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Queensland Health
MINISTERIAL BRIEFING NOTE FOR APPROVAL

TO: Minister Robertson

FROM: *Executive Director, Capital Works and
 Asset Management Branch*

SUBJECT: Acquisition of land for Health Service Delivery

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| Advisor | OK |
| Dated / / | |

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| Approved / not Approved | |
| Further information required | |

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| Minister | |
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PURPOSE

To seek the Minister's approval for the purchase of a property adjacent to the Redlands Hospital, located along Weippin Street, Cleveland, described as Lot 30 on SP106226 for:

- The expansion of the Mental Health services from the Redland Hospital site;
- The expansion of other hospital services into the future; and
- The relocation of the Barrett Adolescence Centre from Wacol.

RECOMMENDATION

- It is recommended that the Minister approve:
 - The acquisition of Lot 30 on SP106226, located at Weippin Street, Cleveland, for the purchase price of \$10.1 million (excluding GST).
 - The expenditure of up to \$0.1 million (GST inclusive) for this acquisition to allow for other associated costs and fees.
- It is recommended that the Governor-in-Council approve:
 - The financial expenditure of \$10.2 million (excluding GST) for part of the acquisition of Lot 30 Weippin Street, Cleveland.

FUNDING SOURCE

- An amount of \$8.2 million has been allocated within the Bulk Land Acquisition Program.
- An amount of \$8.0 million is allocated within the Queensland Mental Health Plan for the land acquisitions associated with the mental health sites. An amount of \$2.0 million is allocated for the site acquisition in the Redland area.

CURRENT ISSUES

- Queensland Health (QH) is seeking to acquire a site or sites for the expansion of Mental Health Services at the Redlands Hospital, the expansion of other hospital services into the future, and the relocation of the Adolescent Mental Health Unit from Wacol.
- Lot 30 Weippin Street, Cleveland, 5.045 hectare regular shaped allotment, described as Lot 30 on SP106226, is identified as a suitable site for the above services.
- The site is owned in freehold title by the Department of Infrastructure and Planning (DIP) and is located adjacent to the Redlands Hospital site, being Lot 29 on SL11549 (see attachment two).
- A market assessment by State Valuation Services on 31 July 2007 assessed the market value of Lot 30 Weippin Street, Cleveland, at \$10.1 million (excluding GST).
- DIP has agreed to sell the site to QH for the sale price of \$10.1 million.
- This acquisition is supported by the District Chief Executive Officer, Brisbane Metro South Health Service District, District Mental Health Service and Mental Health Branch.

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| Author's Name: Jessica Sharp Position: Graduate Property Officer Unit/District: Capital Works and Asset Management Branch Tel No: [REDACTED] Date: 28 November 2008 | Cleared by: Name: Craig Carpenter Position: Executive Director Unit/District: Capital Works and Asset Management Branch Tel No: [REDACTED] Date: 11 December 2008 | Cleared by: Name: Michael Kalimnios Position: Deputy Director-General Division: Corporate Services Tel No: [REDACTED] Date: 17 December 2008 | DG |
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PROPOSED ACTIONS

- It is proposed that the Minister approve the acquisition of Lot 30 on SP106226, located at Weippin Street, Cleveland, for the purchase price of \$10.1 million (excluding GST), plus an amount for associated acquisition charges, for the expansion of the Mental Health services from the Redland Hospital site, the expansion of future health services, and the relocation of the Barrett Adolescence Centre from Wacol.

BACKGROUND*Expansion of Mental Health services and future health services*

- Forward planning to deliver the second half of the QH Mental Health Plan 2007 - 2017 identifies the need to expand services in South Brisbane area.
- The subject site is regarded as an appropriate location and would allow for expansion of the Mental Health services that are currently provided on the Redland Hospital site.
- The subject site is also regarded as an appropriate site for the delivery of new acute beds, additional extended treatment psychogeriatric beds, and other future health services.
- The increased land would also provide for additional car parking for the Redland Hospital.

Relocation of Adolescent Unit from Wacol

- The Adolescent Unit, currently located at Wacol, comprises of 15 beds and is allocated redevelopment funding.
- This Unit is an extended treatment unit and requires longer term stays than acute beds i.e. two to three months.
- The preferred location following extensive investigation of alternative sites for the new unit is at Cleveland due to close proximity to other health and mental health services at Redland Hospital, therapeutic location in terms of low density and spacious, serviced by public transport and less than ideal to have the Adolescent Unit located with the other services provided at Wacol.

MEDIA IMPLICATIONS AND KEY MESSAGES

- Nil.

ATTACHMENTS

- Attachment 1 – Map illustrating proposed acquisition site and adjoining Redlands Hospital site.

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