April 2014.  
Could you please distribute this to the recipients listed on the memorandum.

Kind regards  
Kellee

Kellee Gibson  
Metro North Correspondence  
E: [MD16-MetroNorthHHS@health.qld.gov.au](mailto:MD16-MetroNorthHHS@health.qld.gov.au)  
T: 3328 9033

RTI Release

# MEMORANDUM

**To:** Malcolm Stamp, Chief Executive, Metro North Hospital and Health Service  
Dr Paul Alexander AO, Board Chair, Metro North Hospital and Health Service

**Copies to:** Ian Maynard, Director-General, Department of Health  
Susan Middleditch, Deputy Director-General, System Support Services  
Sunil Madan, Senior Director, Asset and Property Services, Health Infrastructure Branch

**From:** Glenn Rashleigh, Chief Health Infrastructure Officer, Health Infrastructure Branch  
**Contact No:** 3006 2833  
**Fax No:** 3006 2772

**Subject:** Sale of Queensland Health properties  
**File Ref:** SS003594\_HP1D05313

In response to the Commission of Audit Interim Report, the Department of State Development, Infrastructure and Planning's Government Land and Asset Management division is investigating a whole-of-government approach to drive better use of government land assets.

The Property Asset Utilisation Review (PAUR) was undertaken to ensure the state's real property-based assets are identified, assessed and managed to their full potential now, and into the future.

The purpose of this memo is to advise of a decision by government, in response to the PAUR, to sell a number of selected Queensland Health properties. The properties identified within your Hospital and Health Service are as follows:

- section 73 - irrelevant
- section 73 - irrelevant
- Turbot Street Dental Hospital, 168 Turbot Street, Brisbane City
- section 73 - irrelevant
- section 73 - irrelevant

As noted, this process is arising from a government direction. If there are any significant matters you wish to raise in respect of the properties identified in your HHS, please advise these within 7 days. Health Infrastructure Branch will work with you within the constraints of the government decision, to minimise any serious identified impacts to your service delivery objectives.

In order to progress the sales process, it is requested that contact details of key personnel for these properties are forwarded to [APS-Program@health.qld.gov.au](mailto:APS-Program@health.qld.gov.au).

If you require any further information please contact Sunil Madan, Senior Director – Asset and Property Services on 3006 2838.



Glenn Rashleigh  
Chief Health Infrastructure Officer  
Health Infrastructure Branch

16/11/2014

RTI Release

**Kate Fleming**

---

**From:** APS-Program  
**Sent:** Wednesday, 16 April 2014 4:08 PM  
**To:** MD16-MetroNorthHHS  
**Cc:** DDG\_SSS; DG Dg correspondence; Jason Gaudry; Kate Fleming  
**Subject:** Sale of Queensland Health properties  
**Attachments:** SS003594 MNHHS FINAL.pdf

Good afternoon,

Please see attached for your information/action.

Thanks,

Jacklyn Taylor  
APS Program Officer  
Asset and Property Services Unit | Health Infrastructure Branch | System Support Services Division  
Department of Health | Queensland Government  
Level 6, 200 Adelaide Street Brisbane QLD 4000 or  
GPO Box 48 Brisbane QLD 4001  
t. 07 3006 2845  
e. [jacklyn.taylor@health.qld.gov.au](mailto:jacklyn.taylor@health.qld.gov.au) | [www.health.qld.gov.au](http://www.health.qld.gov.au)



RTI RELEASE

16/04/2014

DOH-DL 14/15-016 RTI Document 299

**Kate Fleming**

---

**From:** Kate Fleming  
**Sent:** Tuesday, 15 April 2014 8:41 AM  
**To:** Sunil Madan; Jason Gaudry  
**Subject:** RE: 168 & 200 Turbot Street properties

Hi Sunil / Jason

I have not had any enquiries or updates on this transaction since our initial meetings with GLAM last month to discuss the entire disposal program.

Regards

Kate Fleming  
Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government

T: 07 3006 2743 | M:  | F: 07 3006 2770

E: kate.fleming@health.qld.gov.au | W: www.health.qld.gov.au

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

---

**From:** Sunil Madan  
**Sent:** Thursday, 10 April 2014 10:59 AM  
**To:** Jason Gaudry; Kate Fleming  
**Subject:** FW: 168 & 200 Turbot Street properties

Jason, Kate,

I will be attending a mtg re 168 Turbot Street in a about a week's time.

Can you advise what you are aware of in respect of the potential disposal of this property. I know there has been a lot of discussion in relation to this property todate.

Thanks

Sunil Madan  
Senior Director, Asset and Property Services  
Health Infrastructure Branch | System Support Services |  
Department of Health

Level 6, Anzac Square Building | 200 Adelaide Street  
Tel: 3006 2838 | Fax: 3405 6138 | Mob:

Email : Sunil.Madan@health.qld.gov.au

---

**From:** Brett Stratford [mailto:Brett.Stratford@dsdip.qld.gov.au]  
**Sent:** Thursday, 10 April 2014 9:36 AM  
**To:** Scott McMullen  
**Cc:** lori.dean@dsdip.qld.gov.au; Glenn Rashleigh  
**Subject:** 168 & 200 Turbot Street properties

Hi Scott,

Apologies for the delay getting some advice back to you on our timeframes for the disposal of 200 Turbot St.

section 73 - irrelevant

section 73 - irrelevant

Ignoring the prospect of including 168 Turbot/Dental Hospital, we had anticipated marketing commencing on 200 Turbot St immediately after Easter:

- Property to be advertised (May 2014) (6 weeks open tender/EOI process)
- Offers received and evaluated, negotiated and contracts finalised by end of July 2014 (noting conditions expected)
- Tenants (UQ) vacate premises 28 July 2014 (at which point DSDIP is fully liable for all property holding costs).

The ideal scenario for DSDIP would have been to have a contract in place by July 2014, with settlement ASAP thereafter. The reality will of course be informed by the offers received.

I appreciate the timeframes above will be well in advance on any relocation of the Dental Hospital and services (of course subject to any decision to re-locate). Subject to your advice regarding Dental services planning and requirements for the existing site, and prospect and timeframes for any relocation, I would expect we can be somewhat flexible in our disposal planning – both in terms of actual marketing and sale timeframes. I also think there will likely be some other options we could consider that might enable the disposal to proceed, while continuing to operate the hospital for some time – eg. a sale and leaseback arrangement could cover the continued occupation of the Dental Hospital for a number of years (if required) while a new facility is developed, and while a new owner undertakes design work and seeks planning approvals for their likely redevelopment of the site. Clearly though this will require some earlier decisions regarding the broader strategy.

I'm certainly not wanting to jump the gun on this and Health's own service provision decision, however just want to flag that I think there are a few options that could work for both of us if we were keen to investigate these further.

In the interim it would be great if we could get an idea of thinking around dental health service planning, including options (relocate, stay) and timeframes for decisions (and relocation if to be pursued). Do you know when you might be in a position to share this?

Separately, we've received some preliminary advice from JLL regarding the market appetite and valuation estimates for the sites, both as separate disposals and jointly. We are just reviewing this and have a few items to cover off before we get this across to you. This might be a good prompt for another catch up.

Finally, if we do get to the point where we proceed with the 200 Turbot St sale independently, we will need to have some discussions with you about ongoing access to the upper floors of the Dental Hospital given universal access is now via lifts in 200 Turbot St. We will likely need to decommission the air-bridge as part of the sale, however need to talk through what this means operationally, timeframes for this and alternatives if needed.

Thanks Scott. Happy to talk this through with you directly.

Kind Regards,  
Brett.

Brett Stratford  
Director  
Transaction Services  
Government Land and Asset Management  
Planning and Property  
Department of State Development, Infrastructure and Planning

Visit: 63 George Street Brisbane  
Mail: PO Box 15009 City East Qld 4002  
Phone: +61 7 3452 7734  
Mobile:   
Email: [brett.stratford@dssip.qld.gov.au](mailto:brett.stratford@dssip.qld.gov.au)

Please consider the environment before printing this email  
Great state. Great opportunity.

RTI Release

## Kate Fleming

---

**From:** Sunil Madan  
**Sent:** Thursday, 10 April 2014 10:59 AM  
**To:** Jason Gaudry; Kate Fleming  
**Subject:** FW: 168 & 200 Turbot Street properties  
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Thanks

Sunil Madan  
Senior Director, Asset and Property Services  
Health Infrastructure Branch | System Support Services|  
Department of Health

Level 6, Anzac Square Building | 200 Adelaide Street  
Tel: 3006 2838 | Fax: 3405 6138 | Mob:

Email : Sunil.Madan@health.qld.gov.au

---

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**Sent:** Thursday, 10 April 2014 9:36 AM  
**To:** Scott McMullen  
**Cc:** lori.dean@dsdip.qld.gov.au; Glenn Rashleigh  
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Thanks Scott. Happy to talk this through with you directly.

Kind Regards,  
Brett.

Brett Stratford  
Director  
Transaction Services  
Government Land and Asset Management  
Planning and Property  
Department of State Development, Infrastructure and Planning

Visit: 63 George Street Brisbane  
Mail: PO Box 15009 City East Qld 4002  
Phone: +61 7 3452 7734  
Mobile:   
Email: [brett.stratford@dsdip.qld.gov.au](mailto:brett.stratford@dsdip.qld.gov.au)

Please consider the environment before printing this email  
Great state. Great opportunity.

## Kate Fleming

---

**From:** Monique Berry [Monique.Berry@dndip.qld.gov.au]  
**Sent:** Wednesday, 26 March 2014 2:07 PM  
**To:** Kate Fleming  
**Subject:** RE: 168 Turbot Street

No worries – thanks for trying Kate.

Kind regards

Monique Berry  
Senior Project Officer | Property Asset Utilisation Review  
Government Land & Asset Management | Planning and Property Group  
**Department of State Development, Infrastructure and Planning | Queensland Government**  
☎ 07 3452 7743 | ext. 27743  
📍 Level 3, 63 George Street Brisbane

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---

**From:** Kate Fleming [mailto:Kate.Fleming@health.qld.gov.au]  
**Sent:** Wednesday, 26 March 2014 9:01 AM  
**To:** Kate Fleming; Monique Berry  
**Cc:** Anthony Perry; Jason Gaudry; David Bunting  
**Subject:** RE: 168 Turbot Street

Hi Monique

David hasn't been able to locate any reports later than 1997

I would enquire through Scott.

Kind regards

Kate Fleming  
Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government

T: 07 3006 2743 | M:  | F: 07 3006 2770

E: [kate.fleming@health.qld.gov.au](mailto:kate.fleming@health.qld.gov.au) | W: [www.health.qld.gov.au](http://www.health.qld.gov.au)

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

---

**From:** Kate Fleming  
**Sent:** Tuesday, 25 March 2014 3:47 PM  
**To:** 'Monique Berry'  
**Cc:** Anthony Perry; Jason Gaudry; David Bunting  
**Subject:** RE: 168 Turbot Street

Hi Monique

Sunil/Glenn have advised that you should arrange your inspection through:

Scott McMullen  
ED Corporate Services, Metro North HHS

3328 9576  
[Scott.McMullen@health.qld.gov.au](mailto:Scott.McMullen@health.qld.gov.au)

David is currently checking our property files for any information that may be of assistance.

Kind regards

Kate Fleming  
Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government

T: 07 3006 2743 | M:  F: 07 3006 2770

E: [kate.fleming@health.qld.gov.au](mailto:kate.fleming@health.qld.gov.au) | W: [www.health.qld.gov.au](http://www.health.qld.gov.au)

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

---

**From:** Monique Berry [<mailto:Monique.Berry@dspdip.qld.gov.au>]  
**Sent:** Friday, 21 March 2014 12:04 PM  
**To:** Kate Fleming  
**Cc:** Anthony Perry  
**Subject:** 168 Turbot Street

Hi Kate,

As per our conversation in the meeting, can you please email me any relevant documents (geotech report, plans, valuation, known current practice facilities, etc.) that you have on record. We don't want to cause concerns across the HHS or greater department so if you don't have the records on file, please don't worry about asking across the department to receive them at this stage.

If possible, can we please get the site inspection Monday to Thursday next week, at all times, we can be flexible with diaries.

Thanks Kate

Kind regards

Monique Berry  
Senior Project Officer | Property Asset Utilisation Review  
Government Land & Asset Management | Planning and Property Group  
**Department of State Development, Infrastructure and Planning | Queensland Government**  
☎ 07 3452 7743 | ext. 27743  
✉ PO Box 15009, City East Qld 4002  
📍 Level 3, 63 George Street Brisbane  
🌐 [www.dspdip.qld.gov.au](http://www.dspdip.qld.gov.au)

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\*\*\*\*\*

RTI Release

## Kate Fleming

---

**From:** Monique Berry [Monique.Berry@dsdip.qld.gov.au]  
**Sent:** Wednesday, 26 March 2014 1:54 PM  
**To:** Kate Fleming  
**Subject:** RE: 168 Turbot Street

Thanks Kate – sorry about my delay, I was in training this morning.

Anthony has given Scott a call and is lining something up, will keep you posted.

Kind regards

Monique Berry  
Senior Project Officer | Property Asset Utilisation Review  
Government Land & Asset Management | Planning and Property Group  
**Department of State Development, Infrastructure and Planning | Queensland Government**  
☎ 07 3452 7743 | ext. 27743  
📍 Level 3, 63 George Street Brisbane

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---

**From:** Kate Fleming [mailto:Kate.Fleming@health.qld.gov.au]  
**Sent:** Tuesday, 25 March 2014 3:47 PM  
**To:** Monique Berry  
**Cc:** Anthony Perry; Jason Gaudry; David Bunting  
**Subject:** RE: 168 Turbot Street

Hi Monique

Sunil/Glenn have advised that you should arrange your inspection through:

Scott McMullen  
ED Corporate Services, Metro North HHS  
3328 9576  
[Scott.McMullen@health.qld.gov.au](mailto:Scott.McMullen@health.qld.gov.au)

David is currently checking our property files for any information that may be of assistance.

Kind regards

Kate Fleming  
Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government

T: 07 3006 2743 | M:  F: 07 3006 2770

E: [kate.fleming@health.qld.gov.au](mailto:kate.fleming@health.qld.gov.au) | W: [www.health.qld.gov.au](http://www.health.qld.gov.au)

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

---

**From:** Monique Berry [mailto:Monique.Berry@dsdip.qld.gov.au]  
**Sent:** Friday, 21 March 2014 12:04 PM  
**To:** Kate Fleming  
**Cc:** Anthony Perry

**Subject:** 168 Turbot Street

Hi Kate,

As per our conversation in the meeting, can you please email me any relevant documents (geotech report, plans, valuation, known current practice facilities, etc.) that you have on record. We don't want to cause concerns across the HHS or greater department so if you don't have the records on file, please don't worry about asking across the department to receive them at this stage.

If possible, can we please get the site inspection Monday to Thursday next week, at all times, we can be flexible with diaries.

Thanks Kate

Kind regards

Monique Berry  
Senior Project Officer | Property Asset Utilisation Review  
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**Department of State Development, Infrastructure and Planning | Queensland Government**  
☎ 07 3452 7743 | ext. 27743  
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Unless stated otherwise, this email represents only the views of the sender and not the views of the Queensland Government.

\*\*\*\*\*

## Kate Fleming

---

**From:** David Bunting  
**Sent:** Wednesday, 26 March 2014 8:40 AM  
**To:** Kate Fleming  
**Subject:** RE: 168 Turbot Street

Hi Kate

I've had another look around re the above. I can't find any reference to heritage reports/management plans for the site undertaken by DoH, nothing since 1997 anyway.

Cheers  
Dave

David Bunting  
Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government  
Level 5, 200 Adelaide Street, Brisbane City  
GPO Box 48 Brisbane, QLD 4000  
t. 07 3006 2782  
e. [david.bunting@health.qld.gov.au](mailto:david.bunting@health.qld.gov.au) | [www.health.qld.gov.au](http://www.health.qld.gov.au)

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[Scott.McMullen@health.qld.gov.au](mailto:Scott.McMullen@health.qld.gov.au)

David is currently checking our property files for any information that may be of assistance.

Kind regards

Kate Fleming  
Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government

T: 07 3006 2743 | M:  | F: 07 3006 2770

E: [kate.fleming@health.qld.gov.au](mailto:kate.fleming@health.qld.gov.au) | W: [www.health.qld.gov.au](http://www.health.qld.gov.au)

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
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**Cc:** Anthony Perry

**Subject:** 168 Turbot Street

Hi Kate,

As per our conversation in the meeting, can you please email me any relevant documents (geotech report, plans, valuation, known current practice facilities, etc.) that you have on record. We don't want to cause concerns across the HHS or greater department so if you don't have the records on file, please don't worry about asking across the department to receive them at this stage.

If possible, can we please get the site inspection Monday to Thursday next week, at all times, we can be flexible with diaries.

Thanks Kate

Kind regards

Monique Berry  
Senior Project Officer | Property Asset Utilisation Review  
Government Land & Asset Management | Planning and Property Group  
**Department of State Development, Infrastructure and Planning | Queensland Government**  
☎ 07 3452 7743 | ext. 27743  
✉ PO Box 15009, City East Qld 4002  
🏢 Level 3, 63 George Street Brisbane  
🌐 [www.dsdip.qld.gov.au](http://www.dsdip.qld.gov.au)

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Unless stated otherwise, this email represents only the views of the sender and not the views of the Queensland Government.

