

Department RecFind No:	PI003409
Division/District	HIO/APS
File Ref No:	HPID02947

Briefing Note

Senior Director, Asset and Property Services

Requested by: Director, Property Services,
Asset and Property Services

Date requested: 18 October
2012

Action required by: 31 October 2012

Action required

- For approval
 For meeting

- With correspondence
 For Information

Other attachments for consideration

- Speaking points
 Draft media release
- Ministerial Statement
 Question on Notice
 Cabinet related document

SUBJECT: Disposal of land at Hervey Hospital to Fraser Coast Regional Council for road upgrade purposes

Proposal

That the Senior Director, Asset and Property Services:

Approve the disposal of 71sqm of land at the Hervey Bay Hospital, corner of Urraween Road and Nissen Street, described as Lot 2 on SP153258 to Fraser Coast Regional Council for the purposes of road upgrades.

Note that in accordance with the Queensland Health Corporate Real Property Delegations Instrument of Authorisation, Version 10 (June 2012), the Senior Director, Asset and Property Services is the delegated authority to approve the disposal of real property with a value up to \$500,000.

Urgency

1. Routine

Key issues

2. The Fraser Coast Regional Council (Council) is currently planning upgrades to the roadways that front Queensland Health's Hervey Bay Hospital.
3. In order to undertake the upgrades, Council require a minor truncation of approximately 71sqm of Queensland Health's land at the corner of Urraween Road and Nissen Street.
4. Council has offered \$1,000 as compensation for the land, with all costs associated with the land transfer to be met by Council.
5. The Wide Bay Hospital and Health Service Management Team consented to the disposal at a meeting on 13 September 2012.

Background

6. Queensland Health's site is approximately 10 hectares in total, with the truncation considered to have a nominal effect on the land. The road upgrades will however improve traffic flow to and past the campus.
7. If Queensland Health do not consent to the land transfer, Council has the statutory authority to compulsorily acquire the land.

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Consultation

8. Infrastructure Management Division, Wide Bay Hospital and Health Service.

Financial implications

9. All costs associated with the disposal will be met by Council.
10. In accordance with the Queensland Health Protocol for Real Property Disposal, the sale proceeds will return to the Emergent Works Provision.

Legal implications

11. There are no legal implications.

Attachments

12. Attachment 1: Council correspondence, including resumption plan

RTI Release

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Recommendation

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Note that in accordance with the Queensland Health Corporate Real Property Delegations Instrument of Authorisation, Version 10 (June 2012), the Senior Director, Asset and Property Services is the delegated authority to approve the disposal of real property with a value up to \$500,000.

APPROVED/NOT APPROVED

NOTED

Sunil Madan
Senior Director, Asset and Property Services

/ /

Senior Director, Asset and Property Services comments

Author:
Kate Fleming

Cleared by:
Jason Gaudry

A/Manager, Property

A/Director

Property Services, Asset and Property Services

Property Services, Asset and Property Services

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s.73

18 October 2012

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Recommendation

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Note that in accordance with the Queensland Health Corporate Real Property Delegations Instrument of Authorisation, Version 10 (June 2012), the Senior Director, Asset and Property Services is the delegated authority to approve the disposal of real property with a value up to \$500,000.

APPROVED/NOT APPROVED

NOTED

Sunil Madan
Senior Director, Asset and Property Services

29/10/12

Senior Director, Asset and Property Services comments

Author:
Kate Fleming

Cleared by:
Jason Gaudry

A/Manager, Property

A/Director

Property Services, Asset and Property Services

Property Services, Asset and Property Services

s.73

s.73

18 October 2012

18 October 2012

Minister's Office RecFind No:	
Department RecFind No:	BR054373
Division/District:	HPID
File Ref No:	HPID02303

Briefing Note for Approval
The Honourable Lawrence Springborg MP
Minister for Health

RECEIVED
DATE 2 JUN 2012

Requested by: Deputy Director-General, Health Planning and Infrastructure Division, Date requested:

Action required by: 30 June 2012

SUBJECT: Transfer of land at Royal Brisbane and Women's Hospital to Department of Main Roads and Transport

Recommendation
That the Minister:

Note the requirement to transfer Queensland Health land at the Royal Brisbane and Women's Hospital (RBWH) to the Department of Transport and Main Roads (DTMR). The land is improved with the Inner Northern and Northern Busways, with the infrastructure to remain the property of the DTMR and the land transfer facilitating the continued operation of the Busways.