RTI REQUEST



**Kate Fleming**

---

**From:** Sunil Madan  
**Sent:** Tuesday, 25 March 2014 2:18 PM  
**To:** Kate Fleming  
**Subject:** RE: GLAM meeting

Kate, pl ask GLAM to get in contact with Scott McMullen, Exec Director Corporate Services (I think)/ MNHHS to arrange a site visit.

Thanks

Sunil Madan  
Senior Director, Asset and Property Services  
Health Infrastructure Branch | System Support Services|  
Department of Health

Level 6, Anzac Square Building | 200 Adelaide Street  
Tel: 3006 2838 | Fax: 3405 6138 | Mob:

Email : Sunil.Madan@health.qld.gov.au

---

**From:** Kate Fleming  
**Sent:** Tuesday, 25 March 2014 12:45 PM  
**To:** Sunil Madan  
**Subject:** RE: GLAM meeting

Hi Sunil – I don't know who was at the meeting.

Kate Fleming  
Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government

T: 07 3006 2743 | M:  | F: 07 3006 2770

E: kate.fleming@health.qld.gov.au | W: www.health.qld.gov.au

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

---

**From:** Sunil Madan  
**Sent:** Tuesday, 25 March 2014 12:43 PM  
**To:** Kate Fleming  
**Subject:** Re: GLAM meeting

Suggest they should get in contact with the HHS rep that was present at the mtg with them and Glenn.

Sunil

Sent from my BlackBerry 10 smartphone on the Telstra NextG network.

---

**From:** Kate Fleming  
**Sent:** Tuesday, 25 March 2014 12:36  
**To:** Sunil Madan; Jason Gaudry  
**Cc:** Jacklyn Taylor; David Bunting  
**Subject:** RE: GLAM meeting

Hi Sunil

Following on from last week's meeting, GLAM has requested an inspection of the Turbot Street Dental Hospital.

Given Glenn and the HHS met with GLAM representatives last week to discuss the property, can you possibly confirm who the appropriate contacts are to liaise with?

Regards

Kate Fleming  
Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government

T: 07 3006 2743 | M:  | F: 07 3006 2770

E: kate.fleming@health.qld.gov.au | W: www.health.qld.gov.au

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

---

**From:** Sunil Madan  
**Sent:** Friday, 21 March 2014 1:52 PM  
**To:** Jason Gaudry; Kate Fleming  
**Cc:** Jacklyn Taylor  
**Subject:** GLAM meeting

Jason and Kate,

Following today's mtg with GLAM, please action the following:

- finalise the spreadsheet discussed today;
- prepare a draft cover email from me to Natalie Wilde, cc Glenn Rashleigh, with the above spreadsheet as an attachment. This email should outline our prior work with the previous GLAM team, our assessment of the most recent targets set by DSDIP and some key reasons regarding the differential of revenue expectations between our and GLAM figures.

I would like to have this emailed on Monday please.

Thanks,  
Sunil

Sunil Madan  
Senior Director, Asset and Property Services  
Health Infrastructure Branch | System Support Services |  
Department of Health

Level 6, Anzac Square Building | 200 Adelaide Street  
Tel: 3006 2838 | Fax: 3405 6138 | Mob:

Email : Sunil.Madan@health.qld.gov.au

**Kate Fleming**

---

**From:** Sunil Madan  
**Sent:** Tuesday, 25 March 2014 12:47 PM  
**To:** Kate Fleming  
**Subject:** Re: GLAM meeting

Ok I'll check with Glenn.

Sent from my BlackBerry 10 smartphone on the Telstra NextG network.

---

**From:** Kate Fleming  
**Sent:** Tuesday, 25 March 2014 12:44  
**To:** Sunil Madan  
**Subject:** RE: GLAM meeting

---

Hi Sunil – I don't know who was at the meeting.

Kate Fleming  
Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government

T: 07 3006 2743 | M:  | F: 07 3006 2770

E: kate.fleming@health.qld.gov.au | W: www.health.qld.gov.au

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

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Kate Fleming

Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
Department of Health | Queensland Government

T: 07 3006 2743 | M: [REDACTED] | F: 07 3006 2770

E: kate.fleming@health.qld.gov.au | W: www.health.qld.gov.au

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
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**Cc:** Jacklyn Taylor  
**Subject:** GLAM meeting

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Sunil

Sunil Madan  
Senior Director, Asset and Property Services  
Health Infrastructure Branch | System Support Services  
Department of Health

Level 6, Anzac Square Building | 200 Adelaide Street  
Tel: 3006 2838 | Fax: 3405 6138 | Mob: [REDACTED]

Email : Sunil.Madan@health.qld.gov.au

RELEASÉ

## Kate Fleming

---

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**Sent:** Tuesday, 25 March 2014 12:43 PM  
**To:** Kate Fleming  
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**Cc:** Jacklyn Taylor; David Bunting  
**Subject:** RE: GLAM meeting

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Kate Fleming  
Principal Property Advisor  
Property Services Team | Health Infrastructure Branch | System Support Services  
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**Cc:** Jacklyn Taylor  
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Sunil

Sunil Madan  
Senior Director, Asset and Property Services  
Health Infrastructure Branch | System Support Services|  
Department of Health

Level 6, Anzac Square Building | 200 Adelaide Street  
Tel: 3006 2838 | Fax: 3405 6138 | Mob

Email : Sunil.Madan@health.qld.gov.au

RTI Release

**Kate Fleming**

**From:** Monique Berry [Monique.Berry@dsdip.qld.gov.au]  
**Sent:** Friday, 21 March 2014 12:04 PM  
**To:** Kate Fleming  
**Cc:** Anthony Perry  
**Subject:** 168 Turbot Street

Hi Kate,

As per our conversation in the meeting, can you please email me any relevant documents (geotech report, plans, valuation, known current practice facilities, etc.) that you have on record. We don't want to cause concerns across the HHS or greater department so if you don't have the records on file, please don't worry about asking across the department to receive them at this stage.

If possible, can we please get the site inspection Monday to Thursday next week, at all times, we can be flexible with diaries.

Thanks Kate

Kind regards

Monique Berry  
 Senior Project Officer | Property Asset Utilisation Review  
 Government Land & Asset Management | Planning and Property Group  
 Department of State Development, Infrastructure and Planning | Queensland Government  
 ☎ 07 3452 7743 | ext. 27743  
 📧 PO Box 15009, City East Qld 4002  
 🏢 Level 3, 63 George Street Brisbane  
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RTIP@dss

**Kate Fleming**

---

**From:** HIB-Correspondence  
**Sent:** Friday, 7 March 2014 3:12 PM  
**To:** Glenn Rashleigh; APS-Program; Kate Fleming; Jason Gaudry  
**Subject:** FYI: DG072741 FINAL  
**Attachments:** DG072741 FINAL.pdf

FYI

Rhiannon Stewart  
Correspondence Officer  
Health Infrastructure Branch | Department of Health  
Level 6, Anzac Square  
200 Adelaide Street  
Brisbane QLD 4000

P: (07) 3006 2820  
[rhiannon.stewart@health.qld.gov.au](mailto:rhiannon.stewart@health.qld.gov.au)  
[www.health.qld.gov.au](http://www.health.qld.gov.au)

---

**From:** SSS\_Correspondence  
**Sent:** Friday, 7 March 2014 2:55 PM  
**To:** HIB-Correspondence  
**Subject:** FW: DG072741 FINAL

HI team

Forwarding for your records and info.

Many thanks  
Elvin

**SSS Correspondence Team**  
**Office of the Deputy Director-General**

Jay Olsen - 30062866 (x12866)  
Elvin Singh - 3234 0656 (x40656)  
Alan Costin - 387 20993 (x20993)

---

**System Support Services | Department of Health**  
**Level 16, Queensland Health Building**  
**147-163 Charlotte Street, Brisbane QLD 4000**  
[www.health.qld.gov.au](http://www.health.qld.gov.au)

---

**From:** DG Dg correspondence  
**Sent:** Friday, 7 March 2014 12:28 PM  
**To:** SSS\_Correspondence  
**Subject:** DG072741 FINAL

Good afternoon

Please find attached final signed correspondence.

7/03/2014

DOH-DL 14/15-016 RFI Document 319



Thank you  
Kind regards  
Axele

Axele-Brigitte Mary 3234 1554  
Aaron Gibson 3234 1166  
Amanda Uhlmann 3234 1553

Office of the Director-General  
Department of Health

---

[DG\\_Correspondence@health.qld.gov.au](mailto:DG_Correspondence@health.qld.gov.au)  
[www.health.qld.gov.au](http://www.health.qld.gov.au)  
[www.healthier.qld.gov.au](http://www.healthier.qld.gov.au)



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RTI Release



06 MAR 2014

Enquiries to: Jason Gaudry  
Manager, Property  
Asset and Property Services,  
Health Infrastructure Branch  
3006 2790  
File Ref: DG072741

Mr David Edwards  
Director-General  
Department of State Development, Infrastructure and Planning  
PO Box 15009  
BRISBANE CITY EAST QLD 4002

Dear Mr Edwards *Dave,*

Thank you for your letter dated 13 December 2013, regarding the disposal of a surplus state government property located at 200 Turbot Street, Brisbane City.

As noted within your letter, 200 Turbot Street adjoins Queensland Health's owned and operational Brisbane Dental Hospital located at 168 Turbot Street (Attachment 1).

The Chief Executive of Metro North Hospital and Health Service, who operates the Dental Hospital, has advised that with an appropriate level of consultation and planning, the Health Service will consider relocating the services from 168 Turbot Street.

I propose a meeting is held with representatives of the Government Land and Asset Management, Department of State Development, Infrastructure and Planning; Health Infrastructure Branch, Department of Health; and the Metro North Hospital and Health Service to commence the planning process.

Should officers of your Department require further information, Department of Health's contact is Mr Jason Gaudry, Manager, Property, Asset and Property Services, on telephone 3006 2790.

Yours sincerely

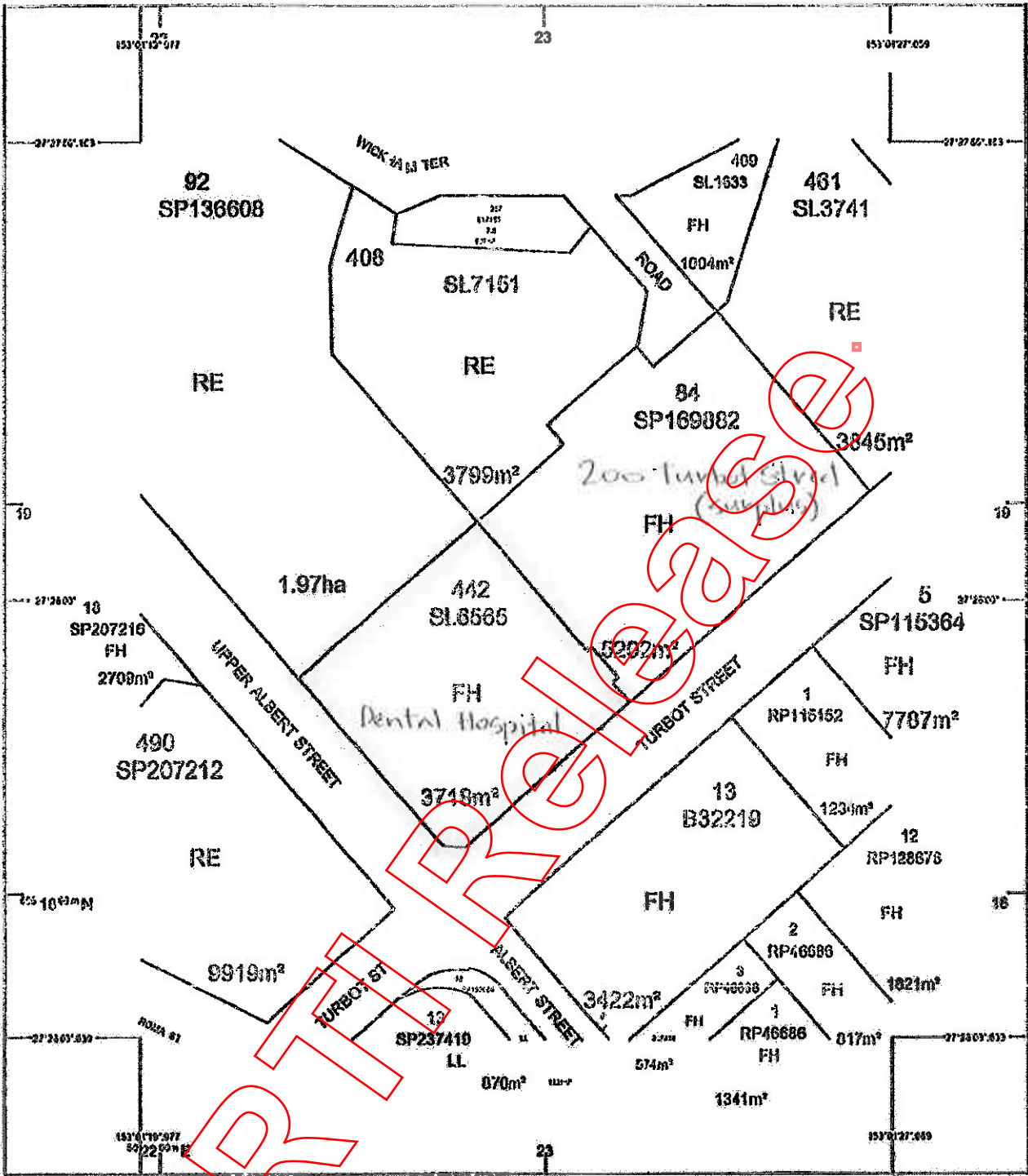
Ian Maynard  
Director-General  
Queensland Health

Office  
19<sup>th</sup> Floor  
Queensland Health Building  
147 - 163 Charlotte Street  
BRISBANE QLD 4000

Postal  
GPO Box 48  
BRISBANE QLD 4001

Phone  
3234 1553

Fax  
3234 1482



**STANDARD MAP NUMBER**  
9543-33342



MAP WINDOW POSITION & NEAREST LOCATION



**SUBJECT PARCEL DESCRIPTION**

DCDB	Hotel Plan Selected
Lot/Plan	Hotel Plan Selected
Area/Volume	Hotel Plan Selected
Tenure	Hotel Plan Selected
Local Government	Hotel Plan Selected
Locality	Hotel Plan Selected
Parish	Hotel Plan Selected
County	Hotel Plan Selected
Regional Parcel	Hotel Plan Selected

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PRINTED (MM/DD/YYYY) 20/03/2012  
For additional information regarding this SmartMap see page 2.

DCDB: 87092012

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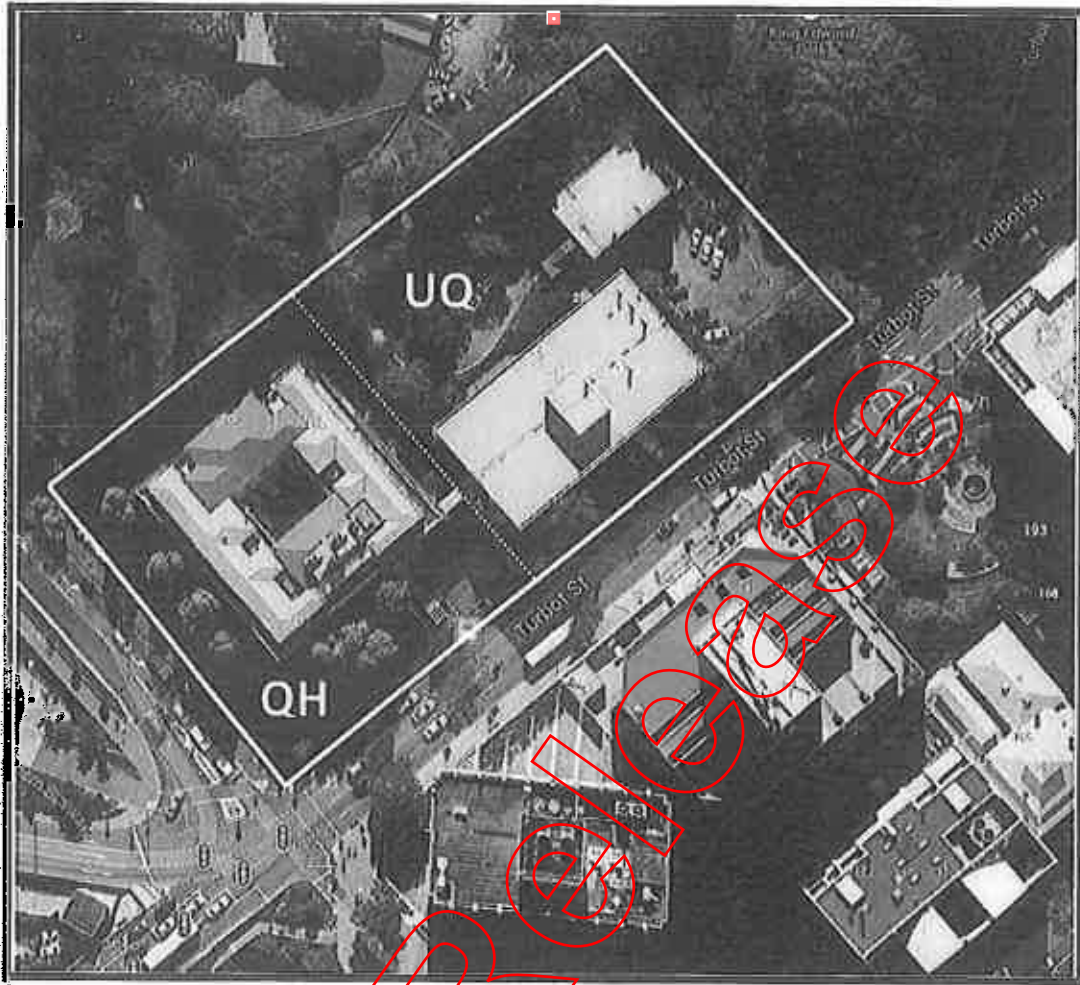
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**"INDICATIVE" COMBINED SITE AREA**

**QH**  
**LOT 442 / SL6565 (3,718 m<sup>2</sup>)**

**UQ**  
**LOT 84 / SP169882 (5,202 m<sup>2</sup>)**

**Kate Fleming**

---

**From:** APS-Program  
**Sent:** Thursday, 27 February 2014 4:41 PM  
**To:** Kate Fleming  
**Cc:** Jason Gaudry  
**Subject:** FW: DG BRIEF FOR APPROVAL HPID05232 DG072741 Disposal of Surplus Property 200 Turbot Street  
**Attachments:** DG072741 - LETTER.doc; DG072741 ATT 1.pdf

Hi Kate,

FYI – this has been cleared by CHIO and progressed to SSS.

Thanks,

Jacklyn Taylor  
APS Program Officer  
Asset and Property Services | Health Infrastructure Branch  
Department of Health

Level 6, Anzac Square  
200 Adelaide Street  
Brisbane QLD 400  
or  
GPO Box 48  
Brisbane QLD 4001

P: 07 3006 2845  
[jacklyn.taylor@health.qld.gov.au](mailto:jacklyn.taylor@health.qld.gov.au)  
[www.health.qld.gov.au](http://www.health.qld.gov.au)

---

**From:** HIB-Correspondence  
**Sent:** Thursday, 27 February 2014 4:29 PM  
**To:** SSS\_Correspondence  
**Cc:** APS-Program  
**Subject:** DG BRIEF FOR APPROVAL HPID05232 DG072741 Disposal of Surplus Property 200 Turbot Street

Good afternoon

Please find attached HPID05232 DG072741 Disposal of Surplus Property 200 Turbot Street and one attachment.

The attached documents have been:

1. Cleared by the CHIO on 27 February 2014.
2. Formatted in accordance with the departmental Checklist document.
3. The correct template has been used.
4. Named using the naming conventions advised.
5. Any attachments have been referred to in the body of the brief and in numerical order.

Kindest regards

Terri-Lee Johnson

27/02/2014

---

Health Infrastructure Branch | Department of Health

[www.health.qld.gov.au](http://www.health.qld.gov.au) |

Level 6 | Anzac Square, Brisbane | QLD 4000 |

p: (07) 3006 2839 | e: [Terri-Lee.Johnson@health.qld.gov.au](mailto:Terri-Lee.Johnson@health.qld.gov.au) |

RTI Release

Enquiries to: Jason Gaudry  
Manager, Property  
Asset and Property Services,  
Health Infrastructure Branch  
Telephone: 3006 2790  
File Ref: DG072741

Mr David Edwards  
Director-General  
Department of State Development, Infrastructure and Planning  
PO Box 15009  
BRISBANE CITY EAST QLD 4002

Dear Mr Edwards

Thank you for your letter dated 13 December 2013 regarding the disposal of a surplus state government property located at 200 Turbot Street, Brisbane City.

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The Chief Executive of Metro North Hospital and Health Service, who operates the Dental Hospital, has advised that with an appropriate level of consultation and planning, the Health Service will consider relocating the services from 168 Turbot Street.

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Should officers of your Department require further information, Department of Health's contact is Mr Jason Gaudry, Manager, Property, Asset and Property Services, on telephone 3006 2790.

Yours sincerely

Ian Maynard  
Director-General

Office  
19<sup>th</sup> Floor  
Queensland Health Building  
147 - 163 Charlotte Street  
BRISBANE QLD 4000

Postal  
GPO Box 48  
BRISBANE QLD 4001

Phone  
3234 1553

Fax  
3234 1482

Prepared by: Kate Fleming  
Principal Property Advisor  
Asset and Property Services  
3006 2743  
26 February 2013

Cleared by: Jason Gaudry  
Manager, Property  
Asset and Property Services  
3006 2790  
27 February 2013

Cleared by: Brent Panting  
Director, Asset Service Team  
Health Infrastructure Branch  
3006 2731  
27 February 2014

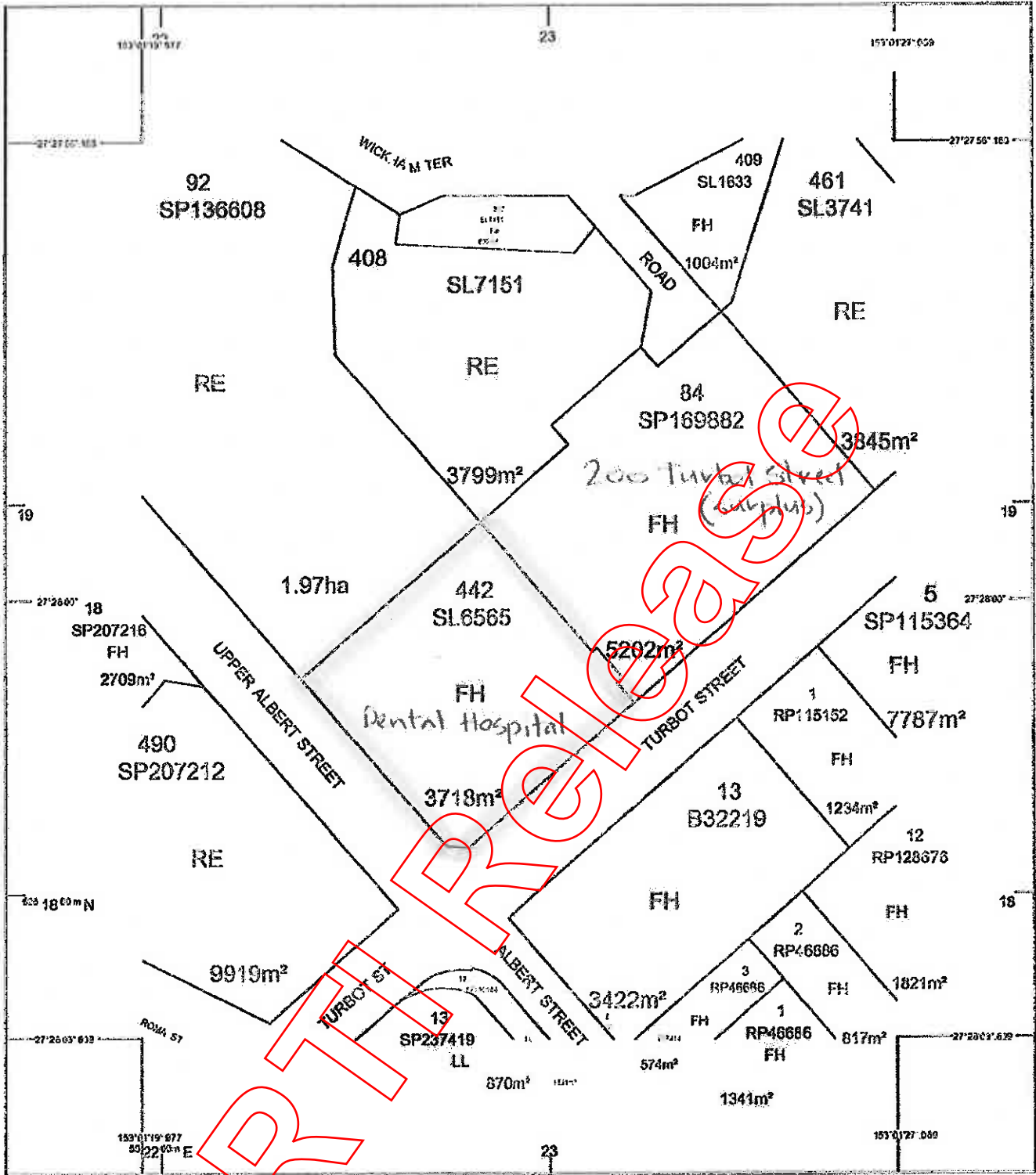
Cleared by: Glenn Rashleigh  
Chief Health Infrastructure Officer  
Health Infrastructure Branch  
3006 2833  
27 February 2014

Cleared by: Susan Middleditch  
Deputy Director-General  
System Support Services  
February 2014

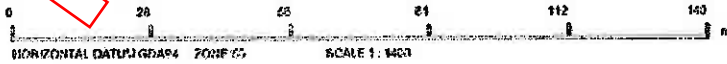
Document Name: DG072741

RTI Release





STANDARD MAP NUMBER  
9543-33342



**SmartMap**  
An External Product of  
SmartMap Information Services

MAP WINDOW POSITION &  
NEAREST LOCATION

153° 22' 53"  
27° 22' 54"  
27° 22' 54"

**SUBJECT PARCEL DESCRIPTION**

DCDB	
Lot Plan	No Lot Plan Selected
Area/Volume	No Lot Plan Selected
Tenure	No Lot Plan Selected
Local Government	No Lot Plan Selected
Locality	No Lot Plan Selected
Parish	No Lot Plan Selected
County	No Lot Plan Selected
Segment/Parcel	No Lot Plan Selected

**CLIENT SERVICE STANDARDS**

PRINTED (dd/mm/yyyy) 20/08/2012  
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DCDB 17/08/2012

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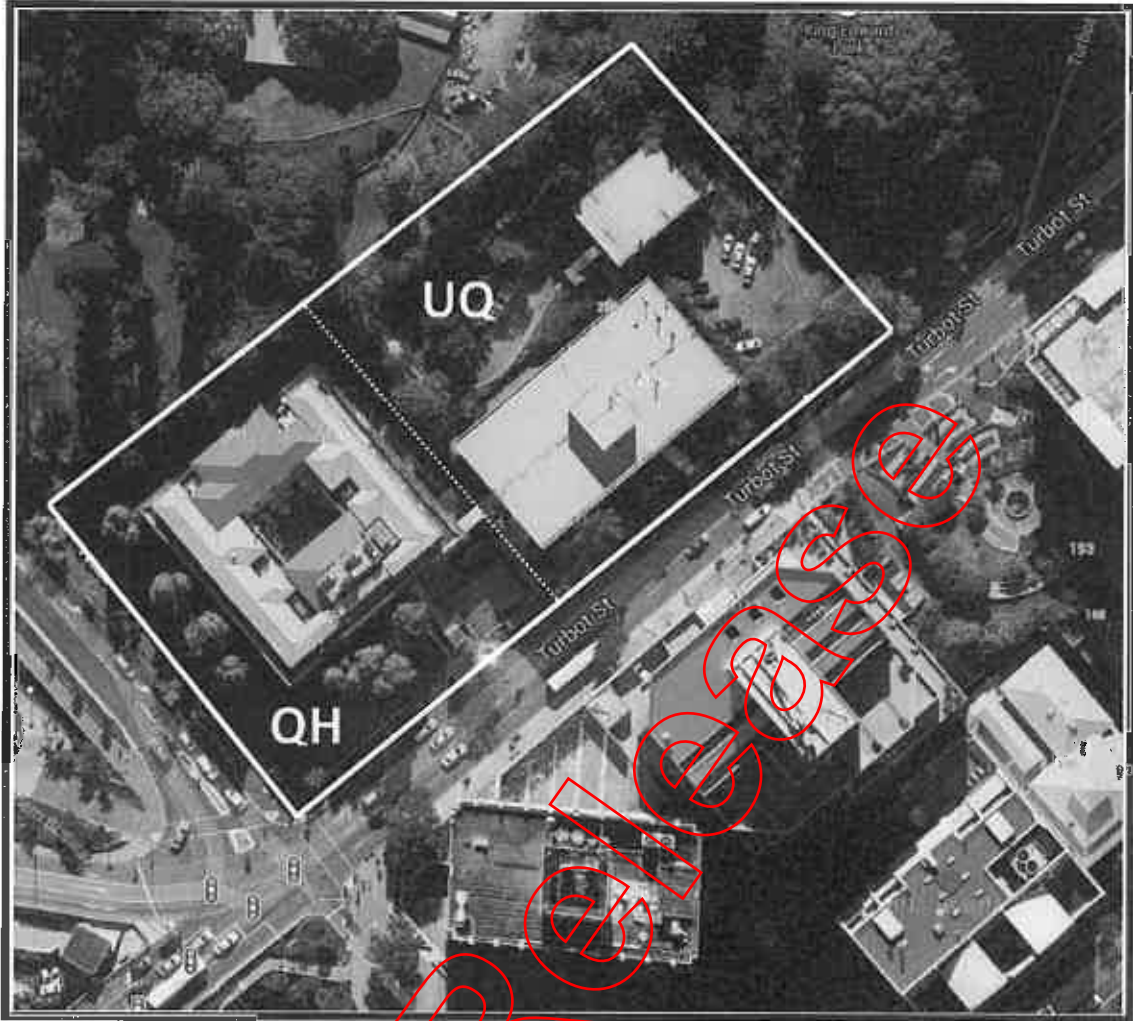
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**QH**

**LOT 442 / SL6565 (3,718 m<sup>2</sup>)**

**UQ**

**LOT 84 / SP169882 (5,202 m<sup>2</sup>)**

**Kate Fleming**

---

**From:** HIB-Correspondence  
**Sent:** Thursday, 27 February 2014 4:20 PM  
**To:** Kate Fleming  
**Subject:** RE: DUE 2004 02 27 HPID05232 DG072741\_ - Disposal of surplus property - 200 Turbot Street  
\*\*CHIO 27/02\*\*

Thanks Kate,

Just awaiting the go from the CHIO.

Cheers

---

**From:** Kate Fleming  
**Sent:** Thursday, 27 February 2014 3:03 PM  
**To:** HIB-Correspondence; Jason Gaudry  
**Cc:** APS-Program  
**Subject:** RE: DUE 2004 02 27 HPID05232 DG072741\_ - Disposal of surplus property - 200 Turbot Street  
\*\*CHIO 27/02\*\*

Hi Terri-Lee

Please see attached letter amendments, as requested.

Kind regards

Kate Fleming  
Principal Property Advisor  
Asset and Property Services | **Department of Health**

T: (07) 3006 2743 | M:  | F: 3006 2770 | [kate.fleming@health.qld.gov.au](mailto:kate.fleming@health.qld.gov.au)

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200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

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**Cc:** Kate Fleming; APS-Program  
**Subject:** RE: DUE 2004 02 27 HPID05232 DG072741\_ - Disposal of surplus property - 200 Turbot Street  
\*\*CHIO 27/02\*\*

Hi hi,

Glenn has asked for an amendment to the letter; and an attachment please.

As discussed.

---

**From:** APS-Program  
**Sent:** Thursday, 27 February 2014 1:36 PM  
**To:** HIB-Correspondence  
**Cc:** Kate Fleming  
**Subject:** DUE 2004 02 27 HPID05232 DG072741\_ - Disposal of surplus property - 200 Turbot Street \*\*CHIO  
27/02\*\*

Hi Rhiannon,

Please see attached for urgent progression – Glenn is expecting this today.

Glenn also asked for details on the QH site coverage – QH has tenure to approx 40% of the combined QH and UQ site areas.

This has been cleared by Brent on behalf of the SD.

Thanks,

Jacklyn Taylor  
APS Program Officer  
Asset and Property Services | Health Infrastructure Branch  
**Department of Health**

Level 6, Anzac Square  
200 Adelaide Street  
Brisbane QLD 400  
or  
GPO Box 48  
Brisbane QLD 4001

P: 07 3006 2845  
[jacklyn.taylor@health.qld.gov.au](mailto:jacklyn.taylor@health.qld.gov.au)  
[www.health.qld.gov.au](http://www.health.qld.gov.au)

RTI Release

**Kate Fleming**

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**Sent:** Thursday, 27 February 2014 3:03 PM  
**To:** HIB-Correspondence; Jason Gaudry  
**Cc:** APS-Program  
**Subject:** RE: DUE 2004 02 27 HPID05232 DG072741\_- Disposal of surplus property - 200 Turbot Street \*\*CHIO 27/02\*\*  
**Attachments:** DG072741 - LETTER (2).doc; Site maps.pdf

Hi Terri-Lee

Please see attached letter amendments, as requested.

Kind regards

Kate Fleming  
Principal Property Advisor  
Asset and Property Services | Department of Health

T: (07) 3006 2743 | M:  F: 3006 2770 | [kate.fleming@health.qld.gov.au](mailto:kate.fleming@health.qld.gov.au)

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

---

**From:** HIB-Correspondence  
**Sent:** Thursday, 27 February 2014 2:18 PM  
**To:** Jason Gaudry  
**Cc:** Kate Fleming; APS-Program  
**Subject:** RE: DUE 2004 02 27 HPID05232 DG072741\_- Disposal of surplus property - 200 Turbot Street \*\*CHIO 27/02\*\*

Hi hi,

Glenn has asked for an amendment to the letter, and an attachment please.