Approve to dispose of 84,029 volumetric square metres of land and air space at the RBWH, described as Lot 544 on SP232283, which is improved with the Inner Northern and Northern Busways as the infrastructure is to remain the property of and be operated by the DTMR.

Note that in accordance with the Queensland Health Corporate Real Estate Delegations Instrument of Authorisation 8 (September 2006), the Minister for Health is the sole delegated authority to approve the disposal of real property.

Note the DTMR require the transfer of land at the RBWH that is improved with the Inner Northern and Northern Busway infrastructure.

Note the land is to be transferred at nil cost to offset the benefits the Busway has provided to Queensland Health.

APPROVED/NOT APPROVED

NOTED

NOTED

Lawrence Springborg
LAWRENCE SPRINGBORG
Minister for Health

Jane Smith
Chief of Staff

2116112

19 1 06 1 2012

Minister's comments

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Minister's Office RecFind No:	
Department RecFind No:	BR054373
Division/District:	HPID
File Ref No:	HPID02303

Briefing Note for Approval

Director-General

Requested by: Deputy Director-General, Health Planning and Infrastructure Division, Date requested:

Action required by: 30 June 2012

SUBJECT: Transfer of land at Royal Brisbane and Women's Hospital to Department of Main Roads and Transport

Proposal

That the Director-General:

Note the requirement to transfer Queensland Health land at the Royal Brisbane and Women's Hospital (RBWH) to the Department of Transport and Main Roads (DTMR). The land is improved with the Inner Northern and Northern Busways, with the infrastructure to remain the property of the DTMR and the land transfer facilitating the continued operation of the Busways.

Provide this brief to the Minister for approval to dispose of 84,029 volumetric square metres of land and air space at the RBWH, described as Lot 544 on SP232283, which is improved with the Inner Northern and Northern Busways as the infrastructure is to remain the property of and be operated by the DTMR.

Note that in accordance with the Queensland Health Corporate Real Estate Delegations Instrument of Authorisation 8 (September 2006), the Minister for Health is the sole delegated authority to approve the disposal of real property.

Urgency

1. Routine

Headline Issues

2. The top issues are:
 - DTMR require the transfer of land at the RBWH that is improved with the Inner Northern and Northern Busway infrastructure; and
 - the land is to be transferred at nil cost to offset the benefits the Busway has provided to Queensland Health.

Key Values

3. The key values that apply are the following:

- Better service for patients
- Improved community health
- Valuing Queensland Health employees and empowering its frontline staff
- Empowering local communities with a greater say over their hospital and local health services
- Value for money for taxpayers
- Openness

Key Issues

4. Representatives of the RBWH and the DTMR negotiated and executed Memorandums of Understanding in February 2008 and November 2009, to facilitate the design, construction and operation of the Busway infrastructure at RBWH.

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5. The DTMR will own, operate and maintain the Busway infrastructure and Queensland Health will transfer the land where the infrastructure is located. The property transfer is volumetric with the Busway corridor encompassing land and air space along a narrow parcel that is no more than 20 metres wide.
6. The Busway works have benefitted Queensland Health through:
 - Busway stations at the RBWH and the Royal Children's Hospital;
 - providing improved pedestrian and vehicular accessibility from Bowen Bridge Road via lifts and stairs;
 - Bowen Bridge Road and Butterfield Street frontages landscaping; and
 - the Cycle Centre being transferred to Queensland Health at nil cost with the longer term benefit of potential revenue generation from leasing and signage rights.
7. DTMR's cost estimate of these Busway works is \$8.8 million for the Cycle Centre and \$2.5 million for the lift, stairs and landscaping.
8. In accordance with the Queensland Health Corporate Real Estate Delegations Instrument of Authorisation 8 (September 2006), the Minister for Health is the sole delegated authority to approve the disposal of real property.