As discussed.

---

**From:** APS-Program  
**Sent:** Thursday, 27 February 2014 1:36 PM  
**To:** HIB-Correspondence  
**Cc:** Kate Fleming  
**Subject:** DUE 2004 02 27 HPID05232 DG072741\_- Disposal of surplus property - 200 Turbot Street \*\*CHIO 27/02\*\*

Hi Rhiannon,

Please see attached for urgent progression – Glenn is expecting this today.

Glenn also asked for details on the QH site coverage – QH has tenure to approx 40% of the combined QH and UQ site areas.

This has been cleared by Brent on behalf of the SD.

Thanks,

Jacklyn Taylor  
APS Program Officer  
Asset and Property Services | Health Infrastructure Branch

**Department of Health**

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200 Adelaide Street  
Brisbane QLD 400  
or  
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[jacklyn.taylor@health.qld.gov.au](mailto:jacklyn.taylor@health.qld.gov.au)  
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RTI Release

Enquiries to: Jason Gaudry  
Manager, Property  
Asset and Property Services,  
Health Infrastructure Branch  
Telephone: 3006 2790  
File Ref: DG072741

Mr David Edwards  
Director-General  
Department of State Development, Infrastructure and Planning  
PO Box 15009  
BRISBANE CITY EAST QLD 4002

Dear Mr Edwards

Thank you for your letter dated 13 December 2013 regarding the disposal of a surplus state government property located at 200 Turbot Street, Brisbane City, described as Lot 84 on SP169882.

As noted within your letter, 200 Turbot Street adjoins Queensland Health's owned and operational Brisbane Dental Hospital (Dental Hospital) located at 168 Turbot Street, described as Lot 442 on SL6565 (refer to attached maps).

The Chief Executive of Metro North Hospital and Health Service, who operates the Dental Hospital, has advised that with an appropriate level of consultation and planning, the Health Service will consider relocating the services from 168 Turbot Street.

I propose a meeting is held with representatives of the Government Land and Asset Management, Department of State Development, Infrastructure and Planning; Health Infrastructure Branch, Department of Health; and the Metro North Hospital and Health Service to commence the planning process.

Should officers of your Department require further information, Department of Health's contact is Mr Jason Gaudry, Manager, Property, Asset and Property Services, on telephone 3006 2790.

Yours sincerely

Ian Maynard  
Director-General

Office  
19<sup>th</sup> Floor  
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Prepared by: Kate Fleming  
Principal Property Advisor  
Asset and Property Services  
3006 2743  
26 February 2013

Cleared by: Jason Gaudry  
Manager, Property  
Asset and Property Services  
3006 2790  
27 February 2013

Cleared by: Brent Panting  
Director, Asset Service Team  
Health Infrastructure Branch  
3006 2731  
27 February 2014

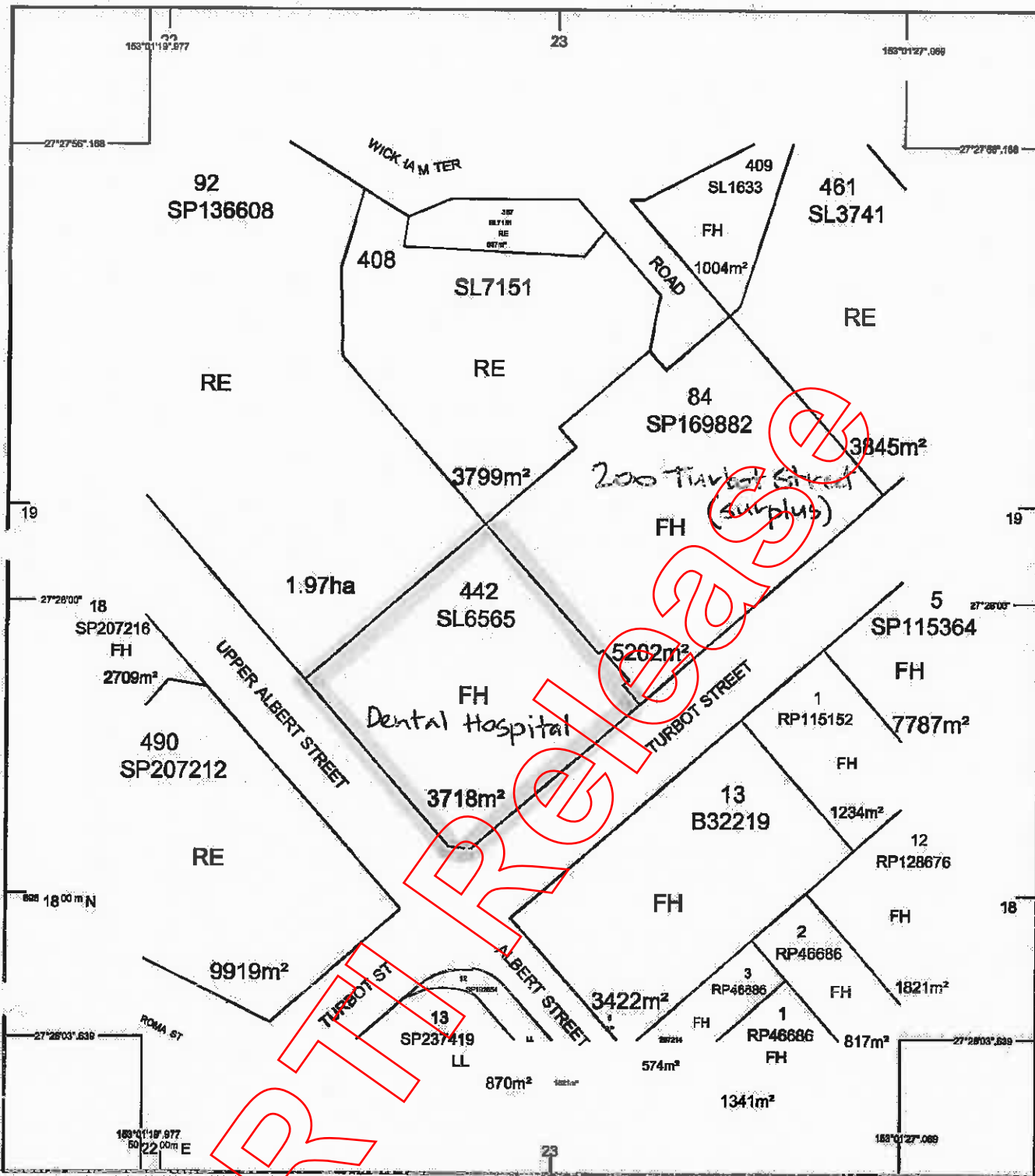
Cleared by: Glenn Rashleigh  
Chief Health Infrastructure Officer  
Health Infrastructure Branch  
3006 2833  
February 2014

Cleared by: Susan Middleditch  
Deputy Director-General  
System Support Services  
February 2014

Document Name: DG072741

RTI Release





STANDARD MAP NUMBER  
9543-33342



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	No Lot/Plan Selected.
Area/Volume	No Lot/Plan Selected.
Tenure	No Lot/Plan Selected.
Local Government	No Lot/Plan Selected.
Locality	No Lot/Plan Selected.
Parish	No Lot/Plan Selected.
County	No Lot/Plan Selected.
Segment/Parcel	No Lot/Plan Selected.

CLIENT SERVICE STANDARDS

PRINTED (datetime) 20/08/2012  
For additional information regarding this SmartMap see page 2.

DCDB 17/09/2012

Users of the information recorded in this document (the information) accept all responsibility and risk associated with the use of the information and should seek independent professional advice in relation to dealings with property.

Despite Department of Natural Resources and Mines (DNRM)'s best efforts, DNRM makes no representations or warranties in relation to the information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the information.

For further information on SmartMap products visit <http://www.gld.gov.au/propertymapping/bsmap>

SmartMap

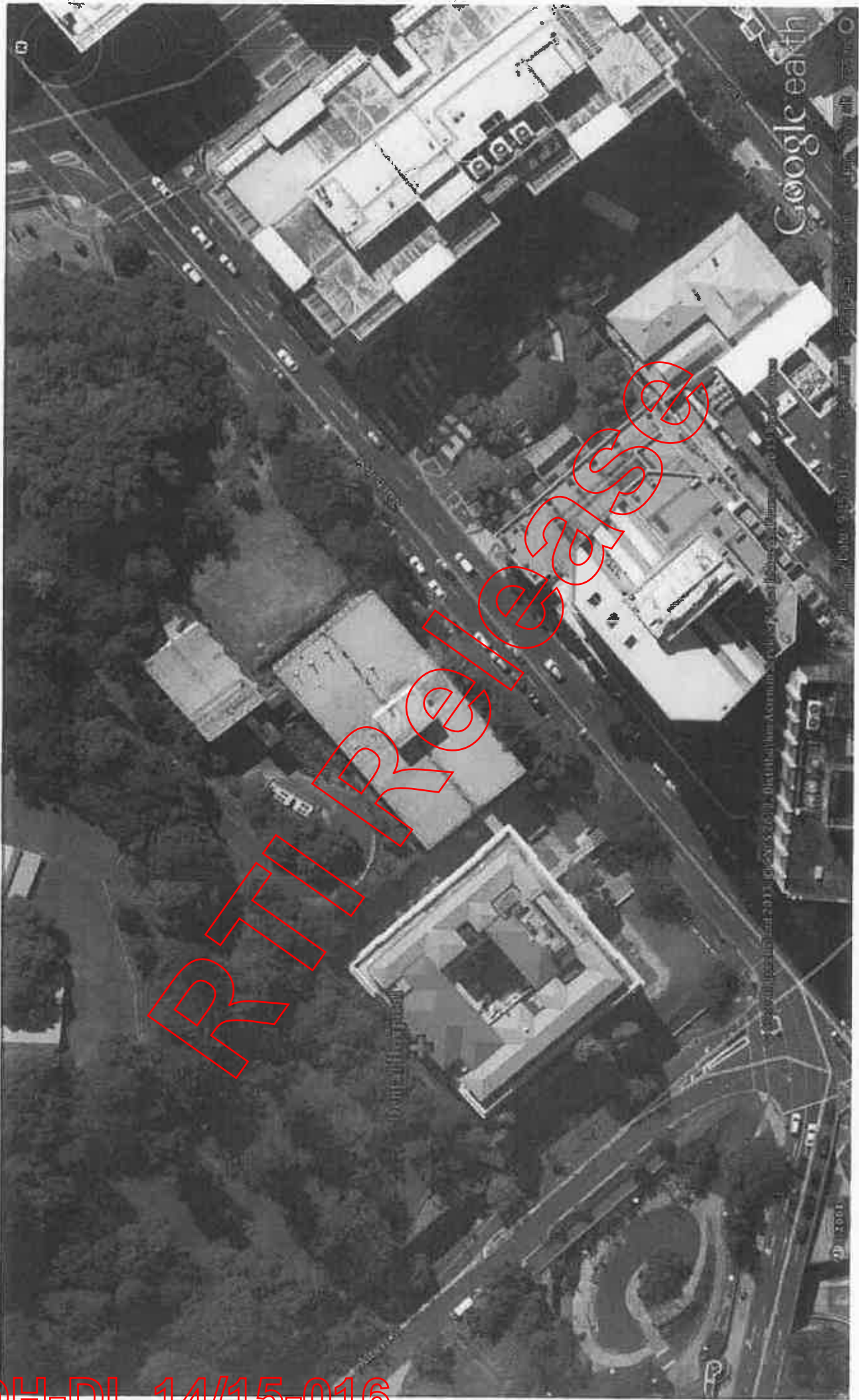
An External Product of SmartMap Information Services  
Based upon an extraction from the Digital Cadastral Data Base



Queensland Government

(c) The State of Queensland, (Department of Natural Resources and Mines) 2012.





Google earth

RTI RELEASES

## Kate Fleming

---

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**Attachments:** DG072741 - LETTER.doc

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Director-General

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Principal Property Advisor  
Asset and Property Services  
3006 2743  
26 February 2013

Cleared by: Jason Gaudry  
Manager, Property  
Asset and Property Services  
3006 2790  
27 February 2013

Cleared by: Brent Panting  
Director, Asset Service Team  
Health Infrastructure Branch  
3006 2731  
27 February 2014

Cleared by: Glenn Rashleigh  
Chief Health Infrastructure Officer  
Health Infrastructure Branch  
3006 2833  
February 2014

Cleared by: Susan Middleditch  
Deputy Director-General  
System Support Services  
February 2014

Document Name: DG072741

RTI Release

**Kate Fleming**

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**Cc:** Kate Fleming  
**Subject:** CLEARED LETTER: DG072741\_HPID05232 - Disposal of surplus property - 200 Turbot Street  
**Attachments:** DG072741 - LETTER.doc; DG072741 - REQUEST.pdf

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3006 2833  
February 2014

Cleared by: Susan Middleditch  
Deputy Director-General  
System Support Services  
February 2014

Document Name: DG072741

RTI Release



DG 072741

ODG DATE RECEIVED **16 DEC 2013**

Previous/related .....

INVITATION

DG delegated to.....

Comments .....

.....

.....

Acknowledgement letter completed

ACTION OFFICER ..... *L. SSS*

COPY PROVIDED TO ..... *TRCI*

REPLY FOR DG'S SIGNATURE REQUIRED

due (to DG Corro) 9/11/13

briefing note also required

ACTION DIRECT\*

direct action required by ...../...../.....

DG Corro to be advised of completion of action -

Copy of response (letter or email) required

NRR -- (No response required - for information only)

COMMENTS .....

.....

.....

\*Nomination of an item as 'action direct' requires the actioning area to determine whether a response is required. The actioning area is also responsible for determining who the appropriate signatory of the response should be.



Queensland  
Government

Department of  
State Development,  
Infrastructure and Planning

Our ref: DGBN13/1150

13 DEC 2013

Mr Ian Maynard  
Director-General  
Queensland Health  
GPO Box 48  
BRISBANE QLD 4001

Dear Mr Maynard

I write to you about the disposal of a surplus state government property located at 200 Turbot Street, Brisbane City.

As you may be aware, the University of Queensland (UQ) Oral Health teaching services (Dental School) will relocate to a new purpose built facility at Herston in 2014, vacating their current site at 200 Turbot Street, Brisbane. The Government Land and Asset Management group (GLAM) within my department has been engaged to market and dispose of the property currently occupied by the Dental School. It is anticipated that marketing of the site will commence around March 2014.

The Dental School property adjoins the Brisbane Dental Hospital (Dental Hospital) located at 168 Turbot Street, Brisbane, which is owned and occupied by Queensland Health.

I understand that the Dental School and Dental Hospital are currently connected by an air-bridge. The air-bridge provides universal access to the upper levels of the Dental Hospital via elevators in the Dental School. The imminent vacation of the Dental School and subsequent disposal of the site will likely necessitate the closure of the air-bridge and a requirement for the Dental Hospital to seek alternative universal access arrangements. It is anticipated that any future purchaser of the property will be required to physically decommission the air-bridge.

While noting the specific issues associated with the air-bridge, I also note there may be broader opportunities associated with the disposal of the Dental School. While I understand that the Dental Hospital is currently an operational facility, there may now be an opportunity and benefit in considering the inclusion of the Dental Hospital property as part of the disposal of the adjacent Dental School site.

Executive Building  
100 George Street Brisbane  
PO Box 15009 City East  
Queensland 4002 Australia  
Telephone +61 7 3227 8548  
Website [www.dsdlp.qld.gov.au](http://www.dsdlp.qld.gov.au)  
ABN 29 230 178 530

DOH-DL 14/15-016 **Document 345**

Officers from GLAM have been working with Queensland Health officers to confirm Queensland Health's current planning for the Dental Hospital and broader oral health services in Brisbane. I do, however, understand that direction of the local area health board is also required. Accordingly, I seek your assistance and advice regarding the confirmation of the long-term planning for and operational requirements associated with the existing Dental Hospital building.

I understand that the now heritage-listed Dental Hospital was purpose-built and opened in 1941. On its own, the future disposal and redevelopment of the Dental Hospital may be significantly limited due to existing site constraints. Opportunities to reposition the asset and increase the value of the site will likely be constrained due to the heritage listing, limited vehicle access and limited scope for additional parking.

The adjacent Dental School site could, however, be leveraged as part of an integrated development across both sites to provide parking, universal access and other services to a redeveloped Dental Hospital building. This approach would seek to maximise the value of both sites.

I appreciate that the potential disposal of the Dental Hospital site in conjunction with the Dental School disposal will require the consideration of a number of issues by Queensland Health, including:

- immediate operational issues associated with decommissioning of the air-bridge between the Dental Hospital and Dental School
- Queensland Health's long-term planning for Oral Health Services in the region and ongoing requirement for the Dental Hospital site and
- other potential budget or operational impacts.

In this regard I would be pleased to make officers from GLAM available to discuss and assist Queensland Health's consideration of these matters. In particular GLAM may be well positioned to assist in any assessment of:

- ongoing operational and holding costs associated with the existing building
- various sale and/or leaseback options, and
- the capital costs and other matters associated with the development and relocation of the Dental Hospital to an alternative site.

I appreciate that potential disposal and relocation of the Brisbane Dental Hospital would require the full assessment of issues and risks, and resolution of a number of complex matters. I also appreciate that the potential disposal of the site may not have been contemplated and that the site may be required for core service delivery in the long term. I do however believe the opportunity associated with the imminent disposal of the adjacent site warrants further consideration of the abovementioned matters.

Please do not hesitate to contact Mr Brett Stratford, Director, Transaction Services, GLAM on 3452 7734 or [brett.stratford@dsdip.qld.gov.au](mailto:brett.stratford@dsdip.qld.gov.au) if you have any questions or otherwise require any assistance from GLAM.

I look forward to your advice regarding this matter.

Yours sincerely

  
David Edwards  
Director-General

## Kate Fleming

---

**From:** Jason Gaudry  
**Sent:** Thursday, 27 February 2014 12:01 PM  
**To:** APS-Program  
**Cc:** Kate Fleming  
**Subject:** FW: DG072741 - correspondence to Ian from SDIP re dental school on Turbot Street  
**Attachments:** DG Letter Response.doc

Jacklyn,

Please see attached DG letter for urgent processing. Glenn requested this be forwarded ASAP this morning. Also, Glenn requested details of the QH site coverage – QH has tenure to approx. 40% of the combined QH & UQ site areas.

Thanks

Jason Gaudry  
Manager Property  
Asset and Property Services  
Health Infrastructure Branch **Department of Health**  
Level 5 Anzac Square Building  
200 Adelaide Street  
Brisbane Qld 4000

P: (07) 3006 2790  
M: [redacted]  
jason.gaudry@health.qld.gov.au

---

**From:** Kate Fleming  
**Sent:** Thursday, 27 February 2014 9:37 AM  
**To:** Jason Gaudry  
**Subject:** RE: DG072741 - correspondence to Ian from SDIP re dental school on Turbot Street

Hi Jason

Please see attached response letter as requested.

Original saved at:  
G:\HPID\APSB\PSU\CRE PROPERTY\DISPOSALS\Dental Hospital, Turbot St\CORRO\DG072741

Regards

Kate Fleming  
Principal Property Advisor  
Asset and Property Services | **Department of Health**

T: (07) 3006 2743 | M: [redacted] | F: 3006 2770 | [kate.fleming@health.qld.gov.au](mailto:kate.fleming@health.qld.gov.au)

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
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**From:** Jason Gaudry  
**Sent:** Wednesday, 26 February 2014 5:16 PM  
**To:** Kate Fleming  
**Subject:** FW: DG072741 - correspondence to Ian from SDIP re dental school on Turbot Street  
**Importance:** High

Kate,

Please refer to MN HHS response attached. The DG has forwarded this to us "for action". I anticipate this will mean we draft a letter to GLAM advising the MN response. I have a meeting with Glenn at 4.30 today to discuss.

Jason Gaudry  
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**From:** Glenn Rashleigh  
**Sent:** Wednesday, 26 February 2014 2:49 PM  
**To:** Jason Gaudry  
**Cc:** HIB-Correspondence  
**Subject:** FW: DG072741 - correspondence to Ian from SDIP re dental school on Turbot Street  
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Hi Jason,

Glenn has asked if you can please provide a response back to him this afternoon along with the other request on QAS? I will also telephone you regarding the email request.

Kind regards  
Joan

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**From:** DG Dg correspondence  
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Hi Catherine and Glenn

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SSS redirected the correspondence to Metro North HHS.

HSCE Metro North, Malcolm Stamp, emailed Ian Maynard on 23 January. Ian forwarded this email to both of you on 24 January with the message 'For your action' (second pdf attachment).

State Development is chasing us for a response.

Given the above chain of events, are you able to advise where this might be up to (and who is responsible for preparing the response).

Please let me know as soon as possible.

Thanks

Aaron

Aaron Gibson            3234 1166  
Axele-Brigitte Mary    3234 1554  
Amanda Uhlmann        3234 1553

Office of the Director-General  
Department of Health

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[twitter.com/qldhealthnews](https://twitter.com/qldhealthnews)

RTI Release

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[www.health.qld.gov.au](http://www.health.qld.gov.au)  
[www.healthier.qld.gov.au](http://www.healthier.qld.gov.au)



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RTI Release

Enquiries to: Jason Gaudry  
Manager, Property  
Asset and Property Services,  
Health Infrastructure Branch  
Telephone: 3006 2790  
File Ref: DG072741

Mr David Edwards  
Director-General  
Department of State Development, Infrastructure and Planning  
PO Box 15009  
BRISBANE CITY EAST QLD 4002

Dear Mr Edwards

Thank you for your letter dated 13 December 2013 regarding the disposal of a surplus state government property located at 200 Turbot Street, Brisbane City.

As noted within your letter, 200 Turbot Street adjoins Queensland Health's owned and operational Brisbane Dental Hospital (Dental Hospital) located at 168 Turbot Street.

The Chief Executive of Metro North Hospital and Health Service, who operate the Dental Hospital, has advised that with the appropriate consultation and planning, the Health Service will consider relocating the services from 168 Turbot Street.

I propose a meeting is held with representatives of the Government Land and Asset Management, Department of State Development, Infrastructure and Planning; Health Infrastructure Branch, Department of Health; and the Metro North Hospital and Health Service to commence planning.

Should officers of your Department require further information, Department of Health's contact is Mr Jason Gaudry, Manager, Property, Asset and Property Services, on telephone 3006 2790.

Yours sincerely

Ian Maynard  
Director-General

Office  
19<sup>th</sup> Floor  
Queensland Health Building  
147 - 163 Charlotte Street  
BRISBANE QLD 4000

Postal  
GPO Box 48  
BRISBANE QLD 4001

Phone  
3234 1553

Fax  
3234 1482

Prepared by: Kate Fleming  
Principal Property Advisor  
Asset and Property Services  
3006 2743  
26 February 2013

Cleared by: Jason Gaudry  
Manager, Property  
Asset and Property Services  
3006 2790  
27 February 2013

Cleared by: Brent Panting  
Director, Asset Service Team  
Health Infrastructure Branch  
3006 2731  
date

Cleared by: Glenn Rashleigh  
Chief Health Infrastructure Officer  
Health Infrastructure Branch  
3006 2833  
date

Cleared by: Susan Middleditch  
Deputy Director-General  
System Support Services  
date

Document Name: DG072741

RTI Release

**Kate Fleming**

---

**From:** Kate Fleming  
**Sent:** Thursday, 27 February 2014 9:37 AM  
**To:** Jason Gaudry  
**Subject:** RE: DG072741 - correspondence to Ian from SDIP re dental school on Turbot Street  
**Attachments:** DG Letter Response.doc

Hi Jason

Please see attached response letter as requested.

Original saved at:  
G:\HPID\APSB\PSU\CRE PROPERTY\DISPOSALS\Dental Hospital, Turbot St\CORRO\DG072741

Regards

Kate Fleming  
Principal Property Advisor  
Asset and Property Services | Department of Health

T: (07) 3006 2743 | M:  F: 3006 2770 | [kate.fleming@health.qld.gov.au](mailto:kate.fleming@health.qld.gov.au)

Level 5, Anzac Square Building  
200 Adelaide Street, Brisbane City QLD 4001  
GPO Box 48, Brisbane City QLD 4001

---

**From:** Jason Gaudry  
**Sent:** Wednesday, 26 February 2014 5:16 PM  
**To:** Kate Fleming  
**Subject:** FW: DG072741 - correspondence to Ian from SDIP re dental school on Turbot Street  
**Importance:** High

Kate,

Please refer to MN HHS response attached. The DG has forwarded this to us "for action". I anticipate this will mean we draft a letter to GLAM advising the MN response. I have a meeting with Glenn at 4.30 today to discuss.

Jason Gaudry  
Manager Property  
Asset and Property Services  
Health Infrastructure Branch Department of Health  
Level 5 Anzac Square Building  
200 Adelaide Street  
Brisbane Qld 4000

P: (07) 3006 2790  
M:   
[jason.gaudry@health.qld.gov.au](mailto:jason.gaudry@health.qld.gov.au)

---

**From:** Glenn Rashleigh  
**Sent:** Wednesday, 26 February 2014 2:49 PM  
**To:** Jason Gaudry  
**Cc:** HIB-Correspondence  
**Subject:** FW: DG072741 - correspondence to Ian from SDIP re dental school on Turbot Street  
**Importance:** High

Hi Jason,

27/02/2014

Glenn has asked if you can please provide a response back to him this afternoon along with the other request on QAS? I will also telephone you regarding the email request.

Kind regards  
Joan

---

**From:** DG Dg correspondence  
**Sent:** Wednesday, 26 February 2014 10:18 AM  
**To:** Catherine Katz; Glenn Rashleigh  
**Subject:** FW: DG072741 - correspondence to Ian from SDIP re dental school on Turbot Street

Hi Catherine and Glenn

The first pdf attached to this email is a letter to the DG from the DG of State Development regarding disposal of the dental school on Turbot Street.

This correspondence was referred to System Support Services (SSS) to draft a response for the DG's signature.

SSS redirected the correspondence to Metro North HHS.

HSCE Metro North, Malcolm Stamp, emailed Ian Maynard on 23 January. Ian forwarded this email to both of you on 24 January with the message 'For your action' (second pdf attachment).

State Development is chasing us for a response.

Given the above chain of events, are you able to advise where this might be up to (and who is responsible for preparing the response).

Please let me know as soon as possible.

Thanks  
Aaron

Aaron Gibson            3234 1166  
Axele-Brigitte Mary    3234 1554  
Amanda Uhlmann        3234 1553

Office of the Director-General  
Department of Health

---

[DG\\_Correspondence@health.qld.gov.au](mailto:DG_Correspondence@health.qld.gov.au)  
[www.health.qld.gov.au](http://www.health.qld.gov.au)  
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Enquiries to: Jason Gaudry  
Manager, Property  
Asset and Property Services,  
Health Infrastructure Branch  
Telephone: 3006 2790  
File Ref: DG072741

Mr David Edwards  
Director-General  
Department of State Development, Infrastructure and Planning  
PO Box 15009  
BRISBANE CITY EAST QLD 4002

Dear Mr Edwards

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The Chief Executive of Metro North Hospital and Health Service, who operate the Dental Hospital, has advised that with the appropriate consultation and planning, they will consider relocating the service.

I propose a meeting is held with representatives of the Government Land and Asset Management, Department of State Development, Infrastructure and Planning; Health Infrastructure Branch, Department of Health; and the Metro North Hospital and Health Service to commence planning.

Should officers of your Department require further information, Department of Health's contact is Mr Jason Gaudry, Manager, Property, Asset and Property Services, on telephone 3006 2790.

Yours sincerely

Ian Maynard  
Director-General

Office  
19<sup>th</sup> Floor  
Queensland Health Building  
147 - 163 Charlotte Street  
BRISBANE QLD 4000

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Prepared by: Kate Fleming  
Principal Property Advisor  
Asset and Property Services  
3006 2743  
26 February 2013

Cleared by: Jason Gaudry  
Manager, Property  
Asset and Property Services  
3006 2790  
date

Cleared by: Brent Panting  
Director, Asset Service Team  
Health Infrastructure Branch  
3006 2731  
date

Cleared by: Glenn Rashleigh  
Chief Health Infrastructure Officer  
Health Infrastructure Branch  
3006 2833  
date

Cleared by: Susan Middleditch  
Deputy Director-General  
System Support Services  
date

Document Name: DG072741

RTI Release

KATE

CAN YOU PLEASE  
PREPARE DRAFT  
D/G REPLY TO

OSDIP LETTER,

ADVISING CEO MN HAS

RESPONSE (EMAIL ATTACHED)

+ ALSO SUGGEST MAIL  
W/ OSDIP, MN + HIS  
- TO PROGRESS DISCUSSIONS.

CELEBRATE AFTER LETTER

ASAP THURSDAY AM.

ALSO PROVIDE IN EMAIL

. OF QH SITE  
COMPARED TO THE  
COMBINED - 2 X SITES  
(QH + UQ).

THANKS.

## Kate Fleming

---

**From:** Jason Gaudry  
**Sent:** Wednesday, 26 February 2014 5:16 PM  
**To:** Kate Fleming  
**Subject:** FW: Sale of 200 Turbot Street

**Attachments:** Attachment 1 - Outgoing Letter to Qld Health - Sale of 200 Turbot Street.PDF



Attachment 1 -  
Outgoing Letter...

Kate,

AS per email below GLAM are chasing a response from MN HHS re sale of Turbot Street. Please refer to my next email which provides MN HHS response.

Jason Gaudry  
Manager Property  
Asset and Property Services  
Health Infrastructure Branch Department of Health Level 5 Anzac Square Building 200  
Adelaide Street Brisbane Qld 4000

P: (07) 3006 2790  
M:   
jason.gaudry@health.qld.gov.au

-----Original Message-----

From: Glenn Rashleigh  
Sent: Wednesday, 26 February 2014 2:52 PM  
To: Jason Gaudry  
Subject: FW: Sale of 200 Turbot Street

Kind regards  
Joan

-----Original Message-----

From: Toni Power [mailto:Toni.Power@dsdip.qld.gov.au]  
Sent: Wednesday, 26 February 2014 2:19 PM  
To: Glenn Rashleigh  
Cc: Brett Stratford; Lori Dean  
Subject: Sale of 200 Turbot Street

Hi Glenn

I have left a message for you to phone me on my mobile. I apologise for an email before I have had the chance to speak with you but I thought that this might help explain GLAM's interest and sense of urgency.

The attached letter was sent from David Edwards to Ian last December and we have not yet had a response. We now find ourselves very close to going to market with 200 Turbot St, but need to close off any issues with or options that might include the Dental Hospital site. I understand that your correspondence reference number is DG072/741, if you are trying to track the incoming and any draft replies.

Would you please give me a call to discuss a way forward. Of course we will do whatever we can to accommodate any Qld Health concerns related to the divestment of 200 Turbot St.

Thanks  
Toni

Toni Power  
Executive Director, Property Asset Utilisation, Government Land and Asset Management,

Planning and Property Group Department of State Development, Infrastructure and  
Planning. Queensland Government. .  
tel +61 7 3452 7701 mob 0423 781 904  
post PO Box 15009 Brisbane City East Qld 4002 visit Lvl 3, 63 George Street,  
Brisbane toni.power@dsdip.qld.gov.au www.dsdip.qld.gov.au Great state. Great  
opportunity.  
Please consider the environment before printing this email

RTI Release



Department of  
State Development,  
Infrastructure and Planning

Our ref: DGBN13/1150

13 DEC 2013

Mr Ian Maynard  
Director-General  
Queensland Health  
GPO Box 48  
BRISBANE QLD 4001

Dear Mr Maynard

I write to you about the disposal of a surplus state government property located at 200 Turbot Street, Brisbane City.

As you may be aware, the University of Queensland (UQ) Oral Health teaching services (Dental School) will relocate to a new purpose built facility at Herston in 2014, vacating their current site at 200 Turbot Street, Brisbane. The Government Land and Asset Management group (GLAM) within my department has been engaged to market and dispose of the property currently occupied by the Dental School. It is anticipated that marketing of the site will commence around March 2014.

The Dental School property adjoins the Brisbane Dental Hospital (Dental Hospital) located at 168 Turbot Street, Brisbane, which is owned and occupied by Queensland Health.

I understand that the Dental School and Dental Hospital are currently connected by an air-bridge. The air-bridge provides universal access to the upper levels of the Dental Hospital via elevators in the Dental School. The imminent vacation of the Dental School and subsequent disposal of the site will likely necessitate the closure of the air-bridge and a requirement for the Dental Hospital to seek alternative universal access arrangements. It is anticipated that any future purchaser of the property will be required to physically decommission the air-bridge.

While noting the specific issues associated with the air-bridge, I also note there may be broader opportunities associated with the disposal of the Dental School. While I understand that the Dental Hospital is currently an operational facility, there may now be an opportunity and benefit in considering the inclusion of the Dental Hospital property as part of the disposal of the adjacent Dental School site.

Executive Building  
100 George Street Brisbane  
PO Box 15009 City East  
Queensland 4002 Australia  
Telephone +61 7 3227 8548  
Website [www.dsdp.qld.gov.au](http://www.dsdp.qld.gov.au)  
ABN 29 230 178 530

Officers from GLAM have been working with Queensland Health officers to confirm Queensland Health's current planning for the Dental Hospital and broader oral health services in Brisbane. I do, however, understand that direction of the local area health board is also required. Accordingly, I seek your assistance and advice regarding the confirmation of the long-term planning for and operational requirements associated with the existing Dental Hospital building.

I understand that the now heritage-listed Dental Hospital was purpose-built and opened in 1941. On its own, the future disposal and redevelopment of the Dental Hospital may be significantly limited due to existing site constraints. Opportunities to reposition the asset and increase the value of the site will likely be constrained due to the heritage listing, limited vehicle access and limited scope for additional parking.

The adjacent Dental School site could, however, be leveraged as part of an integrated development across both sites to provide parking, universal access and other services to a redeveloped Dental Hospital building. This approach would seek to maximise the value of both sites.

I appreciate that the potential disposal of the Dental Hospital site in conjunction with the Dental School disposal will require the consideration of a number of issues by Queensland Health, including:

- immediate operational issues associated with decommissioning of the air-bridge between the Dental Hospital and Dental School
- Queensland Health's long-term planning for Oral Health Services in the region and ongoing requirement for the Dental Hospital site and
- other potential budget or operational impacts.