Background

9. The property transfer is in accordance with Government Land Policy: Valuation Policy: Disposal and Acquisition of Property, Valuation Guideline #1.4 – Transfer of Part Only of a Viable Site to Another Agency.
10. The DTMR has prepared an As-Built Survey and an amended survey plan of the RBWH site that defines the extent of the parcel to be transferred (Attachment 1).

Consultation

11. The Chief Executive Officer, Metro North Health Service District
12. Asset Accounting, Finance Branch, Finance Procurement and Legal Services Division
13. DTMR

Financial implications

14. Queensland Health will not receive any monetary compensation for the transfer of the volumetric parcel because the added value of the infrastructure is considered greater than the value of the acquired land and air space.
15. The DTMR is responsible for the costs associated with the survey plan and its registration with the Titles Office.

Legal implications

16. If Queensland Health does not approve the property transfer, the DTMR has the authority to compulsorily acquire the land.

Attachments

17. Attachment 1: Survey report of land to be transferred
- Attachment 2: Excerpt of Memorandum of understanding

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Recommendation

That the Director-General:

Note the requirement to transfer Queensland Health land at the Royal Brisbane and Women's Hospital (RBWH) to the Department of Transport and Main Roads (DTMR). The land is improved with the Inner Northern and Northern Busways, with the infrastructure to remain the property of the DTMR and the land transfer facilitating the continued operation of the Busways.

Provide this brief to the Minister for approval to dispose of 84,029 volumetric square metres of land and air space at the RBWH, described as Lot 544 on SP232283, which is improved with the Inner Northern and Northern Busways as the infrastructure is to remain the property of and be operated by the DTMR.

Note that in accordance with the Queensland Health Corporate Real Estate Delegations Instrument of Authorisation 8 (September 2006), the Minister for Health is the sole delegated authority to approve the disposal of real property.

APPROVED/NOT APPROVED

NOTED


 DR TONY O'CONNELL
 Director-General

816112

Director-General's comments

To Minister's Office for Approval
 To Minister's Office for Noting

Author Kate Fleming A/Manager, Property Land Use and Transaction Unit, Health Planning and Infrastructure Division s.73 14 May 2012	Cleared by: Jason Gaudry A/Director Land Use and Transaction Unit, Health Planning and Infrastructure Division s.73 16 May 2012	Content verified by: Sunil Madan Senior Director Asset and Properties Services Branch, Health Planning and Infrastructure Division s.73	Content verified by: Glenn Rashleigh A/Deputy Director-General Health Planning and Infrastructure Division s.73 5 June 2012
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Department RecFind No:	SS000914
Division/District	SSS Division
File Ref No:	HPID03492

Briefing Note

Deputy Director-General
System Support Services Division

Requested by: Chief Health Infrastructure
Officer, Health Infrastructure Branch

Date requested: 25 February
2013

Action required by: 21 March 2013

Action required

- For approval
 For meeting
- With correspondence
 For information

Other attachments for consideration

- Speaking points
 Draft media release
- Ministerial Statement
 Question on Notice
 Cabinet related document

SUBJECT: Transfer of land at Royal Brisbane and Women's Hospital and Rosemount Hospital to Department of Main Roads and Transport for AirportlinkM7 infrastructure

Proposal

That the Deputy Director-General, System Support Services:

Approve the disposal of 78.0 cubic metres of land at the Royal Brisbane and Women's Hospital, Bowen Bridge Road, described as Lot 16 on SP245841, which is improved with directional signage for the AirportlinkM7, Inner City Bypass and CLEM7 roadways.

Approve the disposal of 95,000 cubic metres of land at the Rosemount Hospital, Lutwyche Road, described as Lot 136 on SP253385, which is improved with the AirportlinkM7 tunnel.

Note that in accordance with the Queensland Health Real Property Delegations Instrument of Authorisation, Version 10 (June 2012), the Deputy Director-General, System Support Services is the delegated authority to approve the disposal of real property assets with a value up to \$5,000,000 (including GST).

Urgency

1. Urgent – the tunnel constructing entity and Department of Transport and Main Roads require immediate transfer of the land to finalise the projects. The land transfer has become urgent due to the tunnel operator going into receivership in February 2013.