In this regard I would be pleased to make officers from GLAM available to discuss and assist Queensland Health's consideration of these matters. In particular GLAM may be well positioned to assist in any assessment of:

- ongoing operational and holding costs associated with the existing building
- various sale and/or leaseback options and
- the capital costs and other matters associated with the development and relocation of the Dental Hospital to an alternative site.

I appreciate that potential disposal and relocation of the Brisbane Dental Hospital would require the full assessment of issues and risks, and resolution of a number of complex matters. I also appreciate that the potential disposal of the site may not have been contemplated and that the site may be required for core service delivery in the long term. I do however believe the opportunity associated with the imminent disposal of the adjacent site warrants further consideration of the abovementioned matters.

Please do not hesitate to contact Mr Brett Stratford, Director, Transaction Services, GLAM on 3452 7734 or [brett.stratford@dsdip.qld.gov.au](mailto:brett.stratford@dsdip.qld.gov.au) if you have any questions or otherwise require any assistance from GLAM.

I look forward to your advice regarding this matter.

Yours sincerely

  
David Edwards  
Director-General

**Kate Fleming**

**From:** Jason Gaudry  
**Sent:** Wednesday, 26 February 2014 5:16 PM  
**To:** Kate Fleming  
**Subject:** FW: DG072741 - correspondence to Ian from SDIP re dental school on Turbot Street  
**Importance:** High  
**Attachments:** 20131216143712941.pdf, 20140225152209123.pdf

Kate,

Please refer to MN HHS response attached. The DG has forwarded this to us "for action". I anticipate this will mean we draft a letter to GLAM advising the MN response. I have a meeting with Glenn at 4.30 today to discuss.

Jason Gaudry  
 Manager Property  
 Asset and Property Services  
 Health Infrastructure Branch **Department of Health**  
 Level 5 Anzac Square Building  
 200 Adelaide Street  
 Brisbane Qld 4000

P: (07) 3006 2790

M:

jason.gaudry@health.qld.gov.au

---

**From:** Glenn Rashleigh  
**Sent:** Wednesday, 26 February 2014 2:49 PM  
**To:** Jason Gaudry  
**Cc:** HIB-Correspondence  
**Subject:** FW: DG072741 - correspondence to Ian from SDIP re dental school on Turbot Street  
**Importance:** High

Hi Jason,

Glenn has asked if you can please provide a response back to him this afternoon along with the other request on QAS? I will also telephone you regarding the email request.

Kind regards  
 Joan

---

**From:** DG Dg correspondence  
**Sent:** Wednesday, 26 February 2014 10:18 AM  
**To:** Catherine Katz; Glenn Rashleigh  
**Subject:** FW: DG072741 - correspondence to Ian from SDIP re dental school on Turbot Street

Hi Catherine and Glenn

The first pdf attached to this email is a letter to the DG from the DG of State Development regarding disposal of the dental school on Turbot Street.

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SSS redirected the correspondence to Metro North HHS.

HSCE Metro North, Malcolm Stamp, emailed Ian Maynard on 23 January. **Ian forwarded this email to both of you on 24 January** with the message 'For your action' (second pdf attachment).

State Development is chasing us for a response.

Given the above chain of events, are you able to advise where this might be up to (and who is responsible for preparing the response).

Please let me know as soon as possible.

Thanks  
Aaron

Aaron Gibson	3234 1166
Axele-Brigitte Mary	3234 1554
Amanda Uhlmann	3234 1553

Office of the Director-General  
Department of Health

---

[DG\\_Correspondence@health.qld.gov.au](mailto:DG_Correspondence@health.qld.gov.au)  
[www.health.qld.gov.au](http://www.health.qld.gov.au)  
[www.healthier.qld.gov.au](http://www.healthier.qld.gov.au)



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RTI Release



DG 072741

ODG DATE RECEIVED 16 DEC 2013

Previous/related .....

INVITATION

DG delegated to.....

Comments .....

.....

.....

Acknowledgement letter completed

ACTION OFFICER ..... *L. SSS*

COPY PROVIDED TO ..... *RECI*

REPLY FOR DG'S SIGNATURE REQUIRED

due (to DG Corro) ..... *9/11/13*

briefing note also required

ACTION DIRECT\*

direct action required by ..... /..... /.....

DG Corro to be advised of completion of action -

Copy of response (letter or email) required

NRR -- (No response required - for information only)

COMMENTS .....

.....

.....

\*Nomination of an item as 'action direct' requires the actioning area to determine whether a response is required. The actioning area is also responsible for determining who the appropriate signatory of the response should be.



Department of  
State Development,  
Infrastructure and Planning

Our ref: DGBN13/1150

13 DEC 2013

Mr Ian Maynard  
Director-General  
Queensland Health  
GPO Box 48  
BRISBANE QLD 4001

Dear Mr Maynard

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Executive Building  
100 George Street Brisbane  
PO Box 15009 City East  
Queensland 4002 Australia  
Telephone +61 7 3227 8548  
Website [www.dsdlp.qld.gov.au](http://www.dsdlp.qld.gov.au)  
ABN 29 230 178 530

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I look forward to your advice regarding this matter.

Yours sincerely

  
David Edwards  
Director-General

**Trish Nielsen**

---

**From:** Ian Maynard  
**Sent:** Friday, 24 January 2014 11:13 AM  
**To:** Catherine Katz; Glenn Rashleigh  
**Subject:** FW: Dental School: 200 Turbot Street

For your action

**Ian Maynard**  
Director-General  
Queensland Health  
Queensland Health Building  
147-163 Charlotte St Brisbane 4000  
p. 07 3234 1170 f. 07 3234 1482  
Email: [ian\\_maynard@health.qld.gov.au](mailto:ian_maynard@health.qld.gov.au)  
[www.health.qld.gov.au](http://www.health.qld.gov.au)

---

**From:** Malcolm Stamp  
**Sent:** Thursday, 23 January 2014 3:56 PM  
**To:** Ian Maynard  
**Subject:** Dental School: 200 Turbot Street

Dear Ian,

You kindly forwarded a copy of correspondence from David Edwards, Director-General State Development, Infrastructure and Planning with regard to the above.

I confirm that the Dental School is an important asset for Metro North Hospital and Health Services but appreciate that with the appropriate consultation and planning it is not impossible to consider relocating the facility especially with the potential development of the Herston campus.

I look forward to hearing from you in due course.

Regards,

Malcolm Stamp  
Chief Executive  
Metro North Hospital & Health Service  
Level 3, 15 Butterfield Street  
Herston 4006  
Phone: 61-7-3328 9903  
Fax: 61-7-3328 9988  
Email: [Malcolm\\_Stamp@health.qld.gov.au](mailto:Malcolm_Stamp@health.qld.gov.au)

**Aaron Gibson**

---

**From:** DG Dg correspondence  
**Sent:** Wednesday, 26 February 2014 10:18 AM  
**To:** Catherine Katz; Glenn Rashleigh  
**Subject:** FW: DG072741 - correspondence to Ian from SDIP re dental school on Turbot Street  
**Attachments:** 20131216143712941.pdf; 20140225152209123.pdf

Hi Catherine and Glenn

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SSS redirected the correspondence to Metro North HHS.

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Aaron Gibson            3234 1166  
Axele-Brigitte Mary    3234 1554  
Amanda Uhlmann        3234 1553

Office of the Director-General  
Department of Health

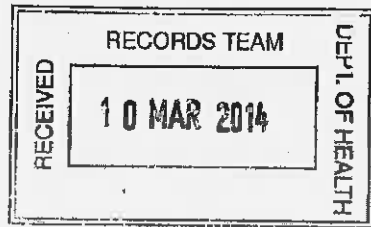
[DG\\_Correspondence@health.qld.gov.au](mailto:DG_Correspondence@health.qld.gov.au)  
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2009001/528

APW/000141 R3



06 MAR 2014

Enquiries to: Jason Gaudry  
Manager, Property  
Asset and Property Services,  
Health Infrastructure Branch  
Telephone: 3006 2790  
File Ref: DG072741

Mr David Edwards  
Director-General  
Department of State Development, Infrastructure and Planning  
PO Box 15009  
BRISBANE CITY EAST QLD 4002

Dear Mr Edwards *Dave,*

Thank you for your letter dated 13 December 2013, regarding the disposal of a surplus state government property located at 200 Turbot Street, Brisbane City.

As noted within your letter, 200 Turbot Street adjoins Queensland Health's owned and operational Brisbane Dental Hospital located at 168 Turbot Street (Attachment 1).

The Chief Executive of Metro North Hospital and Health Service, who operates the Dental Hospital, has advised that with an appropriate level of consultation and planning, the Health Service will consider relocating the services from 168 Turbot Street.

I propose a meeting is held with representatives of the Government Land and Asset Management, Department of State Development, Infrastructure and Planning; Health Infrastructure Branch, Department of Health; and the Metro North Hospital and Health Service to commence the planning process.

Should officers of your Department require further information, Department of Health's contact is Mr Jason Gaudry, Manager, Property, Asset and Property Services, on telephone 3006 2790.

Yours sincerely

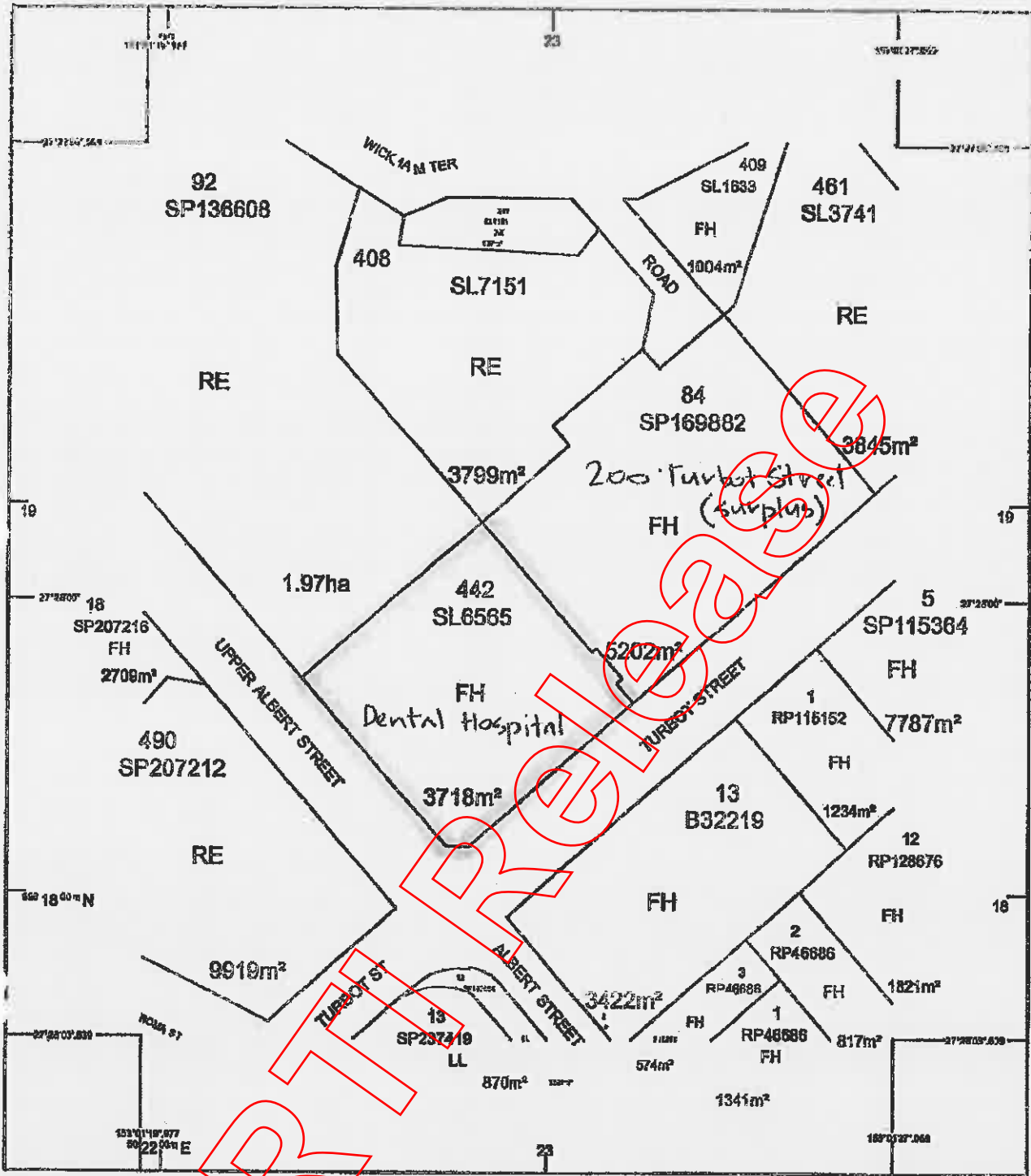
Ian Maynard  
Director-General  
Queensland Health

Office  
19<sup>th</sup> Floor  
Queensland Health Building  
147 - 163 Charlotte Street  
BRISBANE QLD 4000

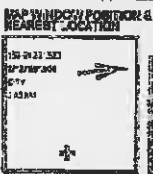
Postal  
GPO Box 48  
BRISBANE QLD 4001

Phone  
3234 1553

Fax  
3234 1482



STANDARD MAP NUMBER  
9543-3334Z



**SUBJECT PARCEL DESCRIPTION**

DCDB	No Lot Plan Selected
Lot Plan	No Lot Plan Selected
Area/Vol/ct	No Lot Plan Selected
Tenure	No Lot Plan Selected
Local Government	No Lot Plan Selected
Locality	No Lot Plan Selected
Parish	No Lot Plan Selected
County	No Lot Plan Selected
Segment/Parted	No Lot Plan Selected

**CLIENT SERVICE STANDARDS**

PRINTED 04/05/2012 20:03:20  
For additional information regarding this SmartMap see page 2.

DCDB 17/03/2012

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For further information on SmartMap products visit <http://www.dnrm.gov.au>, mapping to map

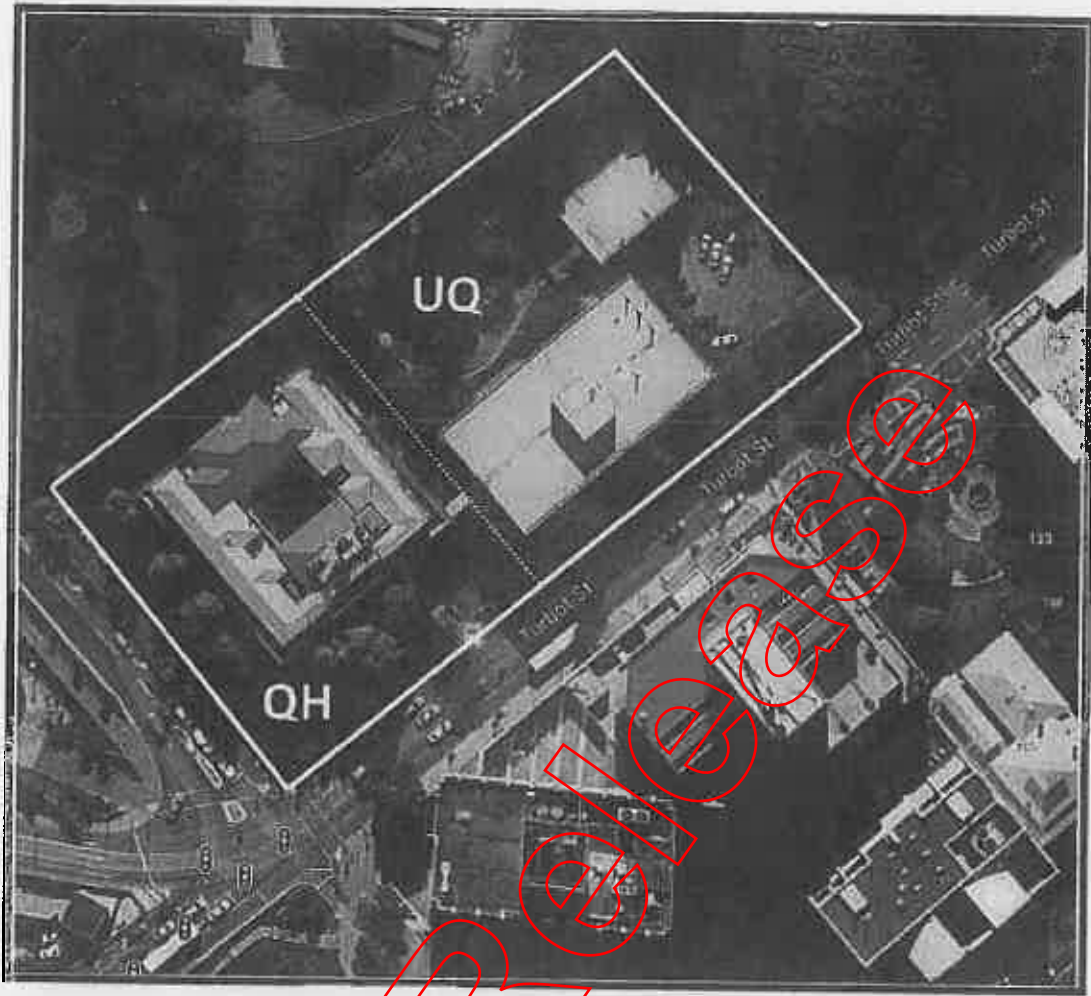
**SmartMap**

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**"INDICATIVE" COMBINED SITE AREA**

**QH**  
**LOT 442 / SL6565 (3,718 m<sup>2</sup>)**

**UQ**  
**LOT 84 / SP169882 (5,202 m<sup>2</sup>)**



Prepared by: Kate Fleming  
Principal Property Advisor  
Asset and Property Services  
3006 2743  
26 February 2013

Cleared by: Jason Gaudry  
Manager, Property  
Asset and Property Services  
3006 2790  
27 February 2013

Cleared by: Brent Panting  
Director, Asset Service Team  
Health Infrastructure Branch  
3006 2731  
27 February 2014

Cleared by: Glenn Rashleigh  
Chief Health Infrastructure Officer  
Health Infrastructure Branch  
3006 2833  
27 February 2014

Cleared by: Susan Middleditch  
Deputy Director-General  
System Support Services  
3 March 2014

Document Name: DG072741

RTI Release

DG 072741

ODG DATE RECEIVED 16 DEC 2013

Previous/related .....

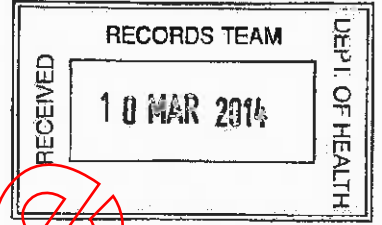
**INVITATION**

DG delegated to.....

Comments .....

.....

.....



Acknowledgement letter completed

ACTION OFFICER .....

*L. S. S.*

*more info*

COPY PROVIDED TO .....

*JEAL*

REPLY FOR DG'S SIGNATURE REQUIRED

due (to DG Comr) .....

*21/1/13*

*23/1/13*

briefing note also required

ACTION DIRECT\*

direct action required by .....

DG Comr to be advised of completion of action -

Copy of response (letter or email) required

NRR - (No response required - for information only)

COMMENTS .....

.....

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\*Nomination of an item as 'action direct' requires the actioning area to determine whether a response is required. The actioning area is also responsible for determining who the appropriate signatory of the response should be.

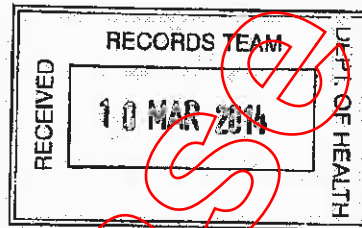


Department of  
**State Development,  
Infrastructure and Planning**

Our ref: DGBN13/1150

13 DEC 2013

Mr Ian Maynard  
Director-General  
Queensland Health  
GPO Box 48  
BRISBANE QLD 4001



Dear Mr Maynard

I write to you about the disposal of a surplus state government property located at 200 Turbot Street, Brisbane City.

As you may be aware, the University of Queensland (UQ) Oral Health teaching services (Dental School) will relocate to a new purpose built facility at Herston in 2014, vacating their current site at 200 Turbot Street, Brisbane. The Government Land and Asset Management group (GLAM) within my department has been engaged to market and dispose of the property currently occupied by the Dental School. It is anticipated that marketing of the site will commence around March 2014.

The Dental School property adjoins the Brisbane Dental Hospital (Dental Hospital) located at 168 Turbot Street, Brisbane, which is owned and occupied by Queensland Health.

I understand that the Dental School and Dental Hospital are currently connected by an air-bridge. The air-bridge provides universal access to the upper levels of the Dental Hospital via elevators in the Dental School. The imminent vacation of the Dental School and subsequent disposal of the site will likely necessitate the closure of the air-bridge and a requirement for the Dental Hospital to seek alternative universal access arrangements. It is anticipated that any future purchaser of the property will be required to physically decommission the air-bridge.

While noting the specific issues associated with the air-bridge, I also note there may be broader opportunities associated with the disposal of the Dental School. While I understand that the Dental Hospital is currently an operational facility, there may now be an opportunity and benefit in considering the inclusion of the Dental Hospital property as part of the disposal of the adjacent Dental School site.

Executive Building  
100 George Street Brisbane  
PO Box 15009 City East  
Queensland 4002 Australia  
Telephone +61 7 3227 8548  
Website [www.dsdlp.qld.gov.au](http://www.dsdlp.qld.gov.au)  
ABN 29 230 178 530

Officers from GLAM have been working with Queensland Health officers to confirm Queensland Health's current planning for the Dental Hospital and broader oral health services in Brisbane. I do, however, understand that direction of the local area health board is also required. Accordingly, I seek your assistance and advice regarding the confirmation of the long-term planning for and operational requirements associated with the existing Dental Hospital building.

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The adjacent Dental School site could, however, be leveraged as part of an integrated development across both sites to provide parking, universal access and other services to a redeveloped Dental Hospital building. This approach would seek to maximise the value of both sites.

I appreciate that the potential disposal of the Dental Hospital site in conjunction with the Dental School disposal will require the consideration of a number of issues by Queensland Health, including:

- immediate operational issues associated with decommissioning of the air-bridge between the Dental Hospital and Dental School
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In this regard I would be pleased to make officers from GLAM available to discuss and assist Queensland Health's consideration of these matters. In particular GLAM may be well positioned to assist in any assessment of:

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- the capital costs and other matters associated with the development and relocation of the Dental Hospital to an alternative site.

I appreciate that potential disposal and relocation of the Brisbane Dental Hospital would require the full assessment of issues and risks, and resolution of a number of complex matters. I also appreciate that the potential disposal of the site may not have been contemplated and that the site may be required for core service delivery in the long term. I do however believe the opportunity associated with the imminent disposal of the adjacent site warrants further consideration of the abovementioned matters.

Please do not hesitate to contact Mr Brett Stratford, Director, Transaction Services, GLAM on 3452 7734 or [brett.stratford@dndip.qld.gov.au](mailto:brett.stratford@dndip.qld.gov.au) if you have any questions or otherwise require any assistance from GLAM.

Look forward to your advice regarding this matter.

Yours sincerely

  
David Edwards  
Director-General

Trish Nielsen

---

**From:** Ian Maynard  
**Sent:** Friday, 24 January 2014 11:13 AM  
**To:** Catherine Katz; Glenn Rashleigh  
**Subject:** FW: Dental School: 200 Turbot Street

For your action

**Ian Maynard**  
Director-General  
Queensland Health  
Queensland Health Building  
147-163 Charlotte St Brisbane 4000  
. 07 3234 1170 f. 07 3234 1482  
mail: [ian\\_maynard@health.qld.gov.au](mailto:ian_maynard@health.qld.gov.au)  
[www.health.qld.gov.au](http://www.health.qld.gov.au)

---

**From:** Malcolm Stamp  
**Sent:** Thursday, 23 January 2014 3:56 PM  
**To:** Ian Maynard  
**Subject:** Dental School: 200 Turbot Street

Dear Ian,

You kindly forwarded a copy of correspondence from David Edwards, Director-General State Development, Infrastructure and Planning with regard to the above.

I confirm that the Dental School is an important asset for Metro North Hospital and Health Services but appreciate that with the appropriate consultation and planning it is not impossible to consider relocating the facility especially with the potential development of the Herston campus.

I look forward to hearing from you in due course.

Regards,

Malcolm Stamp  
Chief Executive  
Metro North Hospital & Health Service  
Level 3, 15 Butterfield Street  
Herston 4006  
Phone: 61-7-3328 9903  
Fax: 61-7-3328 9988  
Email: [Malcolm.Stamp@health.qld.gov.au](mailto:Malcolm.Stamp@health.qld.gov.au)



Enquiries to: Jason Gaudry  
Manager, Property  
Asset and Property Services,  
Health Infrastructure Branch  
Telephone: 3006 2790  
File Ref: D6072741

06 MAR 2014

Mr David Edwards  
Director-General  
Department of State Development, Infrastructure and Planning  
PO Box 15009  
BRISBANE CITY EAST QLD 4002

Dear Mr Edwards *Dave,*

Thank you for your letter dated 13 December 2013, regarding the disposal of a surplus state government property located at 200 Turbot Street, Brisbane City.

As noted within your letter, 200 Turbot Street adjoins Queensland Health's owned and operational Brisbane Dental Hospital located at 168 Turbot Street (Attachment 1).

The Chief Executive of Metro North Hospital and Health Service, who operates the Dental Hospital, has advised that with an appropriate level of consultation and planning, the Health Service will consider relocating the services from 168 Turbot Street.

I propose a meeting is held with representatives of the Government Land and Asset Management, Department of State Development, Infrastructure and Planning; Health Infrastructure Branch; Department of Health; and the Metro North Hospital and Health Service to commence the planning process.

Should officers of your Department require further information, Department of Health's contact is Mr Jason Gaudry, Manager, Property, Asset and Property Services, on telephone 3006 2790.

Yours sincerely

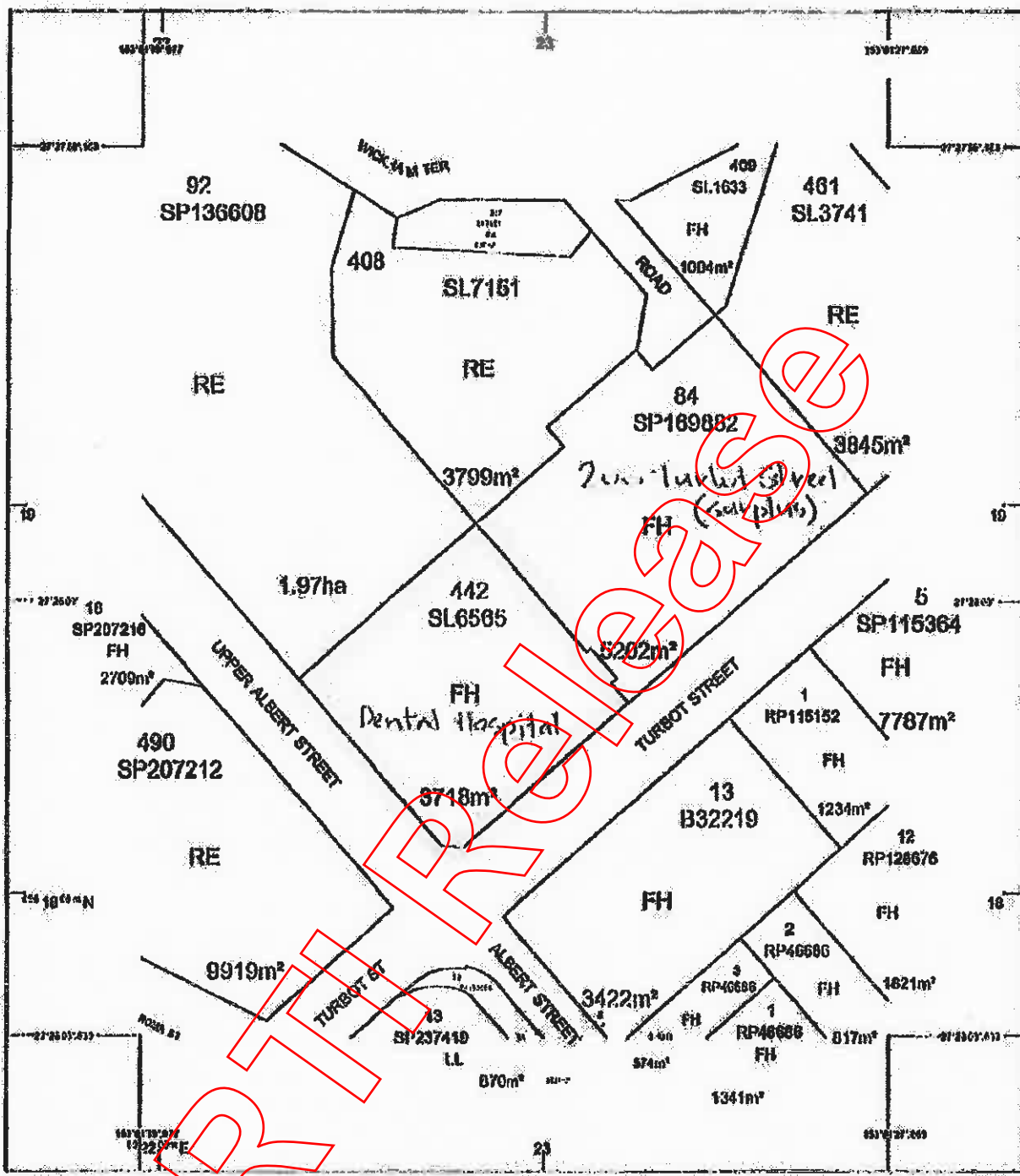
*Ian Maynard*  
Ian Maynard  
Director-General  
Queensland Health

Office  
19<sup>th</sup> Floor  
Queensland Health Building  
147 - 163 Charlotte Street  
BRISBANE QLD 4000

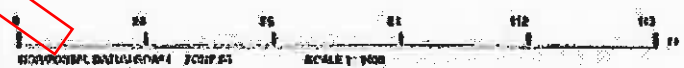
Postal  
GPO Box 48  
BRISBANE QLD 4001

Phone  
3234 1553

Fax  
3234 1482



STANDARD MAP NUMBER  
6543-33342



**SmartMap**  
An Online Portal of  
Geographic Information Systems



**SUBJECT PARCEL DESCRIPTION**

OC26	Hotel Motel/Bed
Settled	Hotel Motel/Bed
Area/Volume	Hotel Motel/Bed
Tenure	Hotel Motel/Bed
Local Government	Hotel Motel/Bed
State/County	Hotel Motel/Bed
Region	Hotel Motel/Bed
Region	Hotel Motel/Bed

**CLIENT SERVICE STANDARDS**

**PRINTED (6/20/15) 10:30:33 AM**  
For additional information please refer to the separate pages.

OC26 1043342

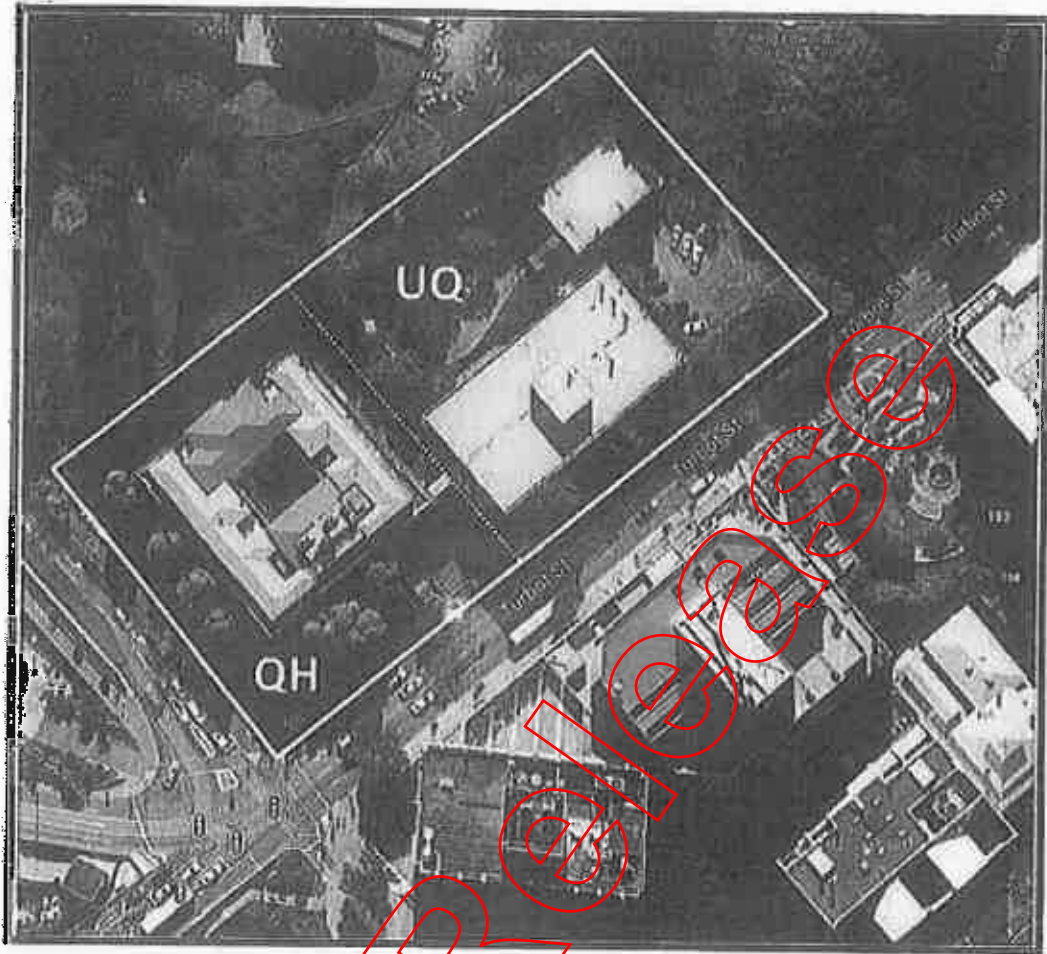
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**QH**

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**UQ**

**LOT 64 / SP169882 (5,202 m<sup>2</sup>)**



**Trish Nielsen**

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**Sent:** Friday, 24 January 2014 11:13 AM  
**To:** Catherine Katz; Glenn Rashleigh  
**Subject:** FW: Dental School: 200 Turbot Street

For your action

Ian Maynard  
Director-General  
Queensland Health  
Queensland Health Building  
147-163 Charlotte St Brisbane 4000  
p. 07 3234 1170 f. 07 3234 1482  
Email: [ian\\_maynard@health.qld.gov.au](mailto:ian_maynard@health.qld.gov.au)  
[www.health.qld.gov.au](http://www.health.qld.gov.au)

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I look forward to hearing from you in due course.