Key issues

2. The area to be transferred at the Royal Brisbane and Women's Hospital (Lot 16) comprises 78 cubic metres, with a surface footprint of approximately six square metres. The area is improved with directional signage located within a garden bed adjoining the pedestrian footpath on Bowen Bridge Road. The land transfer is not considered to impact on the continued operation or utility of the 16.97 hectare hospital campus (Attachment 1).
3. The area to be transferred at the Rosemount Hospital (Lot 136) comprises 95,000 cubic metres, located approximately nine metres below the surface. The area is improved with part of the AirportlinkM7 tunnel, below two detached character dwellings, one of which is leased to Arthritis Australia. Given its depth below ground level, the land transfer is not considered to impact on the continued operation or utility of the 2.4 hectare hospital campus (Attachment 2).

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4. Both lots are improved with infrastructure that is owned, operated and maintained by the Department of Transport and Main Roads (DTMR) and contracted entities. Transferring the land occupied by the infrastructure from Queensland Health to DTMR is intrinsic to best practice management from a State viewpoint.
5. The then Metro North Health Service District consented to the land transfers in 2008 and 2011 through an Intra-Government Arrangement executed directly with City North Infrastructure, the infrastructure constructing entity (Attachment 3).
6. In accordance with Government Land Policy – Disposal Policy 4: Inter-Agency Transfer, transfer is to occur on a market-value footing.
7. DTMR obtained independent current market valuations from Horrigan Kamitsis Valuers in November 2012 for the amount of compensation payable for the land transfer. Lot 16 is assessed at \$1,000 exclusive of GST and Lot 136 is assessed at \$5,000 exclusive of GST (Attachments 4 and 5).

Background

8. Once the land transfer is approved, the Manager, Property, Asset and Property Services will execute the new survey plans and tend to registration of the documents and receipt of the compensation monies.

Consultation

9. Manager, Strategy and Efficiency, Corporate Services, Royal Brisbane and Women's Hospital.
10. Chief Executive Officer and Land Consultant, City North Infrastructure Pty Ltd.

Financial Implications

11. In accordance with the Queensland Health Protocol for Real Property Disposal, all proceeds from the sale of real property shall be recognised as a funding source for the Capital Acquisition Plan upon realisation, with sales proceeds reflected against the Emergent Works Provision line item.

Legal implications

12. If Queensland Health does not approve the property transfer, the DTMR has the authority as per the *Acquisition of Land Act 1967* to compulsorily acquire the land.

Attachments

13. Attachment 1: Proposed survey plan of Lot 16, RBWH
- Attachment 2: Proposed survey plan of Lot 136, Rosemount
- Attachment 3: Intra-Government Arrangement
- Attachment 4: Lot 16 assessment
- Attachment 5: Lot 136 assessment

Department RecFind No:	SS000914
Division/District	SSS Division
File Ref No:	HPID03492

Recommendation

That the Deputy Director-General, System Support Services:

Approve the disposal of 78.0 cubic metres of land at the Royal Brisbane and Women's Hospital, Bowen Bridge Road, described as Lot 16 on SP245841, which is improved with directional signage for the AirportlinkM7, Inner City Bypass and CLEM7 roadways.

Approve the disposal of 95,000 cubic metres of land at the Rosemount Hospital, Lutwyche Road, described as Lot 136 on SP253385, which is improved with the AirportlinkM7 tunnel.

Note that in accordance with the Queensland Health Real Property Delegations Instrument of Authorisation, Version 10 (June 2012), the Deputy Director-General, System Support Services is the delegated authority to approve the disposal of real property assets with a value up to \$5,000,000 (including GST).

APPROVED/NOT APPROVED

NOTED

Lyn Rowland.

Lyn Rowland
Acting Deputy Director-General

22 / 3 / 2013.

Deputy Director-General, System Support Services comments

Author: Kate Fleming	Cleared by: Jason Gaudry	Cleared by: Sunil Madan	Cleared by: Glenn Rashleigh
Principal Property Advisor	Manager, Property	Senior Director	Chief Health Infrastructure Officer
Property Services, Health Infrastructure Branch	Property Services, Health Infrastructure Branch	Asset and Property Services, Health Infrastructure Branch	System Support Services
s.73	s.73	s.73	s.73
6 March 2013	6 March 2013	11 March 2013	15 March 2013