Regards,

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Chief Executive  
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Level 3, 15 Butterfield Street  
Herston 4006  
Phone: 61-7-3328 9903  
Fax: 61-7-3328 9988  
Email: [Malcolm.Stamp@health.qld.gov.au](mailto:Malcolm.Stamp@health.qld.gov.au)

**Kate Fleming**

---

**From:** Maggi Van Rensburg [Maggi.VanRensburg@dlgp.qld.gov.au]  
**Sent:** Friday, 17 January 2014 12:19 PM  
**To:** APS#032#Program@health.qld.gov.au  
**Cc:** Kate Fleming; Lori Dean  
**Subject:** FW: GLAM - **S73** & Dental Hospital

Hi Jacklyn

Unfortunately I did not receive the email you sent to Lori and myself, probably due to misspelling of my name.

We accept extension of the response to 30 January 2013, although will appreciate a response as early as possible.

Thank you for your assistance.

Kind regards

Maggi van Rensburg  
Manager  
Transaction Services  
Government Land and Asset Management  
Department of State Development, Infrastructure and Planning Queensland Government

tel +61 7 3452 7736

mobile

post P O Box 15009 City East, Qld 4002

visit Level 7, 63 George Street Brisbane maggi.vanrensburg@dsdip.qld.gov.au

www.dsdip.qld.gov.au

Please consider the environment before printing this email Great state. Great opportunity.

**Kate Fleming**

---

**From:** APS-Program  
**Sent:** Friday, 17 January 2014 9:00 AM  
**To:** maggi.vanresnburg@dlgp.qld.gov.au; lori.dean@dscip.qld.gov.au  
**Cc:** Kate Fleming; Philip Burns  
**Subject:** Fwd: GLAM - § 73<sup>3</sup> & Dental Hospital  
**Attachments:** § 73<sup>3</sup> Centre correspondance.txt; RE: GLAM Outgoing Correspondence : Letter to Qld Health - Sale of 200 Turbot Street.txt

Morning Maggi and Lori,

In response to the attached requests for information - HHSs have responsibility for the service delivery from these facilities. Accordingly In order to respond to DSDIP's request, HIB requests an extension of time to discuss the proposal with the relevant HHSs.

Given the number of current staff absences with the new year, an extension is requested until 30 January 2014.

Thanks,

Jacklyn

Jacklyn Taylor  
Asset and Property Services Program Officer  
Health Infrastructure Branch  
System Support Services

---

Level 6 | Anzac Square  
200 Adelaide Street | Brisbane Q 4000  
GPO Box 48 | Brisbane Q 4001  
P: 3006 2845 (ext: 12845)  
E: [APS-Program@health.qld.gov.au](mailto:APS-Program@health.qld.gov.au)

RTI Released

27/02/2014

DG 072741

ODG DATE RECEIVED 16 DEC 2013

Previous/related .....

INVITATION

DG delegated to.....

Comments .....

.....

.....

Acknowledgement letter completed

ACTION OFFICER L. SSS

COPY PROVIDED TO REC

REPLY FOR DG'S SIGNATURE REQUIRED

due (to DG Corro) 9/1/13

briefing note also required

ACTION DIRECT\*

direct action required by .....

DG Corro to be advised of completion of action -

Copy of response (letter or email) required

NRR -- (No response required - for information only)

COMMENTS .....

.....

.....

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Queensland  
Government

Department of  
State Development,  
Infrastructure and Planning

Our ref: DGBN13/1150

13 DEC 2013

Mr Ian Maynard  
Director-General  
Queensland Health  
GPO Box 48  
BRISBANE QLD 4001

Dear Mr Maynard

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Telephone +61 7 3227 8548  
Website [www.dedip.qld.gov.au](http://www.dedip.qld.gov.au)  
ABN 29 230 178 530

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I look forward to your advice regarding this matter.

Yours sincerely

  
David Edwards  
Director-General

**Kate Fleming - Re: GLAM Outgoing Correspondence : Letter to Qld Health - Sale of 200 Turbot Street**

**From:** Kate Fleming  
**To:** Lori Dean  
**Date:** Wednesday, 15 January 2014 12:07 PM  
**Subject:** Re: GLAM Outgoing Correspondence : Letter to Qld Health - Sale of 200 Turbot Street  
**CC:** Jason Gaudry  
**Attachments:** Attachment 1 - Outgoing Letter to Qld Health - Sale of 200 Turbot Street.PDF

Hi Lori

As the Dental Hospital is an operational facility, the letter request was re-directed from our team to the Metro North Hospital and Health Service to respond.

As you know, the final letter did not contain a required response date so I can not confirm the date by which the HHS will respond, particularly considering many staff still remain on Christmas leave.

Our team can not provide any detail about the current and future operations at the site - I'm afraid you will have to wait to hear from the HHS.

Kind regards  
Kate

If I may be of further assistance my contact details are:

\*\*\*\*\*  
**Kate Fleming CPV AAPI**  
Principal Property Advisor  
Health Infrastructure Branch  
System Support Services  
Department of Health

T: 3006 2743 | M: [redacted] | F: 3006 2770 | E: [kate.fleming@health.qld.gov.au](mailto:kate.fleming@health.qld.gov.au)  
Level 5, 200 Adelaide Street, Brisbane  
GPO Box 48 Brisbane Qld 4001

>>> Lori Dean <[Lori.Dean@dsdhp.qld.gov.au](mailto:Lori.Dean@dsdhp.qld.gov.au)> 2:23 pm 9/01/2014 >>>  
Hi Kate,

I have your details from Deniz Clarke. I am the project manager for the sale of 200 Turbot Street (Dental School) property in the GLAM team.

Attached is a copy of the letter from our DG to yours in relation to the sale of 200 Turbot Street property and the need for Qld Health to confirm matters on the air-bridge connecting the property to the Dental Hospital and requesting confirmation of the future requirements of the Dental Hospital and possible inclusion in the sale of our property.

Originally the draft letter required a response from Qld Health by mid-January as we plan to market our property in Feb/March this year.

I would appreciate any information/background on the Dental Hospital property and its current and future operations/plans etc.

I will call you soon to discuss.

Thanks in advance.

Kind regards,

**Lori Dean**

Principal Project Officer

Transaction Services - Transaction and Advisory Division - Government Land and Asset Management Group  
Department of State Development, Infrastructure and Planning

Visit: Level 7 63 George Street Brisbane

Mail: PO Box 15009 City East Qld 4002

Phone: +61 7 345 27730

Email: [lori.dean@dsdip.qld.gov.au](mailto:lori.dean@dsdip.qld.gov.au)

[www.dsdip.qld.gov.au](http://www.dsdip.qld.gov.au)

Great state. Great opportunity.

Please consider the environment before printing this email

Note that I currently work Tuesday to Friday.

RTI Release





Department of  
State Development,  
Infrastructure and Planning

Our ref: DGBN13/1150

13 DEC 2013

Mr Ian Maynard  
Director-General  
Queensland Health  
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Yours sincerely

  
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Director-General

DG 072741

ODG DATE RECEIVED **16 DEC 2013**

Previous/related .....

INVITATION

DG delegated to.....

Comments .....

.....

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Acknowledgement letter completed

ACTION OFFICER *L. SSS* .....

COPY PROVIDED TO *TRC* .....

REPLY FOR DG'S SIGNATURE REQUIRED

due (to DG Corro) *9/11/13* .....

briefing note also required

ACTION DIRECT\*

direct action required by */ /* .....

DG Corro to be advised of completion of action -

Copy of response (letter or email) required

NRR -- (No response required - for information only)

COMMENTS .....

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\*Nomination of an item as 'action direct' requires the actioning area to determine whether a response is required. The actioning area is also responsible for determining who the appropriate signatory of the response should be.



Department of  
State Development,  
Infrastructure and Planning

Our ref: DGBN13/1150

13 DEC 2013

Mr Ian Maynard  
Director-General  
Queensland Health  
GPO Box 48  
BRISBANE QLD 4001

Dear Mr Maynard

I write to you about the disposal of a surplus state government property located at 200 Turbot Street, Brisbane City.

As you may be aware, the University of Queensland (UQ) Oral Health teaching services (Dental School) will relocate to a new purpose built facility at Herston in 2014, vacating their current site at 200 Turbot Street, Brisbane. The Government Land and Asset Management group (GLAM) within my department has been engaged to market and dispose of the property currently occupied by the Dental School. It is anticipated that marketing of the site will commence around March 2014.

The Dental School property adjoins the Brisbane Dental Hospital (Dental Hospital) located at 168 Turbot Street, Brisbane, which is owned and occupied by Queensland Health.

I understand that the Dental School and Dental Hospital are currently connected by an air-bridge. The air-bridge provides universal access to the upper levels of the Dental Hospital via elevators in the Dental School. The imminent vacation of the Dental School and subsequent disposal of the site will likely necessitate the closure of the air-bridge and a requirement for the Dental Hospital to seek alternative universal access arrangements. It is anticipated that any future purchaser of the property will be required to physically decommission the air-bridge.

While noting the specific issues associated with the air-bridge, I also note there may be broader opportunities associated with the disposal of the Dental School. While I understand that the Dental Hospital is currently an operational facility, there may now be an opportunity and benefit in considering the inclusion of the Dental Hospital property as part of the disposal of the adjacent Dental School site.

Executive Building  
200 George Street Brisbane  
PO Box 35009 City East  
Queensland 4002 Australia  
Telephone 161 7 3227 8546  
Website www.dsdp.qld.gov.au  
ABN 29 230 178 539

Officers from GLAM have been working with Queensland Health officers to confirm Queensland Health's current planning for the Dental Hospital and broader oral health services in Brisbane. I do, however, understand that direction of the local area health board is also required. Accordingly, I seek your assistance and advice regarding the confirmation of the long-term planning for and operational requirements associated with the existing Dental Hospital building.

I understand that the now heritage-listed Dental Hospital was purpose-built and opened in 1941. On its own, the future disposal and redevelopment of the Dental Hospital may be significantly limited due to existing site constraints. Opportunities to reposition the asset and increase the value of the site will likely be constrained due to the heritage listing, limited vehicle access and limited scope for additional parking.

The adjacent Dental School site could, however, be leveraged as part of an integrated development across both sites to provide parking, universal access and other services to a redeveloped Dental Hospital building. This approach would seek to maximise the value of both sites.

I appreciate that the potential disposal of the Dental Hospital site in conjunction with the Dental School disposal will require the consideration of a number of issues by Queensland Health, including:

- immediate operational issues associated with decommissioning of the air-bridge between the Dental Hospital and Dental School
- Queensland Health's long-term planning for Oral Health Services in the region and ongoing requirement for the Dental Hospital site and
- other potential budget or operational impacts.

In this regard I would be pleased to make officers from GLAM available to discuss and assist Queensland Health's consideration of these matters. In particular GLAM may be well positioned to assist in any assessment of:


- ongoing operational and holding costs associated with the existing building
- various sale and/or leaseback options, and
- the capital costs and other matters associated with the development and relocation of the Dental Hospital to an alternative site.

I appreciate that potential disposal and relocation of the Brisbane Dental Hospital would require the full assessment of issues and risks, and resolution of a number of complex matters. I also appreciate that the potential disposal of the site may not have been contemplated and that the site may be required for core service delivery in the long term. I do however believe the opportunity associated with the imminent disposal of the adjacent site warrants further consideration of the abovementioned matters.

Please do not hesitate to contact Mr Brett Stratford, Director, Transaction Services, GLAM on 3452 7734 or [brett.stratford@dscip.qld.gov.au](mailto:brett.stratford@dscip.qld.gov.au) if you have any questions or otherwise require any assistance from GLAM.

I look forward to your advice regarding this matter.

Yours sincerely

  
David Edwards  
Director-General

**Kate Fleming - Re: Fwd: 06/01/2014 DUE - DG REPLY - DG072741**

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**From:** Jason Gaudry  
**To:** APS-Program@health.qld.gov.au  
**Date:** Tuesday, 17 December 2013 3:03 PM  
**Subject:** Re: Fwd: 06/01/2014 DUE - DG REPLY - DG072741  
**CC:** Kate Fleming

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Jacklyn,

As the letter requests advice on immediate operational requirements, long term planning for Oral Health and the HHS has advised of its ongoing operational requirements for the Brisbane Dental Hospital at Turbot Street, I recommend that this correspondence be redirected to the HHS for response.

Thanks

Jason

**Jason Gaudry**  
Manager Property  
Property Services Unit  
Asset and Property Services  
Health Infrastructure Branch  
System Support Services  
Department of Health

T: 3006 2790 | F: 3006 2769 | M: [REDACTED] E: [jason\\_gaudry@health.qld.gov.au](mailto:jason_gaudry@health.qld.gov.au)  
Level 5 Anzac Square, 200 Adelaide Street, Brisbane  
GPO Box 48 Brisbane Qld 4001

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>>> APS-Program 17/12/2013 2:26 pm >>>  
Hi Jason,

Please see attached for response. Please let me know if this needs to be redirected to the HHS.

If not, this is due back to APS-Program by 9am, 6 January 2014.

Thanks,

Jacklyn

>>> HIB-Correspondence 17/12/2013 2:22 pm >>>  
Good afternoon

Please see attached DG072741 for your response for the DGs signature

Should you require an extension or redirection, please advise immediately via return email so that we may arrange either accordingly in order to meet the deadline.

**Due back by 06/01/2014**

Thank you

**Rhiannon Stewart**  
Correspondence Support Officer  
Health Infrastructure Branch  
System Support Services  
Department of Health

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Level 6 | Anzac Square Building  
200 Adelaide Street | Brisbane Q 4000  
P: 3006 2820  
E: [HIB\\_Correspondence@health.qld.gov.au](mailto:HIB_Correspondence@health.qld.gov.au)

RTI Release

**Kate Fleming**

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**From:** Lori Dean [Lori.Dean@dsdip.qld.gov.au]  
**Sent:** Wednesday, 15 January 2014 4:47 PM  
**To:** Kate Fleming  
**Subject:** RE: GLAM Outgoing Correspondence : Letter to Qld Health - Sale of 200 Turbot Street

Hi Kate,

Thanks for the update.

Have you got a contact in HHS I could speak to?

Kind regards,

Lori Dean  
Principal Project Officer  
Transaction Services - Transaction and Advisory Division - Government Land and Asset Management Group  
Department of State Development, Infrastructure and Planning  
Phone: +61 7 345 27730  
Email: lori.dean@dsdip.qld.gov.au

[www.dsdip.qld.gov.au](http://www.dsdip.qld.gov.au) - Great state. Great opportunity.  
Please consider the environment before printing this email - Note that I currently work Tuesday to Friday.

**From:** Kate Fleming [mailto:Kate\_Fleming@health.qld.gov.au]  
**Sent:** Wednesday, 15 January 2014 12:08 PM  
**To:** Lori Dean  
**Cc:** Jason Gaudry  
**Subject:** Re: GLAM Outgoing Correspondence : Letter to Qld Health - Sale of 200 Turbot Street

Hi Lori

As the Dental Hospital is an operational facility, the letter request was re-directed from our team to the Metro North Hospital and Health Service to respond.

As you know, the final letter did not contain a required response date so I can not confirm the date by which the HHS will respond, particularly considering many staff still remain on Christmas leave.

Our team can not provide any detail about the current and future operations at the site - I'm afraid you will have to wait to hear from the HHS.

Kind regards



Kate

If I may be of further assistance my contact details are:

\*\*\*\*\*

Kate Fleming CPV AAPI  
Principal Property Advisor  
Health Infrastructure Branch  
System Support Services  
Department of Health

T: 3006 2743 | M: [redacted] F: 3006 2770 | E: kate\_fleming@health.qld.gov.au  
<mailto:kate\_fleming@health.qld.gov.au>

Level 5, 200 Adelaide Street, Brisbane  
GPO Box 48 Brisbane Qld 4001

>>> Lori Dean <Lori.Dean@dssip.qld.gov.au> 2:23 pm 9/01/2014 >>>

Hi Kate,

I have your details from Deniz Clarke. I am the project manager for the sale of 200 Turbot Street (Dental School) property in the GLAM team.

Attached is a copy of the letter from our DG to yours in relation to the sale of 200 Turbot Street property and the need for Qld Health to confirm matters on the air-bridge connecting the property to the Dental Hospital and requesting confirmation of the future requirements of the Dental Hospital and possible inclusion in the sale of our property.

Originally the draft letter required a response from Qld Health by mid-January as we plan to market our property in Feb/March this year.

I would appreciate any information/background on the Dental Hospital property and its current and future operations/plans etc.

I will call you soon to discuss.

Thanks in advance.

Kind regards,

Lori Dean

Principal Project Officer

Transaction Services - Transaction and Advisory Division - Government Land and Asset Management Group

Department of State Development, Infrastructure and Planning

Visit: Level 7 63 George Street Brisbane

Mail: PO Box 15009 City East Qld 4002

Phone: +61 7 345 27730

Email: lori.dean@dndip.qld.gov.au

www.dndip.qld.gov.au

Great state. Great opportunity.

Please consider the environment before printing this email

Note that I currently work Tuesday to Friday.

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